CITY OF ONTARIO

Regular City Council/Housing Authority Meeting
SEPTEMBER 20, 2022

City Hall
303 East B Street, Ontario, CA 91764

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

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

WELCOME TO A MEETING OF THE ONTARIO CITY COUNCIL

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

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

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

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

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

ACCOMODATIONS

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

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

ORDER OF BUSINESS

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

CALL TO ORDER *(OPEN SESSION)*

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Mayor pro Tem Wapner

INVOCATION

Elder Ernest Benion Jr., The Church of God

PUBLIC COMMENTS 6:30 P.M.

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

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

AGENDA REVIEW/ANNOUNCEMENTS

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

CONSENT CALENDAR

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

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

1. APPROVAL OF MINUTES

Minutes for the regular meetings of the City Council and Housing Authority of August 16, 2022, and approving same as on file in the Records Management Department.

ATTACHMENT: 20220816 (Not Official Until Approved).pdf

2. BILLS & PAYROLL

Bills August 20, 2022 through September 2, 2022, and Payroll August 14, 2022 through August 27, 2022 when audited by the Finance Committee.

3. A RESOLUTION APPROVING A SUBDIVISION IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY, AND FINAL TRACT MAP NO. 20399, LOCATED AT THE SOUTHEAST CORNER OF ARCHIBALD AVENUE AND ONTARIO RANCH ROAD

That the City Council adopt a Resolution approving a Subdivision Improvement Agreement, Improvement Security, and Final Tract Map No. 20399, located at the southeast corner of Archibald Avenue and Ontario Ranch Road, within the Grand Park Specific Plan.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A SUBDIVISION IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY, AND FINAL TRACT MAP NO. 20399, LOCATED AT THE SOUTHEAST CORNER OF ARCHIBALD AVENUE AND ONTARIO RANCH ROAD.

ATTACHMENT: Tract Map 20399^01 EXH A
ATTACHMENT: Tract Map 20399^02 RESO^RM

4. A RESOLUTION ADOPTING THE MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2023-24 TO 2027-28

That the City Council consider and adopt a Resolution approving the FY 2023-24 through FY 2027-28 Measure I Five-Year Capital Project Needs Analysis (CPNA) and authorize the City Manager to approve changes to the plan as may be required by the City and/or San Bernardino County Transportation Authority (SBCTA).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA,

ADOPTING THE MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FY2023-24 TO FY2027-28.

ATTACHMENT: Capital Project Needs Analysis^01 EXH A
ATTACHMENT: Measure I Five-Year Analysis^02 RESO^RM

5. CONTRACT AMENDMENT FOR A PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING DESIGN SERVICES FOR VARIOUS TRANSFORMATIVE CLIMATE COMMUNITIES (TCC) ACTIVE TRANSPORTATION PROJECTS

That the City Council approve and authorize the City Manager, or his designee, to execute an Amendment to the Professional Services Agreement (on file in the Records Management Department) with Parsons Transportation Group, Inc., of Ontario, California, to provide Engineering Design Services for various TCC active transportation projects in the amount of $165,500, for a revised not-to-exceed amount of $777,001.

6. A CONSTRUCTION CONTRACT, A PROFESSIONAL SERVICES AGREEMENT AND TWO AMENDMENTS FOR THE SAN ANTONIO TRANSMISSION WATER MAIN PHASE 2 PROJECT

That the City Council take the following actions:

A. Reject CP Construction Co. Inc.'s bid for the San Antonio Transmission Water Main Phase 2 Project for being nonresponsive.
B. Approve the plans and specifications and award Contract No. UT 1046 (on file in the Records Management Department) to James W. Fowler Co. of Dallas, Oregon, for the construction of the San Antonio Transmission Water Main Phase 2, in the amount of $7,995,255 plus a 10% contingency of $799,526, for a total not-to-exceed amount of $8,794,781, a term of 300 calendar days after issuance of notice to proceed and authorize the City Manager, or his designee to execute said contract and file a notice of completion at the conclusion of all construction activities related to the project.
C. Approve and authorize the City Manager, or his designee to execute a Professional Services Agreement (on file in the Records Management Department) with Petra Geosciences, of Costa Mesa, California, for a total not-to-exceed amount of $257,175 and a term of 300 calendar days after issuance of notice to proceed for geotechnical and material testing services.
D. Approve and authorize the City Manager, or his designee to execute Amendment No. 11 to the Professional Services Agreement (on file in the Records Management Department) with Infrastructure Engineering Corporation (IEC), of Irvine, California, for a total not-to-exceed amount of $147,291 for construction engineering services and a term from September 20, 2022 to May 3, 2023.
E. Approve and authorize the City Manager, or his designee to execute Amendment No. 7 to the Professional Services Agreement (on file in the Records Management Department) with Wallace and Associates Consulting, Inc., of Murrieta, California, for a total not-to-exceed amount of $214,872 for construction management services and a term from September 20, 2022 to September 30, 2023.

ATTACHMENT: San Antonio Water Transmission Main Phase II^01 EXH A

7. TWO AMENDMENTS TO PROFESSIONAL SERVICES AGREEMENTS FOR LEGAL AND TECHNICAL SERVICES PERTAINING TO WATER AND WASTEWATER MATTERS

That the City Council take the following actions:

A. Approve and authorize the City Manager or his designee to execute Amendment No. 5 to the Professional Services Agreement (on file in the Records Management Department) with Nossaman LLP of Los Angeles, California, for a term of 2 years with a not-to-exceed amount of $2,500,000 for legal and technical services with respect to matters relating to sewer disposal, water supply, and water rights.
B. Approve and authorize the City Manager or his designee to execute Amendment No. 1 to the Professional Services Agreement (on file in the Records Management Department) with Stoel Rives LLP of Sacramento, California, for a term of 2 years with a not-to-exceed amount of $365,000 for legal and financial assessments services with respect to matters relating to sewer disposal, water supply, and water rights.

8. PROFESSIONAL SERVICES AGREEMENTS FOR ON-CALL WATER AND SEWER ENGINEERING SERVICES

That the City Council take the following actions:

A. Approve and authorize the City Manager, or his designee to execute a Professional Services Agreement (on file in the Records Management Department) with Ardurra Group, Inc., of Tampa, Florida, for up to 5 years with a total not-to-exceed amount of $90,000 for on-call water and sewer engineering services.
B. Approve and authorize the City Manager, or his designee to execute a Professional Services Agreement (on file in the Records Management Department) with AKM Consulting Engineers, Inc., of Irvine, California, for up to 5 years with a total not-to-exceed amount of $90,000 for on-call water and sewer engineering services.
C. Approve and authorize the City Manager, or his designee to execute a Professional Services Agreement (on file in the Records Management Department) with Stantec Consulting Services, Inc., of Irvine, California, for up to 5 years with a total not-to-exceed amount of $90,000 for on-call water and sewer engineering services.

9. AN ENTERPRISE LICENSE AGREEMENT WITH ESRI, INC.

That the City Council authorize the City Manager to execute a three-year License Agreement (on-file with the Records Management Department) with ESRI, INC., of Redlands, California, for a Citywide Enterprise License Agreement for Geographic Information System (GIS) software, in an amount not to exceed $573,279.

10. A RESOLUTION AMENDING THE APPENDIX TO THE CITY OF ONTARIO CONFLICT OF INTEREST CODE

That the City Council adopt a Resolution amending the Appendix to the Conflict of Interest Code to update position classification titles and filing requirements for City employees.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AND ADOPTING AN AMENDED APPENDIX OF THE CONFLICT OF INTEREST CODE PURSUANT TO THE POLITICAL REFORM ACT OF 1974.

ATTACHMENT: 2022 Conflict of Interest Code^02 EXH A
ATTACHMENT: Amending Conflict of Interest Code RESO^RM

PUBLIC HEARINGS

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

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11. A PUBLIC HEARING TO RECEIVE TESTIMONY AND ADOPT THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR THE 2021-22 FISCAL YEAR

That the City Council:

A. Hold a public hearing to receive testimony on the draft Consolidated Annual Performance and Evaluation Report (CAPER) for the 2021-22 Fiscal Year (on file in the Records Management Department);
B. Direct staff to prepare and transmit to the U.S. Department of Housing and Urban Development (HUD) the final CAPER, which will address all public comments received on the draft CAPER; and
C. Authorize the City Manager to execute any and all documents necessary and/or desirable to transmit the CAPER to HUD.

ATTACHMENT: _DRAFT CAPER w attachments.pdf
ATTACHMENT: 02b - Executive Summary.pdf

12. A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING FILE NO. PZC19-001, A ZONE CHANGE AT 1063 EAST ELMA STREET

That the City Council introduce and waive further reading of an Ordinance approving File No. PZC19-001, a Zone Change amending the zoning designation on 0.07-acres of land from MDR-11 (Low-Medium Density Residential - 5.11 to 11.0 du/ac) to MDR-18 (Medium Density Residential - 11.1 to 18.0 du/ac), for property located at 1063 East Elma Street.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PZC19-001, A ZONE CHANGE AMENDING THE ZONING DESIGNATION ON 0.07-ACRE OF LAND FROM MDR-11 (LOW-MEDIUM DENSITY RESIDENTIAL – 5.1 TO 11.0 DU/AC) TO MDR-18 (MEDIUM DENSITY RESIDENTIAL – 11.1 TO 18.0 DU/AC) TO ENABLE THE RESIDENTIAL DEVELOPMENT OF A 0.28-ACRE PROJECT SITE, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 1048-491-23.

ATTACHMENT: File No. PZC19-001^01 PC Backup
ATTACHMENT: File No. PZC19-001 ^02 ORD^RM

13. A PUBLIC HEARING TO CONSIDER AN ORDINANCE FOR A PLANNED UNIT DEVELOPMENT (FILE NO. PUD20-001) TO ESTABLISH DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE REQUIREMENTS FOR THE DEVELOPMENT OF 0.81-ACRE OF LAND LOCATED AT 549 WEST HOLT BOULEVARD

That the City Council introduce and waive further reading of an Ordinance approving a Planned Unit Development, File No. PUD20-001, establishing development standards, design guidelines, and infrastructure requirements to facilitate the development of a mixed-use project located at 549 West Holt Boulevard.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD20-001, A PLANNED UNIT DEVELOPMENT (THE ROOSEVELT TOWER PLANNED UNIT DEVELOPMENT) TO ESTABLISH DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE REQUIREMENTS FOR 0.81-ACRES OF LAND LOCATED AT 549 WEST HOLT BOULEVARD, WITHIN THE MU-1/LUA-3 (DOWNTOWN MIXED-USE/HOLT BOULEVARD DISTRICT) ZONING DISTRICT - APN: 1049-021-09.

ATTACHMENT: File No. PUD20-001^01 AR Exhibit A
ATTACHMENT: File No. PUD20-001^02 AR Exhibit B
ATTACHMENT: File No. PUD20-001^03 PC Backup
ATTACHMENT: File No. PUD20-001^04 ORD^RM
ATTACHMENT: File No. PUD20-001^05 ORD-PUD Attachment A

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT

ONTARIO CITY COUNCIL/
ONTARIO HOUSING AUTHORITY
MINUTES
August 16, 2022
(Not Official Until Approved)

JOINT MEETINGS

The regular meetings of the Ontario City Council and Housing Authority were held on Tuesday, August 16, 2022 at Ontario City Hall, 303 E. B Street Ontario, California.

CALL TO ORDER

Mayor Leon called the joint meetings to order at 5:40 p.m.

ROLL CALL

PRESENT:	Mayor/Chairman	Paul S. Leon
	Mayor pro Tem/Vice Chair:	Alan D. Wapner
	Council/Authority Members:	Debra Dorst-Porada and Ruben Valencia
ABSENT:	Council/Authority Members:	Jim W. Bowman.

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

CLOSED SESSION PUBLIC COMMENT

Mayor Leon inquired whether persons were present who wished to speak to the Closed Sessions items. Hearing no one, City Attorney Duran announced the matters for discussion as listed on the agenda, and the City Council recessed to Closed Session at 5:41 p.m. for discussion of the following:

- GC 54956.9 (d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION: Jay Spicer v. City of Ontario, et al., Superior Court of California, County of San Bernardino, Case No. CIVDS1711812

- GC 54956.95, CONFERENCE WITH LEGAL COUNSEL:
  San Bernardino Workers' Compensation Appeals Board, EAMS Case No. ADJ12109360

- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS Property: APN: 1010-521-27; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: Best Market; Under negotiation: Price and terms of payment.

- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS Property: APN: 1010-521-26; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: Dan & Sara Clark Family Trust; Under negotiation: Price and terms of payment.

- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS Property: APN: 1048-564-05; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: Y & A Investments, LLC.; Under negotiation: Price and terms of payment.

- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS Property: APN: 1048-564-04; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: Y & A Investments, LLC.; Under negotiation: Price and terms of payment.

- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS Property: APN: 1049-057-05; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: Thee Aguila Inc.; Under negotiation: Price and terms of payment.

CALL TO ORDER – OPEN SESSION

Mayor Leon called the meetings to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

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

INVOCATION

The invocation was led by Pastor Benjamin Barlow, First Christian Church of Ontario.

REPORT ON CLOSED SESSION

City Attorney Duran stated there was no reportable action.

PUBLIC COMMENTS

There was one emailed comment:

Nayda Bahena Del Angel, a written introduction of herself as Assemblymember Freddie Rodriguez's Field Representative.

Mayor Leon called on the first speaker:

Natalie Carpenter, provided updates on upcoming events with the D'Andre Lampkin Foundation.

Randy Bekendam, spoke in opposition of warehouse construction and current truck routes.

Armando Rodriguez, provided updates on upcoming events with the Hispanic Chamber of Commerce.

Nadya Bahena Del Angel, introduced herself as Assemblymember Freddie Rodriguez's Field Representative.

Martha Aragon, spoke on her experience with threats.

Stephanie, expressed gratitude over signage on EV charging stations.

AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa made no announcements.

SPECIAL CEREMONIES

ROTARY 100 YEAR ANNIVERSARY

Mayor Leon presented a certificate of recognition to Dr. Aaron Miller with the Rotary Club.

COMMUNITY IMPROVEMENT PROPERTY RECOGNITION PROGRAM AWARDS

Community Development Executive Director Scott Murphy and the City Council presented Community Improvement Property Recognition Awards to the selected recipients.

CONSENT CALENDAR

MOTION: Moved by Council Member Dorst-Porada, seconded by Mayor pro Tem Wapner and carried by unanimous vote 4-0, to approve the Consent Calendar as presented, with Council Member Bowman absent.

1. APPROVAL OF MINUTES

Minutes for the Regular Meetings of the City Council and Housing Authority of July 19, 2022, approving the same as on file in the Records Management Department.

2. BILLS & PAYROLL

Bills from June 16, 2022 through July 29, 2022 in the amount of $14,447,432.68 and Payroll from July 3, 2022 through July 16, 2022 in the amount of $4,172,461.49, when audited by the Finance Department.

3. A LEASE AGREEMENT BETWEEN CALIFORNIA STATE UNIVERSITY SAN BERNARDINO, INLAND EMPIRE CENTER FOR ENTREPRENEURSHIP AND SMALL BUSINESS DEVELOPMENT CENTER AND THE CITY OF ONTARIO

The City Council approved a lease agreement between California State University San Bernardino, Inland Empire Center for Entrepreneurship and Small Business Development Center, and the City of Ontario for the use of the City-owned property located at 603 North Euclid Avenue for a one-year term with the option to extend for up to two additional one-year terms.

4. ACCEPT FEMA GRANT FUNDS AND AWARD CONTRACT TO UPDATE THE LOCAL HAZARD MITIGATION PLAN AND THE EMERGENCY OPERATIONS PLAN

The City Council took the following actions:

A. Accepted FEMA grant funds in the award amount of $125,000 to be used specifically for consultant support on writing the emergency plans.
B. Authorized the City Manager or his designee to execute a contract with Atlas Planning Solutions through June 30, 2024, for a total not-to-exceed amount of $150,000 to update the City's Local Hazard Mitigation Plan and the Emergency Operations Plan.

5. AN AGREEMENT FOR PUBLIC SAFETY SUPPORT SERVICES, COUNSELING AND CRITICAL INCIDENT STRESS MANAGEMENT SERVICES

The City Council authorized the City Manager to execute up to a five-year Professional Services Agreement with The Counseling Team International, of San Bernardino, California, for public safety personnel support services, counseling, pre-employment psychological testing, and critical incident stress management. The total compensation shall not exceed $100,000 annually and the total not-to-exceed is $500,000 for the five-year Agreement.

6. A RESOLUTION APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND D STREET TOWNHOME APARTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION IN ACCORDANCE WITH GOVERNMENT CODE SECTION 37350 ET. SEQ.

The City Council (“City”) considered and:

A. Adopted the attached Resolution approving the Disposition and Development Agreement (“Agreement”) between the D Street Townhome Apartments, LLC,

a California Limited Liability Corporation ("Developer") (on file with the Records Management Department).

B. Authorized the City Manager/Executive Director or his designee to sign all documents necessary to implement the Agreement.

RESOLUTION NO. 2022-126 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND D STREET TOWNHOME APARTMENTS, LLC, WITH RESPECT TO APPROXIMATELY 0.737 ACRES OF LAND LOCATED AT 120 WEST D STREET AND 420 NORTH LAUREL AVENUE (APNS: 1048-354-12 AND 1048-354-13).

7. DESIGNATION OF VOTING DELEGATES FOR THE LEAGUE OF CALIFORNIA CITIES ANNUAL BUSINESS MEETING

The City Council designated Council Member Debra Dorst-Porada as the City's voting delegate and Mayor Paul Leon as an alternate for the League of California Cities Annual Business Meeting scheduled for September 9, 2022.

8. AUTHORIZE THE PURCHASE OF A TYPE 1 AMBULANCE

The City Council authorized the purchase of one Medix Metro Express 153 Type 1 Ambulance from Republic EVS of Santa Fe Springs, California in an amount not to exceed $313,600.

9. ACCEPTANCE OF GRANT AWARD FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY AND THE CALIFORNIA OFFICE OF EMERGENCY SERVICES PROVIDED THROUGH THE FY 2021 URBAN AREA SECURITY INITIATIVE (UASI) GRANT PROGRAM

The City Council authorized the City Manager to execute all documents necessary to accept a three-year sub-grant award in the amount of $600,000 from the U.S. Department of Homeland Security and the California Office of Emergency Services provided through the FY 2021 UASI Grant Program.

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

The City Council approved and authorized the City Manager to execute a one-year Cost Sharing Agreement with the Chaffey Joint Union High School District for three school resource officers in the amount of $255,000.

11. MEASURE I FUNDING FOR THE ONTARIO SILVER S.T.A.R.S. PROGRAM

The City Council approved a funding Agreement for Measure I funds with Omnitrans for Fiscal Years 2022-23 and 2023-24 in the amount of $675,582.

12. SUMMER 2022 LEGISLATIVE UPDATE

The City Council received and filed this report on State and Federal activities.

13. AN AMENDMENT TO THE MASTER AGREEMENT WITH ORACLE AMERICA, INC FOR PEOPLESOFT LICENSING INCREASE AND ONE-YEAR ANNUAL SUPPORT RENEWAL

The City Council authorized the City Manager to execute an Amendment to the existing Master Agreement with Oracle America, Inc. of Redwood Shores, California, to amend Peoplesoft incremental licensing fees (ILF) and renewed the annual support with Oracle America, Inc through May 2023 for a total not-to-exceed of $273,097.

14. AWARD OF A CONSTRUCTION CONTRACT FOR THE CITY HALL FIRST FLOOR OFFICE IMPROVEMENTS PROJECT

The City Council took the following actions:

A. Authorized the City Manager or his designee to execute Construction Contract No. D&C21-004 with New Millennium Construction Services, Inc., of Chino Hills, California, for the City Hall First Floor Office Improvements Project for the construction of three new enclosed offices in the contract amount of $116,000;
B. Authorized a 10% contingency of $11,600 to address any unforeseen issues that may arise during construction; and
C. Authorized the City Manager or his designee to execute all documents required for the completion of the project including, but not limited to, contracts, agreements, assessments, easements, reduction of retention accounts, and filing a notice of completion at the conclusion of all construction related activities.

15. A DEVELOPMENT IMPACT FEE CREDIT AGREEMENT (FILE NO. PDIF21-003) BETWEEN THE CITY OF ONTARIO AND KL LHB DSD AIV LLC., FOR FACILITY CONSTRUCTION ASSOCIATED WITH TRACT MAP 20399 (FILE NO. PMTT21-007), AT THE SOUTHEAST CORNER OF ARCHIBALD AVENUE AND ONTARIO RANCH ROAD, WITHIN THE GRAND PARK SPECIFIC PLAN

The City Council approved the Development Impact Fee Credit Agreement (File No. PDIF21-003) between the City of Ontario and KL LHB DSD AIV LLC, for facility construction associated with Tract Map 20399 (File No. PMTT21-007), located at the southeast corner of Archibald Avenue and Ontario Ranch Road within the Grand Park Specific Plan, and authorized the City Manager to execute the Agreement.

16. AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT FOR MAINTENANCE OF COMMERCIAL BIN CONTAINERS WITH CMAX COMMERCIAL MAINTENANCE, INC.

The City Council authorized the City Manager or his designee to execute Amendment No. 2 to the Maintenance Services Agreement with CMAX Commercial Maintenance, Inc. of Ontario, California, in the amount of $70,000, increasing the not-to-exceed amount to $165,000 and extending the term of the Agreement to June 30, 2023, for the maintenance of commercial bin containers.

17. AN AMENDMENT TO THE SUBSCRIPTION LICENSE AGREEMENT FOR POLARIS INTEGRATED LIBRARY SYSTEM

The City Council approved and authorized the City Manager or designee to execute Amendment No. 1 with Innovative Interfaces Incorporated, of Emeryville, California. This Amendment removes the cloud hosting and related fees and extends the term of the Agreement through July 2026, for a revised total not-to-exceed amount of $223,234.

18. A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL TRACT MAP NO. 20157, LOCATED ON THE EAST SIDE OF MILL CREEK AVENUE, APPROXIMATELY 530 FEET NORTH OF EUCALYPTUS AVENUE

The City Council adopted a Resolution approving an Improvement Agreement, Improvement Security and Final Tract Map No. 20157, located on the east side of Mill Creek Avenue, approximately 530 feet north of Eucalyptus Avenue, within the Esperanza Specific Plan.

RESOLUTION NO. 2022-127 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL TRACT MAP NO. 20157, LOCATED ON THE EAST SIDE OF MILL CREEK AVENUE, APPROXIMATELY 530 FEET NORTH OF EUCALYPTUS AVENUE.

19. AMERICORPS COMPETITIVE CONTINUATION GRANT FOR 2022-23

The City Council took the following actions:

A. Authorized the City Manager or designee to execute grant documents and accept a $375,999 AmeriCorps Competitive Continuation Grant for October 2022 through September 2023 to fund the Ontario Promise Corps Project.
B. Authorized the City Manager or designee to accept $56,001 of funding provided by the American Rescue Plan Act for the 2022-23 AmeriCorps Competitive Continuation Grant.
C. Authorized the City to cash match an in-kind commitment of $390,374.

20. A PROFESSIONAL SERVICES AGREEMENT FOR THE 2022 UPDATE TO ONTARIO RANCH RESIDENTIAL WATER DEMAND FACTORS PROJECT

The City Council approved and authorized the City Manager or his designee to execute a Professional Services Agreement with A&N Technical Services, Inc. of Encinitas, California, for the 2022 Update to Ontario Ranch Residential Water Demand Factors project for a not-to-exceed amount of $114,475 and from a term of August 19, 2022 to April 28, 2023.

21. AMENDMENTS TO THE PROFESSIONAL SERVICES AGREEMENTS FOR PRINTING SERVICES AND GRAPHIC DESIGN SERVICES RELATED TO THE ONTARIO LIVING MAGAZINE

The City Council took the following actions:

A. Approved and authorized the City Manager or designee to execute an Amendment with Eclipse Printing & Graphics LLC, DBA James Litho, of Ontario, California, in the amount of $122,441.
B. Approved and authorized the City Manager or designee to execute an Amendment with Public Advertising Agency Inc., of Murrieta, California, in the amount of $30,006.

22. PURCHASE OF WATER SYSTEM MATERIALS

The City Council approved and authorized the purchase of miscellaneous waterworks materials in the amount of $265,000 with United Water Works Inc. of Santa Ana, California; and $265,000 with Western Water Works Supply Co., of Chino Hills, California, for a total aggregate not-to-exceed amount for $530,000, at the set pricing levels per Bid No. 1537.

23. PROFESSIONAL DESIGN SERVICES AGREEMENT FOR WELL NO. 53

The City Council approved and authorized the City Manager or his designee to execute a Professional Design Services Agreement with Albert A. Webb Associates Inc., of Riverside, California, for Well No. 53 in the not-to-exceed amount of $566,006 and from a term of August 16, 2022 to August 16, 2025.

24. AUTHORIZE THE PURCHASE OF FLEET VEHICLES

The City Council took the following actions:

A. Authorized the cooperative purchase and delivery of five Ford Escape vehicles in the amount of $153,500, one for the Facilities Maintenance Department, one for the Community Improvement Department, one for the Engineering Department, one for the Police Department, and one for the Utilities Department, and three Chevrolet Police Tahoe's in the amount of $140,227 for the Police Department from National Auto Fleet Group of Watsonville, California, consistent with the terms and conditions of the Sourcewell Cooperative Contract No. 091521-NAF;

B. Authorized the cooperative purchase and delivery of one Freightliner Hydro Excavator truck in the amount of $676,611 for the Utilities Department from GapVax of Johnstown, Pennsylvania, consistent with the terms and conditions of the Sourcewell Cooperative Contract No. 101221-GPV;
C. Authorized the cooperative purchase and delivery of six CNG Autocar Refuse Front Loading trucks in the amount of $2,355,960, five CNG Autocar Refuse Automated Side Loading trucks in the amount of $1,935,000, and one CNG Roll Off Refuse truck in the amount of $315,650 for the Integrated Waste Department from Velocity Truck Centers of Whittier, California, consistent with the terms and conditions of the Sourcewell Cooperative Contract No. 060920-ATC; and
D. Authorized the cooperative purchase and delivery of two CNG Freightliner Dump trucks in the amount of $472,894 for the Parks and Maintenance Department, one Ford F650 Stakebed truck in the amount of $166,184 for the Integrated Waste Department, and one Ford F450 Service Body truck in the amount of $153,908 for the Utilities Department from PB Loader Corporation of Fresno, California, consistent with the terms and conditions of the Sourcewell Cooperative Contract No. 080521-PBL.

25. A PROFESSIONAL SERVICES AGREEMENT FOR CONSULTING SERVICES, APPLICATION DEVELOPMENT AND DATABASE ADMINISTRATION

The City Council authorized the City Manager to execute a three-year Professional Services Agreement with ICS Software, LLC, of Claremont, California, for information technology consulting services, in an amount not to exceed $150,000 annually, for a total not to exceed $450,000.

26. AN AMENDMENT TO THE ONTARIO STATION COOPERATIVE AGREEMENT NO. 93-062 WITH THE SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY

The City Council approved and authorized the City Manager, or his designee, to execute Amendment No. 1 to the Cooperative Agreement with the San Bernardino County Transportation Authority (SBCTA) to further clarify the roles and responsibilities of SBCTA and the City of Ontario with regard to the management and insurance of the jointly owned property at the Ontario Metrolink Station.

27. A REIMBURSEMENT AGREEMENT FOR PUBLIC IMPROVEMENTS BETWEEN THE CITY OF ONTARIO AND TIPPING DEVELOPMENT, INC.

The City Council adopted a Resolution approving a Reimbursement Agreement ("Agreement") between the City of Ontario ("City") and Tipping Development, Inc. ("Developer"), and authorized the City Manager to execute the Agreement and all other documents required for implementation of the Agreement.

RESOLUTION NO. 2022-128 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A REIMBURSMENT

AGREEMENT BETWEEN THE CITY OF ONTARIO AND TIPPING DEVELOPMENT INC., FOR COSTS ASSOCIATED WITH THE CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS.

PUBLIC HEARINGS

28. A PUBLIC HEARING TO CONSIDER CITY COUNCIL CERTIFICATION OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, INCLUDING THE ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM AND A STATEMENT OF OVERRIDING CONSIDERATIONS; APPROVAL OF THE ONTARIO PLAN 2050 UPDATE GENERAL PLAN AMENDMENT; AND AN UPDATE TO THE COMMUNITY CLIMATE ACTION PLAN

The City Council considered and:

A. Adopted a Resolution certifying the Supplemental Environmental Impact Report ("SEIR") (State Clearinghouse No. 2021070364), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations; and
B. Adopted Resolutions approving The Ontario Plan ("TOP") 2050 update General Plan Amendment (File No. PGPA20-002) to the Vision, Governance Manual, and Policy Plan components of TOP; and
C. Adopted a Resolution approving the update to the Community Climate Action Plan ("CCAP") (File No. PADV22-002).

RESOLUTION NO. 2022-129 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CERTIFYING THE PROGRAM SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2021070364) FOR THE ONTARIO PLAN 2050 TECHNICAL UPDATE FOR FILE NO. PGPA20-002 PART A AND ADOPT ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM.

RESOLUTION NO. 2022-130 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVE THE ONTARIO PLAN ("TOP") GOVERNANCE MANUAL, A POLICY COMPONENT OF THE ONTARIO PLAN SUPPORTING A BUSINESS PLAN APPROACH TO GOVERNANCE AND APPROVING TOP VISION. RELATED FILE NO. PGPA20-002 - PART B.

RESOLUTION NO. 2022-131 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, TO APPROVE AN AMENDMENT TO THE ONTARIO POLICY PLAN (GENERAL PLAN), FILE NO. PGPA20-002.

RESOLUTION NO. 2022-132 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN UPDATE TO THE COMMUNITY CLIMATE ACTION PLAN, AN IMPLEMENTATION COMPONENT OF

THE ONTARIO PLAN SUPPORTING THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SCH 2021070364) FOR FILE NO. PADV22-002.

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department. There were no written communications.

Mayor Leon opened the public hearing. Community Development Executive Director Murphy provided background on the matter.

Public Comments:
Janet Bernabe, spoke in opposition of the item.
Gabriella Mendez, spoke in opposition of the item.
Randy Bekendam, spoke in opposition of the item.
Ana Gonzalez, spoke in opposition of the item.
Renae Rock, spoke in opposition of the item.
Craig Cristina, spoke in support of the item.
Maria Galvan, spoke in opposition of the item.
Chris Robles, spoke in opposition of the item.
David Bartlett, spoke in support of the item.
Natalie Carpenter, spoke in support of the item.

Hearing no other speakers, Mayor Leon closed the public hearing and opened the item for Council discussion. After discussion Council agreed to move the item forward.

MOTION: Moved by Council Member Dorst-Porada, seconded by Mayor pro Tem Wapner and carried by unanimous vote 4-0, with Council Member Bowman absent, to adopt Resolution Nos. 2022-129, 2022-130, 2022-131, and 2022-132.

29. A PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION TO UPDATE AND MODIFY DEVELOPMENT IMPACT FEES

The City Council considered and adopted a Resolution to update and modify the City's Development Impact Fees (DIF).

RESOLUTION NO. 2022-133 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, UPDATING AND MODIFYING DEVELOPMENT IMPACT FEES.

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department. There were no written communications.

Mayor Leon opened the public hearing. Hearing no speakers, he closed the public hearing and opened the item for Council discussion.

MOTION: Moved by Council Member Dorst-Porada, seconded by Mayor pro Tem Wapner and carried by unanimous vote 4-0, with Council Member Bowman absent, to adopt Resolution No. 2022-133.

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

30. A RESOLUTION AUTHORIZING THE ISSUANCE OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 57 (NEUHOUSE) SPECIAL TAX BONDS, SERIES 2022, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $13 MILLION AND RELATED MATTERS

The City Council considered and adopted a Resolution authorizing the issuance of City of Ontario Community Facilities District No. 57 (Neuhouse) Special Tax Bonds, Series 2022.

A. Authorized the issuance of special tax bonds for public improvements required to facilitate the development of the Neuhouse project and the Ontario Ranch development;
B. Approved the forms of the Indenture, the Bond Purchase Agreement, the Continuing Disclosure Agreement, and the Preliminary Official Statement;
C. Authorized a negotiated sale of the special tax bonds to Stifel, Nicolaus & Company, Incorporated in accordance with the terms of the Bond Purchase Agreement; and
D. Authorized the execution of the Indenture, the Bond Purchase Agreement, the Continuing Disclosure Agreement, a deemed final certification in connection with the Preliminary Official Statement, a final Official Statement and other documents in connection with the issuance of the bonds by the City Manager or the other specified authorized officers.

RESOLUTION NO. 2022-134 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE ISSUANCE OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 57 (WEST HAVEN) SPECIAL TAX BONDS, SERIES 2022, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED $13,000,000.00, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDENTURE, A BOND PURCHASE AGREEMENT, AND A CONTINUING DISCLOSURE AGREEMENT, AUTHORIZING THE DISTRIBUTION OF AN OFFICIAL STATEMENT IN CONNECTION THEREWITH AND AUTHORIZING THE EXECUTION OF NECESSARY DOCUMENTS AND CERTIFICATES AND RELATED ACTIONS.

There were no written communications to the item. Mayor Leon inquired if anyone was interested in speaking to the item, hearing no speakers, he opened the item for Council discussion.

MOTION: Moved by Council Member Dorst-Porada, seconded by Mayor pro Tem Wapner and carried by unanimous vote 4-0, with Council Member Bowman absent, to adopt Resolution No. 2022-134.

STAFF MATTERS

An announcement regarding upcoming Community Engagement meetings for Districting maps was made in English and Spanish.

COUNCIL MATTERS

Council Member Dorst-Porada made no comments.

Mayor pro Tem Wapner made no comments.

Council Member Valencia announced upcoming events with the City.

Mayor Leon announced the Summer Concert in the Park.

ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 8:26 p.m. and announced the next regular meeting to be held on Tuesday, September 6, 2022.

Respectfully submitted,

_____
SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:

_____
PAUL S. LEON, MAYOR/CHAIRMAN

CITY OF ONTARIO *Agenda Report* **September 20, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Engineering Prepared By: Jeffrey Tang Staff Member Presenting: Scott Murphy, Executive Director Community Development Reviewed By: Raymond Lee, Khoi Do Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 3

SUBJECT: **A RESOLUTION APPROVING A SUBDIVISION IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY, AND FINAL TRACT MAP NO. 20399, LOCATED AT THE SOUTHEAST CORNER OF ARCHIBALD AVENUE AND ONTARIO RANCH ROAD**

RECOMMENDATION: That the City Council adopt a Resolution approving a Subdivision Improvement Agreement, Improvement Security, and Final Tract Map No. 20399, located at the southeast corner of Archibald Avenue and Ontario Ranch Road, within the Grand Park Specific Plan.

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

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

BACKGROUND & ANALYSIS: Final Tract Map No. 20399, consisting of 30 numbered lots and 32 lettered lots on approximately 25 acres of land, as shown on Exhibit A, has been submitted by the Developer, KL LHB DSD AIV LLC, a Delaware Limited Liability Company. The Tentative Parcel Map was approved by the Planning Commission on August 24, 2021.

Improvements will include streets, storm drain, domestic water, recycled water, sewer, fiber optic conduit, street lights, neighborhood edge and parkway landscaping with irrigation. All landscape improvements will be consistent with current City approved drought measures.

The Developer has entered into a Subdivision Improvement Agreement with the City for Final Tract Map No. 20399 and has posted adequate security to ensure construction of the required

improvements. This map meets all conditions of the Subdivision Map Act and the Ontario Municipal Code and has been reviewed and approved by the City Engineer.

EXHIBIT A

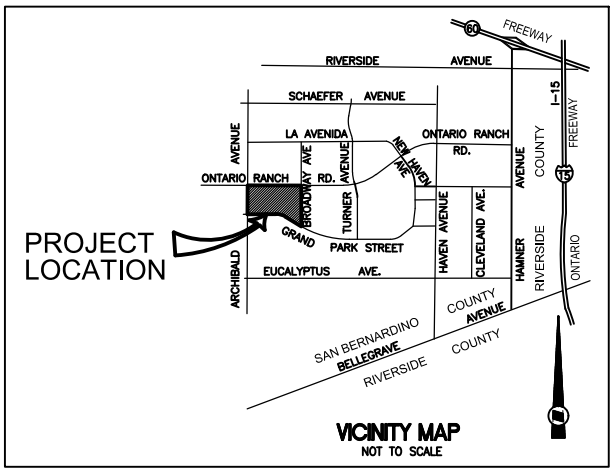
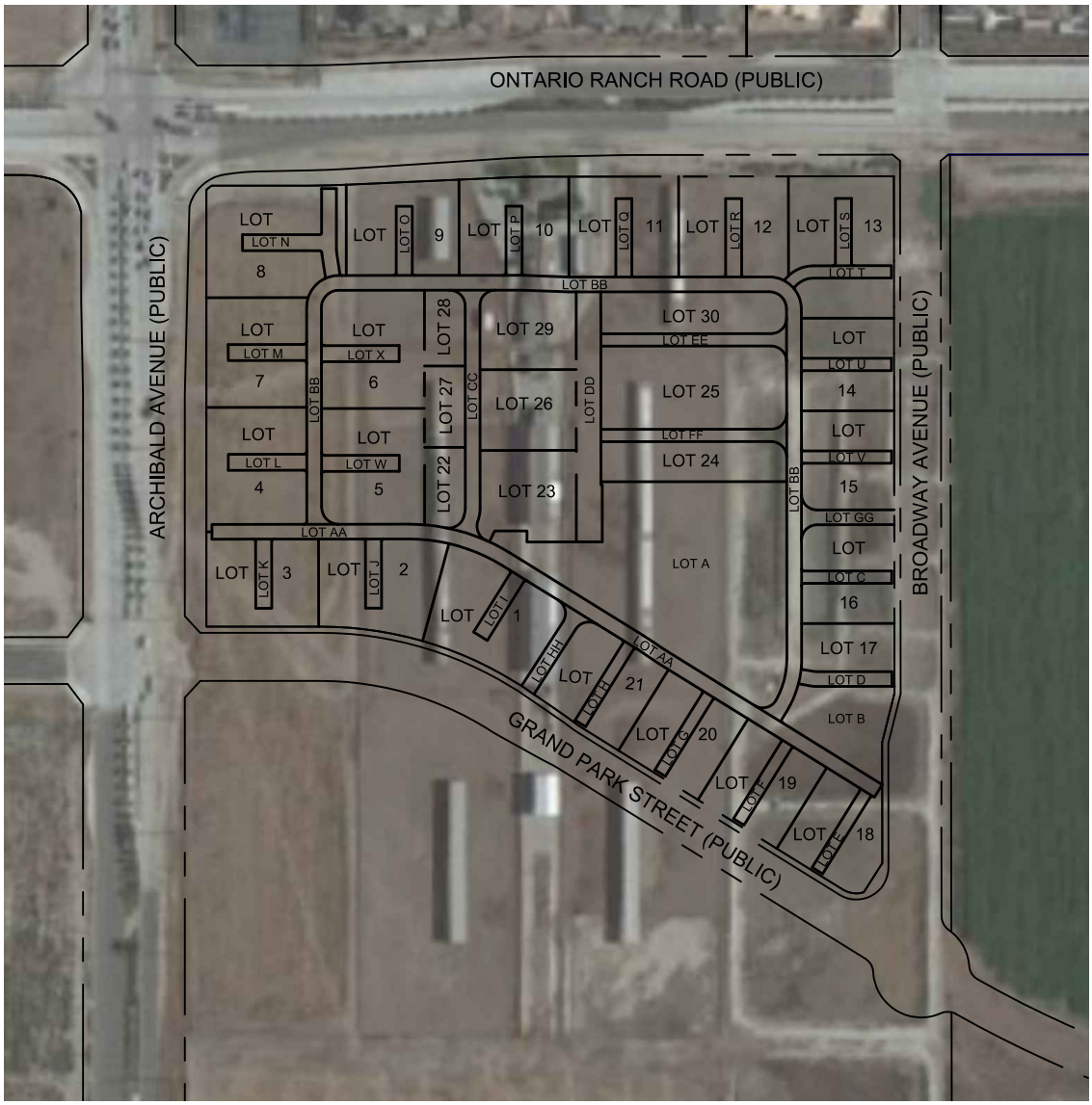


EXHIBIT A
TRACT 20399

30 NUMBERED LOTS
& 32 LETTERED LOTS
SUBDIVISION



300' 0' 300'

SCALE: 1" = 300'

LENNAR

980 MONTECITO DRIVE
CORONA, CA 92879
(951)817-3500

SCALE 1"=300'
PROJECT ID: TM 20399
DATE: AUGUST 2022

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FINAL TRACT MAP NO. 20399 LOCATED AT THE SOUTHEAST CORNER OF ARCHIBALD AVENUE AND ONTARIO RANCH ROAD.

WHEREAS, Tentative Tract Map No. 20399 submitted for approval by Ronald and Kristine Pietersma Family Trust and Loyola Properties 1, LP was approved by the Planning Commission of the City of Ontario on August 24, 2021; and

WHEREAS, Tentative Tract Map No. 20399 consists of 30 numbered lots and 32 lettered lots being a subdivision of Parcels 1, 2, 3, and 4 of Parcel Map 19787, recorded in Book 253 of Parcel Maps, Pages 83 through 88, inclusive, in the office of the County Recorder of San Bernardino County; and

WHEREAS, to meet the requirements established as prerequisite to final approval of Tract Map No. 20399, KL LHB DSD AIV LLC, a Delaware Limited Liability Company has offered the Subdivision Improvement Agreement together with good and sufficient improvement security, in conformance with the City Attorney's approved format, for approval and execution by the City; and

WHEREAS, the requirement for the preparation of Covenants, Conditions and Restrictions (CC&R's), approved by the City Attorney's Office, to ensure the right to mutual ingress and egress and continued maintenance of common facilities by the commonly affected property owners has been deferred to a date that coincides with the recordation of the subject Tract Map.

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

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

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

SECTION 3. That Final Tract Map No. 20399 be approved and that the City Clerk be authorized to execute the statement thereon on behalf of said City.

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

PASSED, APPROVED, AND ADOPTED this 20th day of September 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST, BEST & KREIGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held September 20, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held September 20, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO *Agenda Report* **September 20, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Engineering Prepared By: Jaime Maciel-Carrera Staff Member Presenting: Scott Murphy, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 4

SUBJECT: A RESOLUTION ADOPTING THE MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2023-24 TO 2027-28

RECOMMENDATION: That the City Council consider and adopt a Resolution approving the FY 2023-24 through FY 2027-28 Measure I Five-Year Capital Project Needs Analysis (CPNA) and authorize the City Manager to approve changes to the plan as may be required by the City and/or San Bernardino County Transportation Authority (SBCTA).

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy
Pursue City's Goals and Objectives by Working with Other Governmental Agencies
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The CPNA is a tool to assist the SBCTA Board of Directors and Staff in programming available and projected Measure I Fund revenues. The CPNA is not a budget commitment. The individual projects listed in the CPNA are either currently identified in the City of Ontario Capital Improvement Program Budget (CIP) or will be identified in the CIP at the time that the local fund share is needed and approved by the City Council.

BACKGROUND & ANALYSIS: San Bernardino County voters approved passage of the 2010 through 2040, thirty-year Measure I program in November 2004, authorizing San Bernardino Associated Governments, now SBCTA, to impose a one-half percent sales tax on retail transactions and use tax in the incorporated and unincorporated territories of the County of San Bernardino. Revenue from the tax can only be used for transportation improvements and traffic management programs authorized in the 2010-2040 Measure I Expenditure Plan set forth in Ordinance No. 04-1 of the Authority. The Expenditure Plan for the San Bernardino Valley Subarea, of which Ontario is a part, requires that Measure I revenue be applied to the following programs:

Freeways	29%
Freeway Interchanges	11%
Major Streets	20%
Local Streets (per capita pass through)	20%
Metrolink/Passenger Rail	8%
Senior/Disabled Transit Service	8%
Express Bus/Bus Rapid Transit Service	2%
Traffic Management Systems	2%

The 2010-2040 Measure I Strategic Plan requires each local jurisdiction applying for revenue from the Measure I Major Street Arterial sub-program and Valley Freeway Interchange program to annually adopt and update a Five-Year CPNA. The Five-Year CPNA is not a funding commitment by either SBCTA or the City, but a tool to assist SBCTA staff and their Board of Directors in programming available Measure I Fund revenues. The CPNA is not a wish list but a financially constrained, realistic schedule of the projects for which the agency intends to use Measure I dollars. "Financially constrained" means that the required local Development Impact Fee (DIF) match contribution will be available before the project begins or the DIF match requirement has been met by an internal Measure I loan arranged with SBCTA in accordance with the Measure I Strategic Plan.

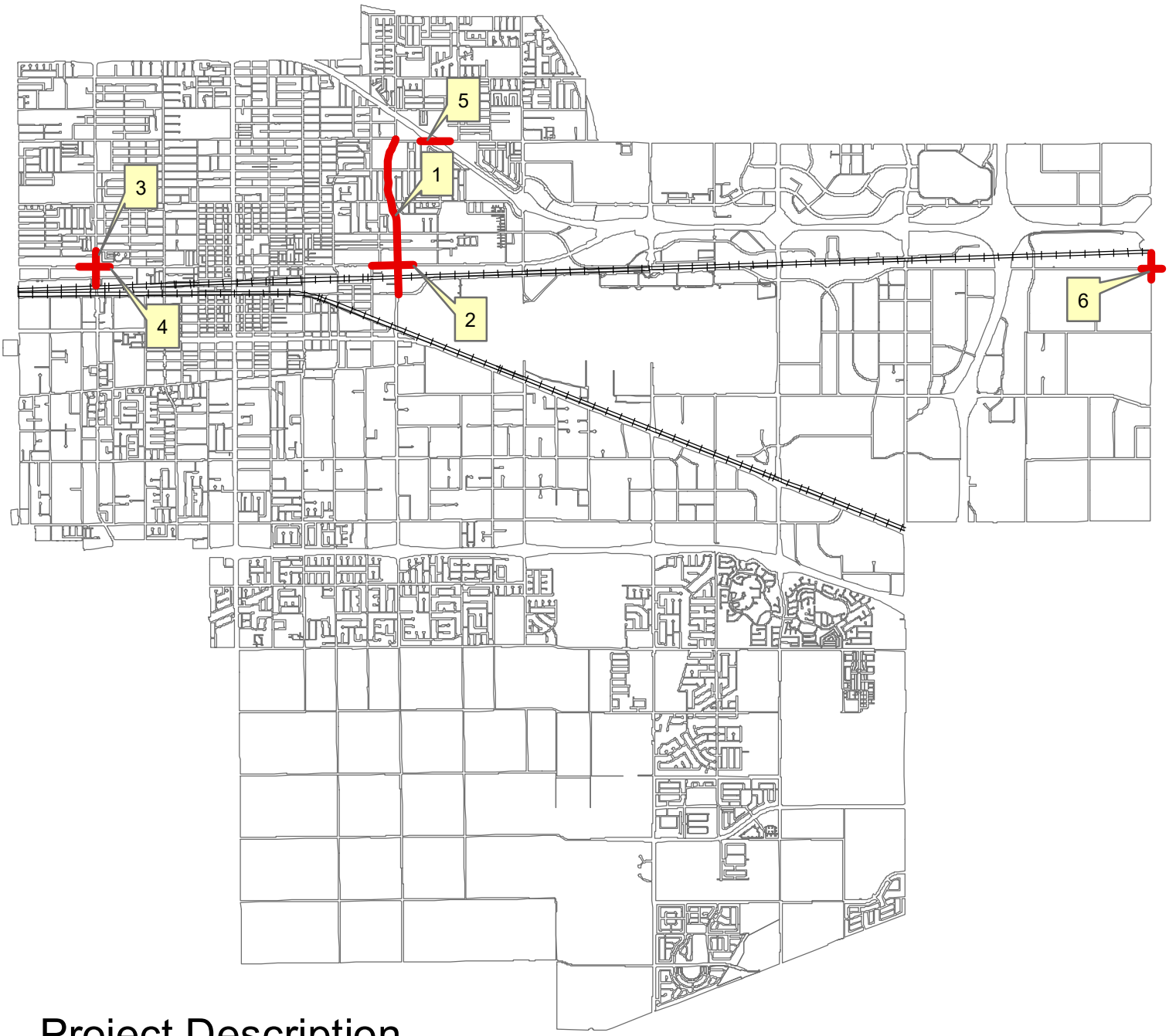
The Five-Year CPNA covers projects in the Measure I Major Street Arterial sub-program and Valley Freeway Interchange program. This year's Five-Year CPNA includes the following projects: Grove Avenue/Holt Boulevard intersection widening; Mountain Avenue/Holt Boulevard intersection widening; and Etiwanda Avenue/Airport Drive intersection improvements. Also included is one (1) project that will be constructed as part of SBCTA's I-10 Express Lane Project - the Fourth Street bridge undercrossing improvement. Grade separation projects are not included in the CPNA as they are accounted for in separate agreements.

The CPNA process requires that the City Council approve the CPNA by Resolution. City staff anticipates that there may need to be changes to the CPNA during the fiscal year. Therefore, Staff is recommending that the City Manager be given the authority to approve changes to the CPNA as requested by SBCTA and/or City Staff, provided the changes do not conflict with the approved budget.

Exhibit A

Five-Year Capital Project Needs Analysis

2023/2024 - 2027/2028



Project Description

1 Widen Grove Ave. from Fourth St. to Airport Dr. from 4 to 6 lanes.

2 Widen Holt Blvd. from 750 ft. west of to 750 ft. east of Grove Ave.from 4 to 6 lanes.

3 Widen Mountain Ave. between Brooks St. and Vesta St. from 4 to 6 lanes.

4 Widen Holt Blvd. from 750 ft. west of to 750 Ft. east of Mountain Ave. from 4 to 6 lanes.

5 Fourth Street Bridge Undercrossing Improvement.

6 Etiwanda Avenue and Airport Drive Intersection Improvements.

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S

0 0.5 1 2
Miles

August 24, 2022
By: Johnson Hua
S:\Engineering\TRAFFIC & TRANSPORTATION\TRAFFIC OPERATIONS\
Maps\Five-Year Capital Project Needs Analysis Grove 2023/2024 - 2027/2028.pdf

Capital Project Needs Analysis

City of Ontario

Valley Arterial Sub-Program

Nexus Project Cost	**$ 32,200,000**
Dev. Loan?	**No**
5-Year Advance?	**No**
Public Share:	**55.6%**
Dev. Share:	**44.40%**

Project Information	Phase	Funding	PRIOR*	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FUTURE
Project Name: Grove Corridor Widening (Fourth St to Airport Dr) and Holt Blvd/Grove Ave Intersection Widening Project Description: Widen Grove Ave from I-10 to Holt Blvd from 4 to 6 lanes, Including W. Cuc. Creek Bridge	**PA&ED**								
	Total Cost:	**$60,312.00**							
	Fund Type:	MSI Arterial	$ 5,589.00	$ -	$ -	$ -	$ -	$ -	$ -
		DEMO	$ 50,260.00	$ -	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 4,463.00	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
$4,100,000.00	**Total Cost:**	**$296,270.00**							
	Fund Type:	MSI Arterial	$ 164,726.00	$ -	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 131,544.00	$ -	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$1,282,315.00		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$250,000.00**							
	Fund Type:	MSI Arterial	$ 86,875.00	$ 52,125.00	$ -	$ -	$ -	$ -	$ -
Comments:		DEV FEE	$ 69,375.00	$ 41,625.00	$ -	$ -	$ -	$ -	$ -
Costs include PA&ED of the Grove Corridor project; and PS&E, ROW and CON for the Grove portion of the Holt/Grove intersection project.		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$1,750,000.00**							
	Fund Type:	MSI Arterial	$ -	$ 243,250.00	$ 729,750.00	$ -	$ -	$ -	$ -
		DEV FEE	$ -	$ 194,250.00	$ 582,750.00	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2022/2023 expenses.

Capital Project Needs Analysis

City of Ontario
Valley Arterial Sub-Program

Nexus Project Cost	$ 48,817,215
Dev. Loan?	No
5-Year Advance?	No
Public Share:	55.6%
Dev. Share:	44.40%

Project Information	Phase	Funding	PRIOR*	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FUTURE
Project Name: Widen Holt Blvd. from 750 ft. west to 750 ft. east of Grove Ave. from 4 to 6 lanes	**PA&ED**								
	Total Cost:	**$0.00**							
Project Description: Widen Holt Blvd from Benson Ave to Vineyard Ave from 4 to 6 lanes	**Fund Type:**	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
	Total Cost:	**$296,270.00**							
$2,400,000.00	**Fund Type:**	MSI Arterial	$ 164,726.00	$ -	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 131,544.00	$ -	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$1,276,726.00		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$250,000.00**							
	Fund Type:	MSI Arterial	$ 86,875.00	$ 52,125.00	$ -	$ -	$ -	$ -	$ -
Comments:		DEV FEE	$ 69,375.00	$ 41,625.00	$ -	$ -	$ -	$ -	$ -
This is a portion of Nexus Project "Widen Holt Blvd from Benson Ave to Vineyard Ave from 4 to 6 lanes". Costs include the PS&E, ROW and CON for the Holt portion of the Holt/Grove intersection project.		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$1,750,000.00**							
	Fund Type:	MSI Arterial	$ -	$ 243,250.00	$ 729,750.00	$ -	$ -	$ -	$ -
		DEV FEE	$ -	$ 194,250.00	$ 582,750.00	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2022/2023 expenses.

Capital Project Needs Analysis
City of Ontario
Valley Arterial Sub-Program

Nexus Project Cost	**$ 7,467,000**
Dev. Loan?	**No**
5-Year Advance?	**No**
Public Share:	**55.6%**
Dev. Share:	**44.40%**

Project Information	Phase	Funding	PRIOR*	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FUTURE
Project Name: Widen Mountain Ave. between Brooks and Vesta Streets from 4 to 6 lanes	**PA&ED**								
	Total Cost:	**$0.00**							
	Fund Type:	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Project Description: Widen Mountain Ave from Sixth Street to s/o Holt Blvd		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
	Total Cost:	**$415,545.00**							
$5,130,636.00	**Fund Type:**	MSI Arterial	$ 219,490.50	$ 11,552.50	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 175,277.00	$ 9,225.00	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$2,852,634.00		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$1,366,502.00**							
	Fund Type:	MSI Arterial	$ 664,803.00	$ 94,972.00	$ -	$ -	$ -	$ -	$ -
Comments:		DEV FEE	$ 530,886.00	$ 75,841.00	$ -	$ -	$ -	$ -	$ -
This is a portion of Nexus Project "Widen Mountain Ave from Sixth Street to s/o Holt Blvd". Costs include the PS&E, ROW and CON for the Mountain portion of the Holt/Mountain intersection project.		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$3,348,589.00**							
	Fund Type:	MSI Arterial	$ 1,768,725.00	$ 93,091.00	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 1,412,434.50	$ 74,338.50	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2022/2023 expenses.

Capital Project Needs Analysis
City of Ontario
Valley Arterial Sub-Program

Nexus Project Cost	**$ 48,817,215**
Dev. Loan?	**No**
5-Year Advance?	**No**
Public Share:	**55.6%**
Dev. Share:	**44.40%**

Project Information	Phase	Funding	PRIOR*	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FUTURE
Project Name: Widen Holt Blvd. from 750 ft. west of to 750 ft. east of Mountain Ave. from 4 to 6 lanes	**PA&ED**								
	Total Cost:	**$0.00**							
Project Description: Widen Holt Blvd from Benson Ave to Vineyard Ave from 4 to 6 lanes	**Fund Type:**	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
	Total Cost:	**$415,545.00**							
$5,130,636.00	**Fund Type:**	MSI Arterial	$ 219,490.50	$ 11,552.50	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 175,277.00	$ 9,225.00	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$2,852,634.00		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$1,366,502.00**							
	Fund Type:	MSI Arterial	$ 664,803.00	$ 94,972.00	$ -	$ -	$ -	$ -	$ -
Comments:		DEV FEE	$ 530,886.00	$ 75,841.00	$ -	$ -	$ -	$ -	$ -
This is a portion of Nexus Project "Widen Holt Blvd from Benson Ave to Vineyard Ave from 4 to 6 lanes". Costs include PS&E, ROW and CON for the Holt portion of the Holt/Mountain intersection project.		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$3,348,589.00**							
	Fund Type:	MSI Arterial	$ 1,768,725.00	$ 93,091.00	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 1,412,434.50	$ 74,338.50	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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Capital Project Needs Analysis

City of Ontario

Valley Arterial Sub-Program

Nexus Project Cost	$ 21,567,000
Dev. Loan?	Yes
5-Year Advance?	Yes
Public Share:	55.6%
Dev. Share:	44.40%

Project Information	Phase	Funding	PRIOR*	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FUTURE
Project Name: Fourth Street Bridge Undercrossing Improvement	**PA&ED**								
	Total Cost:	**$625,360.00**							
Project Description: Replace 4th St structure between I-10 westbound ramps and I-10 eastbound ramps and widen to 5 lanes	**Fund Type:**	MSI Arterial	$ 347,700.00	$ -	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 277,660.00	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
	Total Cost:	**$1,126,128.00**							
$21,566,769.00	**Fund Type:**	MSI Arterial	$ 626,127.00	$ -	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 500,001.00	$ -	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$11,991,122.00		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$2,190,662.00**							
	Fund Type:	MSI Arterial	$ 1,218,008.00	$ -	$ -	$ -	$ -	$ -	$ -
Comments:		DEV FEE	$ 972,654.00	$ -	$ -	$ -	$ -	$ -	$ -
Loan agreement for $6,383,764 of City DIF share. SBCTA is the lead agency on the project		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$17,624,618.00**							
	Fund Type:	MSI Arterial	$ 9,269,793.50	$ 529,493.50	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 1,441,567.00	$ -	$ -	$ -	$ -	$ -	$ -
		DEV LOAN	$ 5,960,931.00	$ 422,833.00	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2022/2023 expenses.

Capital Project Needs Analysis

City of Ontario

Valley Arterial Sub-Program

Nexus Project Cost	**$ 5,270,000**
Dev. Loan?	**No**
5-Year Advance?	**No**
Public Share:	**55.6%**
Dev. Share:	**44.40%**

Project Information	Phase	Funding	PRIOR*	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FUTURE
Project Name: Etiwanda Avenue and Airport Drive Intersection Improvements	**PA&ED**								
	Total Cost:	**$0.00**							
Project Description: Spot Widen Airport Dr from Kettering to Etiwanda Ave from 2 to 4 lanes, including intersection at Etiwanda/Slover	**Fund Type:**	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Total Project Cost Estimate:	**PS&E**								
	Total Cost:	**$0.00**							
$0.00	**Fund Type:**	MSI Arterial	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Measure I Request:		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$1,860,596.00		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(Summation of Measure I)	**ROW**								
	Total Cost:	**$100,000.00**							
	Fund Type:	MSI Arterial	$ 55,600.00	$ -	$ -	$ -	$ -	$ -	$ -
Comments:		DEV FEE	$ 44,400.00	$ -	$ -	$ -	$ -	$ -	$ -
City of Fontana is the lead agency on the project.		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONST								
	Total Cost:	**$3,246,396.00**							
	Fund Type:	MSI Arterial	$ 1,579,371.50	$ 225,624.50	$ -	$ -	$ -	$ -	$ -
		DEV FEE	$ 1,261,225.00	$ 180,175.00	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		- Select Fund -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Other: _____	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*Prior should identify any expenses incurred in prior years that have not yet been reimbursed by SBCTA including anticipated FY 2022/2023 expenses.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FY2023-24 TO FY2027-28.

WHEREAS, San Bernardino County voters approved passage of Measure I in November 2004, authorizing the San Bernardino County Transportation Authority to impose a one-half of one percent retail transactions and use tax applicable in the incorporated and unincorporated territory of the County of San Bernardino; and

WHEREAS, revenue from the tax can only be used for transportation improvement and traffic management programs authorized in the Expenditure Plans set forth in Ordinance No. 04-1 of the Authority; and

WHEREAS, the Strategic Plan requires each local jurisdiction applying for revenue from certain Measure I Programs to annually adopt and update a Five-Year Capital Project Needs Analysis; and

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

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

PASSED, APPROVED, AND ADOPTED this 20th day of September 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held September 20, 2022 by the following roll call vote, to wit:

AYES: MAYOR/COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held September 20, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO *Agenda Report* **September 20, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Engineering Prepared By: Nathan Kuan Staff Member Presenting: Scott Murphy, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 5

SUBJECT: **CONTRACT AMENDMENT FOR A PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING DESIGN SERVICES FOR VARIOUS TRANSFORMATIVE CLIMATE COMMUNITIES (TCC) ACTIVE TRANSPORTATION PROJECTS**

RECOMMENDATION: That the City Council approve and authorize the City Manager, or his designee, to execute an Amendment to the Professional Services Agreement (on file in the Records Management Department) with Parsons Transportation Group, Inc., of Ontario, California, to provide Engineering Design Services for various TCC active transportation projects in the amount of $165,500, for a revised not-to-exceed amount of $777,001.

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

FISCAL IMPACT: The cumulative project budget includes appropriations of $1,311,501 from the Road Maintenance and Rehabilitation Account (RMRA-SB1) for design services. The proposed Amendment 3 with Parsons Transportation Group, Inc., will be funded from these RMRA-SB1 funds. The proposed Amendment 3 increases the Agreement amount by $165,500 for a revised not-to-exceed total of $777,001.

BACKGROUND & ANALYSIS: This Amendment is to revise the scope of work to include services for various TCC Active Transportation Projects and increase the not-to-exceed compensation amount. Additional services include coordination with Caltrans for modifications to plans, specifications and estimates. Parsons Transportation Group, Inc. has agreed to the scope of work associated with the project and will be compensated per the terms as set forth in the Agreement.

CITY OF ONTARIO *Agenda Report* **September 20, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Utilities Prepared By: Cynthia Heredia-Torres Staff Member Presenting: Scott Burton, Utilities General Manager Reviewed By: Dennice Raygoza, Albert G Gastelum, Michael Sigsbee Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 6

SUBJECT: **A CONSTRUCTION CONTRACT, A PROFESSIONAL SERVICES AGREEMENT AND TWO AMENDMENTS FOR THE SAN ANTONIO TRANSMISSION WATER MAIN PHASE 2 PROJECT**

RECOMMENDATION: That the City Council take the following actions:

A. Reject CP Construction Co. Inc.'s bid for the San Antonio Transmission Water Main Phase 2 Project for being nonresponsive.
B. Approve the plans and specifications and award Contract No. UT 1046 (on file in the Records Management Department) to James W. Fowler Co. of Dallas, Oregon, for the construction of the San Antonio Transmission Water Main Phase 2, in the amount of $7,995,255 plus a 10% contingency of $799,526, for a total not-to-exceed amount of $8,794,781, a term of 300 calendar days after issuance of notice to proceed and authorize the City Manager, or his designee to execute said contract and file a notice of completion at the conclusion of all construction activities related to the project.
C. Approve and authorize the City Manager, or his designee to execute a Professional Services Agreement (on file in the Records Management Department) with Petra Geosciences, of Costa Mesa, California, for a total not-to-exceed amount of $257,175 and a term of 300 calendar days after issuance of notice to proceed for geotechnical and material testing services.
D. Approve and authorize the City Manager, or his designee to execute Amendment No. 11 to the Professional Services Agreement (on file in the Records Management Department) with Infrastructure Engineering Corporation (IEC), of Irvine, California, for a total not-to-exceed amount of $147,291 for construction engineering services and a term from September 20, 2022 to May 3, 2023.
E. Approve and authorize the City Manager, or his designee to execute Amendment No. 7 to the Professional Services Agreement (on file in the Records Management Department) with Wallace and Associates Consulting, Inc., of Murrieta, California, for a total not-to-exceed amount of $214,872 for construction management services and a term from September 20, 2022 to September 30, 2023.

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

FISCAL IMPACT: The recommended contract award to James W. Fowler is for $7,995,255 plus a 10% contingency of $799,526, for a total amount not to exceed $8,794,781. The proposed Professional Services Agreement with Petra Geosciences is for $257,175. Proposed Amendment No. 11 for IEC increases the existing agreement amount by $147,291, for a total revised agreement amount of $1,713,163. Proposed Amendment No. 7 for Wallace and Associates increases the existing agreement amount by $214,872, for a total revised agreement amount of $1,579,200. The total cost for the recommended action is $9,414,119.

The Fiscal Year 2021-22 Adopted Capital Improvement Program includes appropriations from the Water Capital Fund for this project, which will be included in the project carryover process at Fiscal Year 2022-23 First Quarter Budget Update Report. If approved, additional appropriations in the amount of $7,060,590 from the OMC Regional Water Development Impact Fee (DIF) Fund will also be included in the Fiscal Year 2022-23 First Quarter Budget Update Report to City Council. The Water Capital Fund provides 25% of the funding for this project and the OMC Regional Water Development DIF Fund will provide 75% of the funding (DIF Project No. WT04 and Capital Improvement Project No. WA1401). Appropriations were not originally included in the budget to avoid over appropriation of funds if there were project delays in Phase 1. There is no impact to the General Fund.

BACKGROUND & ANALYSIS: The City's potable water system includes approximately 614 miles of pipeline. The City's Water Master Plan and related asset management programming are used to identify and replace undersized and aging pipelines to maintain the reliability of water service to the community and to improve service pressure and fire flow availability. Improvements are prioritized based on capacity deficiencies, condition assessments, and current level of maintenance activities required to provide adequate and reliable water service.

The City owns a 20-million-gallon (MG) Reservoir and 2 MG Reservoir, both located at Fern Reservoir Park in the City of Upland on 8th Street between Euclid Avenue and San Antonio Avenue, which serve the northern part of the City. The Project proposes to upsize the existing 18-inch transmission main with a new 30 and 36-inch diameter main connecting the reservoirs to the service area.

Phase 1 of the project was completed in January 2022. The work under Phase 1, consisted of the installation of approximately 1,600 linear feet of 30-inch diameter cement coated steel potable water transmission main along San Antonio Avenue, between 8th Street and I-10 bridge, installation of appurtenances, interconnection with the existing 18-inch steel water main, pavement repair, slurry seal, and striping restoration.

The work under this Contract, Phase 2, consists of the installation of approximately 1,300 linear feet of 30-inch & 36-inch diameter cement coated steel potable water transmission main eastward

along Eighth Street, between San Antonio Avenue and City owned reservoirs, installation of appurtenances, connection to the 24-inch diameter reservoir outlet pipe and the Phase 1 30-inch main on San Antonio Avenue, pavement repair, slurry seal, and striping restoration (Exhibit A).

On June 16, 2022, four (4) bids were received for Bid No. 1534 San Antonio Transmission Water Main Phase 2 Project, OMUC Contract No. UT1046. The bids ranged from a low bid amount of $7,994,702 to a high bid amount of $13,595,469 as summarized below.

Bidder	Location	Amount
CP Construction Co. Inc. (non-responsive)	Ontario, CA	$7,994,702
James W. Fowler Co.	Dallas, OR	$7,995,255
MNR Construction Inc	La Verne, CA	$8,233,310
T. E. Roberts, Inc.	Irvine, CA	$13,595,469

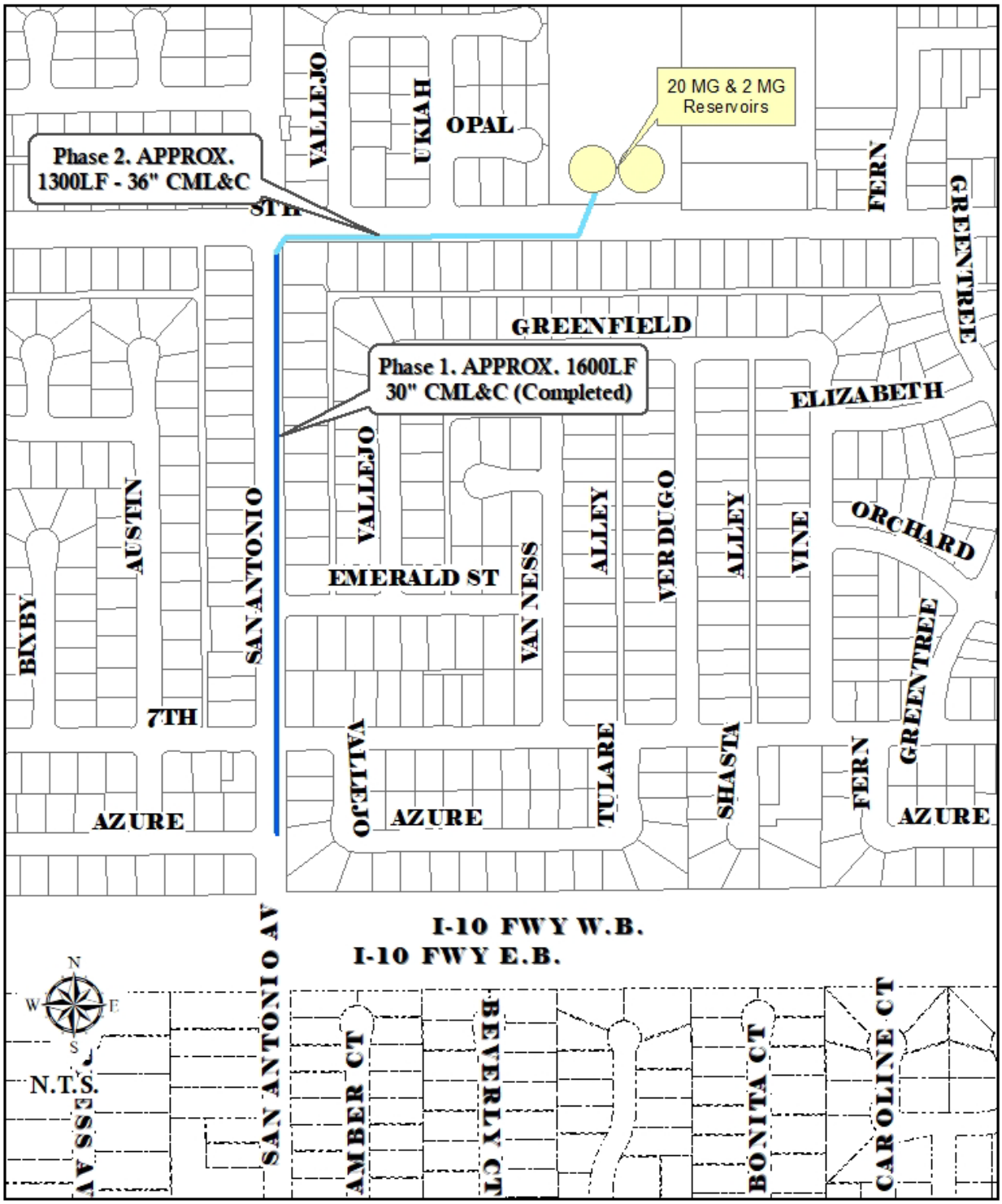
During Staff's bid review of CP Construction Co. Inc., it was revealed that the contractor failed to submit a complete bid package to the City through the City's electronic bid management system in accordance with the instruction to bidders, rendering the bid non-responsive. Based on CP Construction Co. Inc.'s failure to adhere to the instruction to bidders, and in consultation with the City Attorney, Staff recommends the City Council reject the bid submitted by CP Construction Co. Inc. as non-responsive and award the contract to James W. Fowler Co., the lowest responsible bidder submitting a responsive bid.

Support services will be required during construction of the San Antonio Transmission Water Main Phase 2 Project. Petra Geosciences will provide on-call material testing and geotechnical engineering services under a sole sourced Professional Services Agreement as they assisted and developed a portion of the project's plans and specifications. IEC will provide construction and engineering services as they are the Engineer of Record for the Project. The City first contracted with IEC in May of 2019, after an extensive Request for Proposal selection process for on-call design services. Wallace and Associates Consulting Inc. will provide construction management services. The City first contracted with Wallace and Associates Consulting Inc. in October of 2019 after an extensive Request for Proposal selection process for On-Call Support Services. OMUC staff solicited scope and fee from all three consultants.

ENVIRONMENTAL REVIEW: The proposed Project is a component of the 2012 Infrastructure Master Plans that was approved by the City Council on December 4, 2012. A Mitigated Negative Declaration (MND) was prepared and approved for the 2012 Infrastructure Master Plans pursuant to the provisions of CEQA. The MND addressed the drainage, sewer, water and recycled water master plans (2012 Infrastructure Master Plans) including their alignments, pipe sizes and installation for the City. No revisions or modifications have been made in regard to the proposed Project, and the approved MND continues to constitute an accurate and complete assessment of the proposed Project. Staff has analyzed the proposed Project and has determined that there is no deviation from the description of this component of the overall 2012 Infrastructure Master Plans. Thus, no further CEQA analysis is required.

ONTARIO MUNICIPAL UTILITIES COMPANY

UT1046 SAN ANTONIO AVENUE WATER TRANSMISSION MAIN - 8TH STREET PHASE 2 - EXHIBIT A



CITY OF ONTARIO *Agenda Report* **September 20, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Utilities Prepared By: Courtney Jones Staff Member Presenting: Scott Burton, Utilities General Manager Reviewed By: Dennice Raygoza, Albert G Gastelum, Michael Sigsbee Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 7

SUBJECT: TWO AMENDMENTS TO PROFESSIONAL SERVICES AGREEMENTS FOR LEGAL AND TECHNICAL SERVICES PERTAINING TO WATER AND WASTEWATER MATTERS

RECOMMENDATION: That the City Council take the following actions:

A. Approve and authorize the City Manager or his designee to execute Amendment No. 5 to the Professional Services Agreement (on file in the Records Management Department) with Nossaman LLP of Los Angeles, California, for a term of 2 years with a not-to-exceed amount of $2,500,000 for legal and technical services with respect to matters relating to sewer disposal, water supply, and water rights.
B. Approve and authorize the City Manager or his designee to execute Amendment No. 1 to the Professional Services Agreement (on file in the Records Management Department) with Stoel Rives LLP of Sacramento, California, for a term of 2 years with a not-to-exceed amount of $365,000 for legal and financial assessments services with respect to matters relating to sewer disposal, water supply, and water rights.

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

FISCAL IMPACT: Amendments were not included in the Fiscal Year (FY) 2022-23 Adopted Budget. If approved, appropriations for year one, in the amount of $1,465,000 from the Water Operating Fund will be included in the FY 2022-23 First Quarter Budget Update. Appropriations for future years will be added consistent with the budget adoption process. Actual expenditures will be based on work completed at established contract rates. There is no impact to the General Fund.

BACKGROUND & ANALYSIS: The City has historically used Nossaman LLP for legal and technical representation concerning sewer disposal, water supply, and water rights matters. There are several critical multi-year efforts in process, as well as emerging regional topics planned over the next several years. Topics include the Meter Equivalent Unit (MEU) charge, regional sewage

contract, regional projects, and water rights/financial assessments in the Chino Groundwater Basin. The proposed amendments will ensure service continuity in dealing with these critical matters to preserve and manage Ontario's utility resources and services to the community.

Nossaman LLP Professional Services Agreement

In July of 2019, City Council approved the original agreement with Nossaman LLP for legal and technical services with respect to matters relating to sewer disposal, water supply, and water rights. The original term was from July of 2019 to June of 2020, with the option to extend the Agreement for up to four (4) successive one-year periods. In June of 2022, City Council approved Amendment No. 4, the third one (1) year extension.

The proposed action is consistent with City Council direction to the City Manager to engage in settlement discussions and pursue legal actions if necessary and as appropriate. The proposed Amendment No. 5 will increase the total not-to-exceed authorization by $2,500,000, from $1,600,000 to $4,100,000, and extend the term until June 30, 2024 (last extension to Agreement).

Stoel Rives LLP Professional Services Agreement

The City entered into an agreement with Stoel Rives LLP for legal representation in March of 2022 for legal services. The proposed Amendment No. 1 will increase the total not-to-exceed authorization by $365,000 from $24,000 to $389,000 and extend the term until June 30, 2024.

The proposed action is consistent with City Council direction to the City Manager to engage in settlement discussions and pursue legal actions if necessary and as appropriate. Staff requested fee schedules from qualified legal firms, as Nossaman LLC is prohibited from representing the City due to a conflict of interest on specific water matters. The City selected Stoel Rives based on their expertise in adjudicated groundwater basins, ability to meet the City's timeframe requirements to file a challenge under the Chino Basin Watermaster Judgment, and following a determination that they could represent Ontario without the potential of any conflicts of interest.

Continuity of legal and technical services is critical in bringing these and other water/wastewater matters to conclusion. Any additional legal expenses will be brought to the City Council for review and approval on an as needed basis.

CITY OF ONTARIO *Agenda Report* **September 20, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Utilities Prepared By: Eric Woosley Staff Member Presenting: Scott Burton, Utilities General Manager Reviewed By: Dennice Raygoza, Albert G Gastelum, Michael Sigsbee Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 8

SUBJECT: PROFESSIONAL SERVICES AGREEMENTS FOR ON-CALL WATER AND SEWER ENGINEERING SERVICES

RECOMMENDATION: That the City Council take the following actions:

A. Approve and authorize the City Manager, or his designee to execute a Professional Services Agreement (on file in the Records Management Department) with Ardurra Group, Inc., of Tampa, Florida, for up to 5 years with a total not-to-exceed amount of $90,000 for on-call water and sewer engineering services.
B. Approve and authorize the City Manager, or his designee to execute a Professional Services Agreement (on file in the Records Management Department) with AKM Consulting Engineers, Inc., of Irvine, California, for up to 5 years with a total not-to-exceed amount of $90,000 for on-call water and sewer engineering services.
C. Approve and authorize the City Manager, or his designee to execute a Professional Services Agreement (on file in the Records Management Department) with Stantec Consulting Services, Inc., of Irvine, California, for up to 5 years with a total not-to-exceed amount of $90,000 for on-call water and sewer engineering services.

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

FISCAL IMPACT: The Fiscal Year 2022-23 Adopted Budget includes appropriations in the amount of $270,000 from the Sewer and Water Capital Fund for water and sewer engineering services. All firms have agreed to a term from September 20, 2022 to September 20, 2025, with the option to extend the Agreement for up to two additional one year periods at the City's request with fixed billing rates set forth in their respective agreements with a not-to-exceed increase of up to 3% per year and will be compensated for on-call, as needed services performed at the billing rates set forth in the Agreements. There is no impact to the General Fund.

BACKGROUND & ANALYSIS: The City's Master Plans identifies water and sewer system infrastructure necessary to serve existing and future residents and businesses. Hydraulic modeling and analysis of these systems determine near and long-term improvements in support of the City's ongoing Capital Improvement Program as well as for the planning and design of improvements associated with new development.

Due to the volume of development projects and the unpredictable timing of project submittals and construction, water and sewer engineering services are required on an as-needed basis to supplement the City's in-house Staff. This will allow the City to ensure effective infrastructure analyses and utilities planning and maintain schedule commitments to support development.

In April 2022, the City solicited bids for On-Call Water and Sewer Engineering Services. On May 19, 2022, five bids were received through the City's electronic bid management system in response to Bid No. 1518.

Companies that submitted bids are as follows:

Company	Location
Ardurra Group, Inc.	Tampa, FL
AKM Consulting Engineers, Inc.	Irvine, CA
Stantec Consulting Services, Inc.	Irvine, CA
Albert A. Webb Associates	Riverside, CA
Michael Baker International, Inc.	Ontario, CA

Using a qualifications-based selection process, a panel of City Staff reviewed the proposals and ranked the firms. Ardurra Group, Inc., AKM Consulting Engineers, Inc., and Stantec Consulting Services, Inc. were the most qualified firms and are being recommended based on their broad range of expertise as demonstrated by their services provided to municipal agencies and capability to perform the work in a timely manner.

Contracting with three firms provides a cost-effective option and ensures sufficient resources are available for projects and task orders as they arise. The execution of these Agreements does not guarantee any specific level of payment or assignment of work to any firm. The selection of firms for specific tasks or projects will be based on best value, specialized expertise, and availability to meet the City's timelines.

CITY OF ONTARIO *Agenda Report* **September 20, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Information Technology Prepared By: Samantha Robles Staff Member Presenting: Colin Fernandes, Executive Director Information Technology Approved By: 	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 9

SUBJECT: AN ENTERPRISE LICENSE AGREEMENT WITH ESRI, INC.

RECOMMENDATION: That the City Council authorize the City Manager to execute a three-year License Agreement (on-file with the Records Management Department) with ESRI, INC., of Redlands, California, for a Citywide Enterprise License Agreement for Geographic Information System (GIS) software, in an amount not to exceed $573,279.

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

FISCAL IMPACT: The Fiscal Year 2022-23 Adopted Budget includes appropriations from the Information Technology Fund for annual licensing and maintenance support for ESRI software. The proposed License Agreement has an annual amount not to exceed $191,093, which includes a yearly subscription fee of $173,721 and a 10% contingency amount of $17,372 for additional user licenses, if needed, with a total contract not-to-exceed amount of $573,279. If approved, appropriations will be added to the future years' budgets consistent with the annual adoption process.

BACKGROUND & ANALYSIS: Over the past several decades, the City has developed an extensive Geographic Information System (GIS) using ESRI's ArcGIS software suite. This software allows staff to document and maintain changes to the City's land data and is a foundational data source for many of the software applications used in the City, including public safety computer-aided dispatch and land management. ESRI's Enterprise Licensing Agreement will allow for continuity of the City's GIS efforts. Staff requests City Council approval for a three-year agreement with a not-to-exceed amount of $573,279.

CITY OF ONTARIO *Agenda Report* **September 20, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Management Services Prepared By: Claudia Y Isbell Staff Member Presenting: Claudia Y. Isbell, Assistant City Clerk Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 10

SUBJECT: A RESOLUTION AMENDING THE APPENDIX TO THE CITY OF ONTARIO CONFLICT OF INTEREST CODE

RECOMMENDATION: That the City Council adopt a Resolution amending the Appendix to the Conflict of Interest Code to update position classification titles and filing requirements for City employees.

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

FISCAL IMPACT: The proposed action has no direct fiscal impact.

BACKGROUND & ANALYSIS: The City of Ontario originally adopted its Conflict of Interest Code in 1976, in compliance with Government Code 87000 et seq., with the last update occurring on September 15, 2020. The Political Reform Act requires every local government agency to review its conflict of interest code biennially to determine if amendments or modifications are needed.

The Appendix to the City's Conflict of Interest Code designates those employees, officers and consultants who make or participated in the making of decisions which may affect the City's financial interests and therefore must disclose those interests in financial disclosure statements. These officials and employees may also be required to disqualify themselves from, developing or contributing in the making of governmental decisions affecting those interests.

Staff has reviewed the City's Conflict of Interest Code and is recommending that the Appendix of the Code be amended to reflect any new or changed position classifications titles since the last update, as well as update the respective filing categories. No other amendments to the Code are recommended at this time. A list of proposed changes is available below, and a full revised copy of the Appendix has been prepared and is available in the Records Management Department.

Designated Employees' Titles Added:

Assistant General Manager
Assistant General Manager - Integrated Waste

Assistant General Manager - Utilities
Broadband Coordinator
Broadband General Manager
Buyer
Chief Investment Officer
City Auditor
Continuum of Care Manager
Economic Development Advisor
Economic Development Analyst
Economic Development Director
Emergency Medical Services Director
EMS Nurse
Executive Assistant to the City Manager
Executive Director Community Development
Executive Director Human Resources/Risk Management
Executive Director Finance
Fire Communications Manager
Fleet Services Supervisor
Innovation Performance and Audit Director
Integrated Waste Assistant Division Manager
Integrated Waste Division Manager
Library Services Manager
Museum, Arts and Culture Director
Police Communications Manager
Principal Broadband Analyst
Revenue Manager
Senior Accountant
Senior Cross-Connection Control Specialist
Senior Human Resources Manager
Supervising Managing Curator
Utilities Customer Service Director
Utilities Customer Service Supervisor
Utilities Engineering Division Manager
Water Quality Program Manager
Water Resources and Regulatory Affairs Director

Designated Employees' Titles to be Removed:

Broadband Operator Director
Chief Innovation Officer
Community Improvement Manager
Deputy City Manager
Design and Construction Director
Economic Development Manager
EMS Nurse Administrator
Environmental Water/Wastewater Engineer

Executive Director Development
Executive Director Economic Development
Executive Director Housing & Neighborhood Preservation
Fire Prevention Inspector
Fiscal Services Director
General Services Director
Housing Manager
Human Resources Analyst
Information Technology Applications Manager
Municipal Services Manager
Museum Director
Neighborhood Improvement Specialist
Payroll Analyst
Performance & Optimization Analyst
Public Services Project Manager
Purchasing Team Leader
Revenue Services Specialist
Revenue Services Supervisor
Risk/Safety Manager
Senior Information Technology Analyst
Senior Neighborhood Improvement Specialist
Senior Telecommunications Analyst
Utilities Administrative Services and Integrated Waste Director
Utilities Assistant General Manager
Utilities Customer Services Director
Utilities Operations Director

CONFLICT OF INTEREST CODE

OF THE

CITY OF ONTARIO

Appendix Amended September 20, 2022 – Resolution No. 2022-

Appendix Amended September 15, 2020 – Resolution No. 2020-152

Appendix Amended September 18, 2018 – Resolution No. 2018-128

Appendix Amended October 4, 2016 – Resolution No. 2016-097

Appendix Amended October 21, 2014 – Resolution No. 2014-101

Appendix Amended September 4, 2012 – Resolution No. 2012-071

Appendix Amended December 7, 2010 – Resolution No. 2010-098

Appendix Amended November 18, 2008 – Resolution No. 2008-115

Appendix Amended November 21, 2006 – Resolution No. 2006-113

Appendix Amended January 18, 2005 – Resolution No. 2005-006

Appendix Amended December 17, 2002 – Resolution No. 2002-124

Appendix Amended February 19, 2002 – Resolution No. 2002-027

Adopted July 20, 1999 – Resolution 99-102

APPENDIX

CONFLICT OF INTEREST CODE

OF THE

CITY OF ONTARIO

Amended September 20, 2022

EXHIBIT "A"

The Mayor, Members of the City Council and Planning Commission, the City Manager, the City Attorney, the City Treasurer, and All Other City Officials who manage public investments, as defined by 2 Cal. Code of Regs. § 18701(b), are NOT subject to the City's Code but are subject to the disclosure requirements of the Act (Government Code Section 87200 et sec.). [Regs. § 18730(b)(3)]

OFFICIALS WHO MANAGE PUBLIC INVESTMENTS

It has been determined that the positions listed below are Other City Officials who manage public investments. These positions are listed here for information purposes only.

Executive Director of Finance

Investment Officer

Financial Consultant

Individuals holding one of the above - listed positions may contact the FPPC for assistance or written advice regarding their filing obligations if they believe that their position has been categorized incorrectly. The FPPC makes the final determination whether a position is covered by §87200.

DESIGNATED POSITIONS
GOVERNED BY THE CONFLICT OF INTEREST CODE

DESIGNATED EMPLOYEES' TITLE OR FUNCTION	DISCLOSURE CATEGORIES ASSIGNED
Accounting Manager	4
Administrative Officer	6
Administrative Specialist (Confidential)	6
Assistant City Clerk/Records Management Director	6
Assistant City Engineer	2, 3, 6, 7
Assistant City Manager	1, 2
Assistant Director of Housing & Neighborhood Preservation	2,3,6,7
Assistant Engineer	2, 3, 6, 7
Assistant General Manager – Administration and Customer Service	6
Assistant General Manager – Integrated Waste	6, 7
Assistant General Manager – Utilities Engineering and Operations	2, 3, 6, 7
Assistant Human Resources/Risk Management Director	2,3,6,7
Assistant Library Director	2, 3, 6
Assistant Parks and Maintenance Director	2,3,6,7
Assistant Planner	2, 3, 6, 7
Assistant Planning Director	2, 3, 6, 7
Assistant Recreation/Community Services Director	2, 3, 6
Associate Civil Engineer	2, 3, 6, 7

Associate Engineer	2, 3, 6, 7
Associate Landscape Planner	2, 3, 6, 7
Associate Planner	2, 3, 6, 7
Broadband Coordinator	6,7
Broadband General Manger	2,3,6,7
Broadband Operations Manager	6,7
Budget Director	2,3,6,7
Budget Manager	6,7
Building Inspection Manager	2, 3, 6, 7
Building Official	2, 3, 6, 7
Building Plans Examiner	7
Building Plans Specialist	7
Business License Supervisor	6
Business Operations Director	1, 2
Buyer	5, 6, 7
Chief Investment Officer	2, 3, 4, 6, 7
City Auditor	2, 3, 6, 7
City Attorney (not filing under Gov Code § 87200)	1, 2
City Clerk	1, 2
City Engineer	2, 3, 6, 7
Combination Building Inspector	6, 7
Communications & Community Relations Director	1, 2
Community Improvement Director	2,3,6,7

Community Improvement Officer	6
Community Information Supervisor	6
Community Improvement Supervisor	6
Community Life and Culture Officer	6
Community Relations and Communication Manager	6,7
Continuum of Care Manager	6, 7
Custodial Services Supervisor	6
Database Administrator	6
Departmental Administrator	1, 2
Deputy Fire Chief	2, 6, 7
Deputy Fire Marshal	2,6,7
Deputy Police Chief	2, 6, 7
Economic Development Advisor	2, 3
Economic Development Analyst	2, 3
Economic Development Coordinator	2
Economic Development Director	2, 3
Economic Development Specialist	2
Emergency Manager	5
Emergency Medical Services Director	6, 7
EMS Nurse	6, 7
Engineering Assistant	6
Engineering Assistant - GIS	6
Environmental Programs Manager	5,7

Executive Assistant to the City Manger	2
Executive Director Community Development	1,2
Executive Director Community Life and Culture	1,2
Executive Director Human Resources Risk Management	1,2
Executive Director Information Technology	1,2
Executive Director of Finance	2, 3, 4, 6, 7
Executive Director Public Works	1,2
Facilities Maintenance Supervisor	6
Financial Analyst	5
Fire Administrative Director	2,3,6,7
Fire Battalion Chief	6, 7
Fire Chief	2, 6, 7
Fire Communications Manager	6, 7
Fire Investigation Supervisor	6
Fire Protection Analyst	2,3
Fire Safety Specialist	6
Fleet Services Manager	6
Fleet Services Supervisor	5, 6, 7
Forensic Manager	6
Housing Director	2, 3, 6
Innovation Performance and Audit Director	2, 5, 6, 7
Integrated Waste Assistant Division Manager	5, 6, 7
Integrated Waste Division Manager	6, 7

Information Technology Applications Director	6
Information Technology Operations Director	6
Information Technology Systems Director	6
Internal Audit Manager	1
Internal Auditor	1
Landscape Planner	2, 3, 7
Legislative Analyst	6
Library Director	6
Library Service Manager	6, 7
Management Analyst	6
Municipal Services Director	6
Museum, Arts and Culture Director	6
Parks and Maintenance Director	2,3,6,7
Parks and Maintenance Manager	6,7
Parks and Maintenance Supervisor	6
Payroll Manager	6,7
Performance & Optimization Manager	6,7
Plan Check Engineer	2, 7
Planning Director	2, 3, 6, 7
Police Administrative Director	6
Police Captain	6, 7
Police Chief	6, 7
Police Communications Manager	6, 7

Police Lieutenant	6, 7
Principal Broadband Analyst	6, 7
Principal Engineer	2, 3, 6, 7
Principal IT Analyst	2,3
Principal Planner	2, 3, 6, 7
Principal Project Manager	6, 7
Project Coordinator	2, 3, 6
Project Manager	2, 3, 6
Public Facilities Maintenance Manager	6
Public Works Inspector	6, 7
Purchasing Assistant	6
Purchasing Manager	6, 7
Recreation/Community Services Director	2,3,6,7
Recreation/Community Services Manager	6,7
Recreation /Community Services Supervisor	6
Revenue Manager	4,6, 7
Senior Accountant	4, 6, 7
Senior Associate Civil Engineer	2, 3, 6, 7
Senior Associate Engineer	2, 3, 6, 7
Senior Combination Building Inspector	6, 7
Senior Community Information Specialist	6
Senior Community Improvement Officer	6
Senior Cross-Connection Control Specialist	5, 6, 7

Senior Deputy Fire Chief	2, 3, 7
Senior Environmental Technician	6
Senior Financial Analyst	5
Senior Fire Safety Specialist	6
Senior Human Resources Analyst	6
Senior Human Resources Manager	6,7
Senior Landscape Architect	6
Senior Landscape Planner	6
Senior Legislative Analyst	6
Senior Management Analyst	6
Senior Network Engineer	2, 7
Senior Plan Check Engineer	2, 7
Senior Planner	2, 3, 6, 7
Senior Project Coordinator	2, 3, 6
Senior Project Manager	2, 3, 6
Senior Public Works Inspector	6, 7
Senior Recreation/Community Services Supervisor	6
Senior Systems Analyst	6
Street Maintenance Supervisor	6
Supervising Building Inspector	6, 7
Supervising Managing Curator	6, 7
Supervising Public Works Inspector	6, 7
Survey Party Chief	6, 7

Sustainability Program Manager	6
Traffic/Transportation Manager	2, 3, 6, 7
Utilities Customer Services Director	2,3,6,7
Utilities Customer Services Supervisor	5, 6, 7
Utilities Engineering Division Manager	2, 5, 6, 7
Utilities General Manager	1, 2
Utilities Operations Division Manager	6,7
Utilities Project Manager	2, 3, 6
Utilities Supervisor	6
Water Production Manager	6, 7
Water Quality Programs Manager	6, 7
Water Quality Specialist	6, 7
Water Resources and Regulatory Affairs Director	6, 7
Water Resources Manager	6, 7
Water/Sewer Maintenance Manager	6, 7

BOARDS, COMMISSIONS AND COMMITTEES

Library Board of Trustees	2, 3, 6
Museum Board Members	6
Recreation and Parks Commission Members	2, 3, 6

CONSULTANTS

Consultants shall be included in the list of Designated Employees and shall disclose pursuant to the broadest disclosure category in this Code subject to the following limitation:

The City Manager may determine in writing that a particular consultant, although a "designated position," is hired to perform a range of duties that are limited in scope and thus is not required to fully comply with the disclosure requirements described in this Section. Such written determination shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The City Manager's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

EXHIBIT "B"
DISCLOSURE CATEGORIES

The disclosure categories listed below identify the types of investments, business entities, sources of income, or real property, which the Designated Employee must disclose for each disclosure category to which he or she is assigned.

Category 1: All investments and business positions in, and sources of income from, business entities that do business or own real property within jurisdiction of the City, plan to do business or own real property within the jurisdiction of the City within the next year, or have done business or owned real property within the jurisdiction of the City within the past two (2) years.

Category 2: All interests in real property which is located in whole or in part within, or not more than two (2) miles outside, the jurisdiction of the City.

Category 3: All investments and business positions in, and sources of income from, business entities that are engaged in land development, construction, or the acquisition or sale of real property within the jurisdiction of the City, plan to engage in such activities within the jurisdiction of the City within the next year, or have engaged in such activities within the jurisdiction of the City within the past two (2) years.

Category 4: All investments and business positions in, and sources of income from, business entities that are banking, savings and loan, or other financial institutions.

Category 5: All investments and business positions in, and sources of income from, business entities that provide services, supplies, materials, machinery, vehicles or equipment of a type purchased or leased by the City.

Category 6: All investments and business positions in, and sources of income from, business entities that provide services, supplies, materials, machinery, vehicles or equipment of a type purchased or leased by the Designated Employee's Department.

Category 7: All investments and business positions in, and sources of income from, business entities subject to the regulatory, permit, or licensing authority of the Designated Employee's Department, will be subject to such authority within the next year, or have been subject to such authority within the past two (2) years.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AND ADOPTING AN AMENDED APPENDIX OF THE CONFLICT OF INTEREST CODE PURSUANT TO THE POLITICAL REFORM ACT OF 1974.

WHEREAS, the Legislature of the State of California enacted the Political Reform Act of 1974, Government Code Section 81000 et seq. (the "Act"), which contains provisions relating to conflicts of interest which potentially affect all officers, employees and consultants of the City of Ontario (the "City") and requires all public agencies to adopt and promulgate a Conflict of Interest Code; and

WHEREAS, the City Council adopted a Conflict of Interest Code which was last amended on September 15, 2020, by Resolution No. 2020-152, in compliance with Government Code Section 81000 et seq.; and

WHEREAS, the potential penalties for violation of the provisions of the Act are substantial and may include criminal and civil liability, as well as equitable relief which could result in the City being restrained or prevented from acting in cases where the provisions of the Act may have been violated; and

WHEREAS, a public meeting was held upon the proposed amended Appendix of the Conflict of Interest Code at a regular meeting of the City Council on September 20, 2022, at which all present were given an opportunity to be heard on the proposed amended Appendix.

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

SECTION 1. The City Council does hereby adopt the proposed amended Appendix of the Conflict of Interest Code, a copy of which is attached hereto and shall be on file with the Records Management Department along with the Conflict of Interest Code and available to the public for inspection and copying.

SECTION 2. That said amended Appendix of the Conflict of Interest Code shall become effective 30 days after adoption and approval.

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

PASSED, APPROVED, AND ADOPTED this 20th day of September 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022-___ was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held September 20, 2022 by the following roll call vote, to wit:

AYES: MAYOR/COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022-___ duly passed and adopted by the Ontario City Council at their regular meeting held September 20, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO *Agenda Report* **September 20, 2022**	**SECTION:** **PUBLIC HEARINGS**
Department: Housing Prepared By: Katryna Gonzalez Staff Member Presenting: Scott Murphy, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 11

SUBJECT: **A PUBLIC HEARING TO RECEIVE TESTIMONY AND ADOPT THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR THE 2021-22 FISCAL YEAR**

RECOMMENDATION: That the City Council:

A. Hold a public hearing to receive testimony on the draft Consolidated Annual Performance and Evaluation Report (CAPER) for the 2021-22 Fiscal Year (on file in the Records Management Department);
B. Direct staff to prepare and transmit to the U.S. Department of Housing and Urban Development (HUD) the final CAPER, which will address all public comments received on the draft CAPER; and
C. Authorize the City Manager to execute any and all documents necessary and/or desirable to transmit the CAPER to HUD.

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

FISCAL IMPACT: There is not a direct fiscal impact associated with this action.

BACKGROUND & ANALYSIS: The CAPER is a report required by the U.S. Department of Housing and Urban Development (HUD) that provides annual information about the City's utilization of HUD funds for local community development and housing projects. During Fiscal Year 2021-22, a combined total of over $15.4 million of federal, state, and local funds were expended to implement approximately 48 housing and community development programs and projects. These activities were contained in the City's Fiscal Year 2021-22 One-Year Action Plan, approved on May 4, 2021. Federal funding sources in the CAPER include the following HUD programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), Community Development Block Grant - CARES Act (CDBG-CV), and Emergency Solutions Grant - CARES Act (ESG-CV). Local funding sources include Ontario Housing

Authority and Housing Asset funds. The City receives approximately $2.7 million annually from HUD for the CDBG, HOME, and ESG programs. During FY 2021-22, the City had approximately $589,000 CDBG-CV and $1.7 million ESG-CV remaining to spend from CARES Act allocations awarded in FY 2020-21 and FY 2021-22 .

Listed below are the key housing and community development projects discussed in the CAPER:

- The City expended approximately $2.3 million to implement 12 infrastructure and community facility activities, four economic development activities, and two public service activities under the Community Development Strategy. The major projects within this strategy include, but are not limited to the following: Alley Pavement Management Rehabilitation, Pavement Management Rehabilitation, Wheelchair Ramp Installation, Sam Alba Park Restroom Renovation, LED Streetlights, Child Care, Youth, and Family Subsidies, Shared Vision Bringing Library to You, Downtown Storefront Façade Renovation, CDBG-CV Small Business Support and Workforce Development Loans, and CDBG-CV Business Utility Assistance Program.

- More than $941,100 was expended to implement 13 housing programs within Ontario as part of the Housing Strategy. The major projects within this strategy include, but are not limited to, the following: Tenant Based Rental Assistance Program, Community Improvement Team, Conservation Home Improvement Program, Ontario Shines Single Family Solar, Ontario Shines Multi Family Solar, MyHome Assistance Program, School Teacher and Employee Assistance Program, and My Home Loan Program.

- Over $1.7 million was expended as part of the Homeless Strategy to implement 12 activities. The major projects within this strategy include, but are not limited to, the following: Project Gateway (Supportive Housing Program), Mercy House Ontario Access Center, Assisi House and Aftercare Services, Family Stabilization at Sova Program Center, Services for Victims of Domestic Violence and Their Children, ESG-CV Rapid Re-Housing Program, ESG-CV Street Outreach, and ESG-CV Motel Voucher Program.

Attached is the Executive Summary of the CAPER for FY 2021-22. The Executive Summary provides a summary of expenditures and accomplishments for all HUD-funded activities undertaken to address strategies identified within the Five-Year Consolidated Plan and One-Year Action Plan adopted by City Council on May 4, 2021.

The draft CAPER for FY 2021-22 has been available for public review from September 2, 2022 to September 19, 2022. Subsequent to City Council approval, Staff will submit the final report to HUD by the September 28, 2022 deadline.

CITY OF ONTARIO

DRAFT

Consolidated Annual Performance and Evaluation Report for Fiscal Year 2021-22

September 20, 2022

Prepared by the
City of Ontario Housing Department
303 East B Street
Ontario, CA 91764
(909) 395-2006

DRAFT

FY 2021-22 Consolidated Annual Performance and Evaluation Report (CAPER)

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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report Fiscal Year 2021-22

Executive Summary

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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report
For the period of July 1, 2021 - June 30, 2022

EXECUTIVE SUMMARY

The Consolidated Annual Performance and Evaluation Report (CAPER) provides information to Ontario residents, elected officials, City staff, and the U.S. Department of Housing and Urban Development (HUD) about housing and community development needs, projects, and accomplishments. This report covers activities conducted during Fiscal Year 2021-22 which began July 1, 2021 and ended June 30, 2022. During this period, federal and local funds were used to implement a myriad of housing and community development programs and projects, including projects that were developed and carried out in response to the COVID-19 pandemic. Each activity supported one or more of the priorities originally presented in the City's Five-Year Consolidated Plan.

The following list highlights key housing and community development activities implemented during FY 2021-22:

- The City of Ontario and its partners expended more than $15.4 million in federal, state, and local funds to administer housing and community development programs.

- The City expended approximately $2.3 million to implement 12 infrastructure and community facility activities, four economic development activities, and two public service activities under the Community Development Strategy. The major projects within this strategy include, but are not limited to the following: Alley Pavement Management Rehabilitation, Pavement Management Rehabilitation, Wheelchair Ramp Installation, Sam Alba Park Restroom Renovation, LED Streetlights, Child Care, Youth, and Family Subsidies, Shared Vision Bringing Library to You, Downtown Storefront Facade Renovation, CDBG-CV Small Business Support and Workforce Development Loans, and CDBG-CV Business Utility Assistance Program.

- More than $941,100 was expended to implement 13 housing programs within Ontario as part of the Housing Strategy. The major projects within this strategy include, but are not limited to, the following: Tenant Based Rental Assistance Program, Community Improvement Team, Conservation Home Improvement Program, Ontario Shines Single Family Solar, Ontario Shines Multi Family Solar, MyHome Assistance Program, School Teacher and Employee Assistance Program, and My Home Loan Program.

- Over $1.7 million was expended as part of the Homeless Strategy to implement 12 activities. The major projects within this strategy include, but are not limited to, the following: Project Gateway (Supportive Housing Program), Mercy House Ontario Access Center, Assisi House and Aftercare Services, Family Stabilization at Sova Program Center, Services for Victims of Domestic Violence and Their Children, ESG-CV Rapid Re-Housing Program, ESG-CV Street Outreach, and ESG-CV Motel Voucher Program.

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The tables below and on the following pages demonstrate the breakdown of funds received and expended within each identified strategy: Community Development, Housing, Homeless, Special Needs, Fair Housing, and Public Housing.

FUNDING SOURCES

FUNDING SOURCE	ACTIVITIES FUNDED	ACTUAL AMOUNT AWARDED/RECEIVED/ ON HAND FOR FY 2021-22
Community Development Block Grant (CDBG)	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$1,909,738[1]
CDBG Program Income	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$0
CDBG Rollover from prior years and reallocated funds	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$197,777[2]
CDBG-CARES (CDBG-CV)	Infrastructure improvements, code enforcement, housing rehabilitation, and social services in response to COVID-19.	$589,987[1]
HOME Investment Partnership (HOME)	Tenant Based Rental Assistance	$748,625[1]
HOME Program Income	Tenant Based Rental Assistance	$25,925[2]
HOME Rollover from prior years and reallocated funds	Tenant Based Rental Assistance	$0
Emergency Solutions Grant (ESG)	Essential support services and operating expenses for homeless facilities and programs.	$159,018[1]
ESG-CARES (ESG-CV)	Essential support services and operating expenses for homeless facilities and programs in response to COVID-19	$1,709,484[1]
Housing Asset Fund (HAF)	Home ownership assistance, housing acquisition and rehabilitation, and homeless services.	$1,063,082[2]
Ontario Housing Authority (OHA)	Housing acquisition, property rehabilitation and maintenance.	$2,189,849[2]
Transformative Climate Communities Grant (TCC)	California Climate Investment programs, including affordable housing, active transportation programs, low income weatherization programs, and urban greening	$19,241,975[2]

[1] This amount represents the total funds awarded during FY 2021-22
[2] This amount represents funds on hand during FY 2021-22

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FUNDING SOURCE	ACTIVITIES FUNDED	ACTUAL AMOUNT AWARDED/RECEIVED/ ON HAND FOR FY 2021-22
BEGIN Program Reuse Account	Program provides deferred-payment second mortgage loans to qualified buyers of new homes and/or homeowners rehabilitation loans.	$62,798[2]
BEGIN Program Reuse Account	Program provides deferred-payment second mortgage loans to qualified buyers of new homes and/or homeowners rehabilitation loans.	$51,560[2]
Permanent Local Housing Allocation	Housing construction, rehabilitation activities, homebuyer activities, and homeless prevention.	$1,429,994[1]
	TOTAL	**$29,379,812**

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HOUSING STRATEGY

Program/Project	Funding Source	Expenses	Annual Accomplishment
Priority 1: Expand affordable rental housing opportunities, particularly for low-income persons.			
Tenant Based Rental Assistance Program	HOME	**$195,908**	A total of thirty-eight (38) households were assisted through this program during FY 2021-22. Sixteen (16) households had their TBRA certificates renewed, fourteen (14) households completed their TBRA program assistance, and eight (8) households leased new units with assistance this year.
Sites for Future Affordable Housing Development	HAF	**$9,310**	The Ontario Housing Authority acting as the successor agency to the Ontario Redevelopment Agency and the City of Ontario acting as the successor agency to the Ontario Redevelopment Agency are currently maintaining approximately 7 sites for future development of affordable housing. During FY 2021-22, Disposition and Development Agreements for two of the seven properties were amended.
TOTAL HOUSING PRIORITY #1		**205,218**	
Priority 2: Create new, preserve and rehabilitate existing rental and owner-occupied housing units.			
Community Improvement Team	CDBG	**$41,489**	A total of 294 inspections were completed during the reporting period. 28 citations were given, 157 notices issued and 128 cases closed at 186 unique parcels.
Low-Mod Assisted Housing Developments		**$0**	Continued ongoing monitoring efforts of affordable housing developments consisting of 2,010 units throughout Ontario.
Guadalupe Residence (411 North Parkside Avenue)	CDBG HOME **Subtotal**	$0 $0 **$0**	The acquisition was completed in February 2018. Coordination with the solar energy installation through the City's Transformative Climate Communities Grant and the COVID-19 pandemic has delayed the project. Rehabilitation work is expected to be complete during 2023.
Ontario Shines: Single Family Solar PV	CDBG	**$287,500**	During FY 21-22, 34 homeowners were assisted with no-cost solar installations.

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Program/Project	Funding Source	Expenses	Annual Accomplishment
Ontario Shines: Multi-Family PV	CDBG	**$299,760**	During FY 2021-22, the program began working on installations for two multi-family solar projects, Assisi House and Francis Apartments. Assisi House is a transitional housing facility serving homeless men, single women, and single mothers and Francis Apartments is a multi-family low income-based apartment complex. Construction for both projects is expected to be completed by end of 2022.
Conservation Home Improvement Program	CDBG	**$44,739**	During FY 21-22, two (2) applications were approved and loans were issued for qualifying improvements. Work on both homes was completed in the Fall of 2021.
TOTAL HOUSING PRIORITY #2		**$673,488**	
Priority 3: Increase affordable homeownership opportunities, particularly for low- and moderate-income persons.			
MyHome Assistance Program	Bond Financing	**$62,400**	Five (5) homebuyers were assisted in Ontario during FY 21-22.
Home Buyer Assistance (County of San Bernardino Mortgage Revenue Bond Program)	Bond Financing	**$0**	No Mortgage Credit Certificates (MCC) were issued to homebuyers in Ontario during FY 2021-22. At the end of 2021 the MCC program funding was exhausted.
Neighborhood Partnership Housing Services (NPHS) Programs	Private Financing	N/A	During FY 2021-22, NPHS provided homeownership services to 267 Ontario residents. Foreclosure prevention assistance was provided to 3 homeowners, no first-time Ontario homebuyers received down payment assistance grants through the WISH program, 190 residents were provided pre-purchase/financial wellness education, and 74 residents received reverse mortgage counseling. This year, NPHS was not able to provide any senior home repair grants due to a lack of funding.
Good Neighbor Next Door Program	HUD & FHA	**$0**	No homebuyers were assisted in Ontario during FY 2021-22.
Police Residence Assistance Program	Ontario General Fund	**$0**	No new loans or payoffs were processed during FY 2021-22.
TOTAL HOUSING PRIORITY #3		**$62,400**	
GRAND TOTAL – HOUSING STRATEGY		**$941,106**	

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HOMELESS STRATEGY

Program/Agency	Funding Source	Expenses	Accomplishments
Priority 1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services.			
Assisi House and Aftercare Services Program	CDBG	**$37,914**	A total of 27 unduplicated homeless persons were served.
Mercy House Living Centers - Ontario Access Center	ESG	**$134,325**	A total of 992 unduplicated homeless persons were served at the Ontario Access Center.
House of Ruth – Services for Victims of Domestic Violence and Their Children	ESG	**$11,162**	A total of 54 unduplicated victims of domestic violence and their children were provided with services.
Inland Valley Hope Partners – Family Stabilization Program at Sova Program Center	CDBG	**$18,410**	A total of 785 unduplicated persons were served.
Project Gateway (Supportive Housing Program)	HUD	**$177,900**	Thirteen (13) households consisting of eighteen (18) persons were housed using Supportive Housing Program (SHP) vouchers.
Continuum of Care	CDBG and OHA	**$199,436**	In FY 2021-22, this position provided oversight and implemented all programs related to the provision of homeless services throughout the community.
ESG-CV Rapid Re-Housing Program	ESG-CV	**$27,536**	Two households were assisted during FY 2021-22.
ESG CV Motel Voucher Program	ESG-CV	**$178,128**	During FY 2021-22, 119 households received assistance through this program for a total of 1,294 bed nights.
ESG-CV Diversion Program	ESG-CV	**$0**	No households received assistance from the Diversion Program in FY 2021-22. Due to lack of interest funding was reprogrammed to ESG-CV Emergency Rent and Utility Assistance.
ESG-CV Emergency Rent and Utility Assistance Program	ESG-CV	**$862,441**	During FY 2021-22 the program began to process applications for approval. A total of 110 households were assisted with emergency rent and utility assistance payments.
ESG-CV Street Outreach and Engagement	ESG-CV	**$43,063**	This program allowed street outreach hours to be increased from 10 hours per month to 40 hours per week.

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Program/Agency	Funding Source	Expenses	Accomplishments
Expanded Hours at the Ontario Access Center	General Fund	**$84,938**	This program allowed hours at the Ontario Access Center to be expanded from 16 hours a week to over 40 hours per week, including hours on Saturday.
GRAND TOTAL – HOMELESS STRATEGY		**$1,775,252**	

SPECIAL NEEDS STRATEGY

Program/Agency	Funding Source	Expenses	Accomplishments
Priority 1: Provide supportive services for special needs populations.			
Inland Fair Housing and Mediation Board – Senior Services	CDBG	**$10,000**	A total of 13 seniors were served.
GRAND TOTAL – SPECIAL NEEDS STRATEGY		**$10,000**	

FAIR HOUSING STRATEGY

Program/Agency	Funding Source	Expenses	Accomplishments
Priority 1: Continue to implement the Fair Housing Laws by providing funding to further fair housing.			
Inland Fair Housing and Mediation Board – Fair Housing (AFFH) Program	CDBG	**$22,000**	A total of 100 persons were provided with fair housing services.
Inland Fair Housing and Mediation Board – Landlord/Tenant Mediation Services	CDBG	**$10,200**	A total of 750 persons were provided with landlord/tenant mediation services.
GRAND TOTAL – FAIR HOUSING STRATEGY		**$32,200**	

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PUBLIC HOUSING STRATEGY

Program/Agency	Funding Source	Expenses	Accomplishments
Priority 1: Continue to support ongoing efforts of the Housing Authority of the County of San Bernardino and the Ontario Housing Authority to maximize the use of rental assistance subsidies and other resources in the City.			
Housing Authority of the County of San Bernardino (Housing Choice Voucher Program)	HUD	**$9,844,920**	730 households consisting of 1,763 persons were assisted in Ontario.
Housing Authority of the County of San Bernardino (Family Self-Sufficiency)	HUD	**N/A**	Thirteen (13) Ontario residents served.
GRAND TOTAL – PUBLIC HOUSING STRATEGY		**$9,844,920**	

COMMUNITY DEVELOPMENT STRATEGY

Program/Project	Funding Source	Expenses	Accomplishments
Priority 1: Provide needed infrastructure improvements in target lower and moderate-income neighborhoods.			
Community Block Wall Along Mountain Ave	CDBG	**$4,988**	During FY 2021-22 an architectural firm designed the wall taking into consideration the work arounds required to construct around disinterested owners. Project is expected to be complete in FY 2022-23.
FY 2021-22 Pavement Management Rehabilitation Program	CDBG Gas Tax Measure I A.D. Administration	$272,704 $388,695 $234,224 $591,836	This project provided for pavement rehabilitation in various low- and moderate-income areas throughout Ontario to extend the useful life of the street surfaces for at least ten years. During the FY 2021-22, the project was bid and a contract was awarded to Pavement Coatings, Co. in July

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Program/Project	Funding Source	Expenses	Accomplishments
	Subtotal	**$1,487,459**	2021. Construction began in August 2021 and was completed in October 2021. The contract included the rehabilitation of 9 streets, which total over 65,000 square feet of asphalt roadway. The project served to rehabilitate existing street pavement surfacing in eligible CDBG areas by installing a Rubberized-Modified Slurry Seal, extending the service life of the asphalt concrete pavement by an estimated 10 to 15 years. The project served to rehabilitate existing street pavement surfacing in eligible CDBG areas by installing a Rubberized-Modified Slurry Seal, extending the service life of the asphalt concrete pavement by an estimated 10-15 years. This project is an aesthetic infrastructure improvement for the entire neighborhood with resurfaced asphalt.
FY 2020-21 Alley Pavement Management Program	CDBG Gas Tax A.D. Administration	$574,971 $0 $0	The FY 2020-21 Alley Pavement Management program was combined with the FY 2021-22 Alley Pavement Management program and work for both projects is expected to be completed by Fall of 2022. The Alley Pavement Rehabilitation Program will provide for major alley improvements in low and moderate-income areas that will extend the useful life of the alley surface for 20 to 30 years. During FY 2021-2022, the project was bid and a contract was awarded to Onyx Paving Company, Inc.
	Subtotal	**$574,971**	
FY 2020-21 and FY 2021-22 LED Streetlight Conversion	CDBG	**$50**	Funding for the FY 2020-21 project was rolled over to the FY 2021-22 LED streetlights project. Engineering conducted environmental assessments and awarded an initial construction contact of $167,028 on April 21, 2022 to California Professional Engineering Inc. to install 12 new street lights with LED fixtures. This project will begin construction in late August 2022.
Wheelchair Ramp Installation	CDBG	**$171,500**	The Parks and Maintenance Department installed a total of 36 wheelchair ramps and adjoining sidewalks.
TOTAL COMMUNITY DEVELOPMENT PRIORITY #1		**$2,238,968**	

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Program/Project	Funding Source	Expenses	Accomplishments
Priority 2: Provide for new community facilities and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.			
Sam Alba Park Restroom Renovation	CDBG	**$27,288**	During FY 2021-22, architectural plans were prepared for this project replacing the existing restroom with a prefabricated restroom that will present a safer and improved restroom facility for park users. Construction is expected to take place in FY 2022-23.
TOTAL COMMUNITY DEVELOPMENT PRIORITY #2		**$27,288**	
Priority 3: Provide needed community services to serve lower- and moderate-income residents.			
Shared Vision Bringing Library to You	CDBG	$2,298	The mobile vehicle provides educational and physical activities such as science, technology, engineering, art and math (STEAM) activities and literacy services to community members. During FY 2021-22 Ontario on the Go made 141 park visits and served 1,435 community members since launching in August 2021.
	Library Projects	$33,027	
	Subtotal	**$35,325**	
Ontario-Montclair YMCA - Child Care Subsidies Program	CDBG	**$22,000**	Thirty-Four (34) unduplicated youths were served.
TOTAL COMMUNITY DEVELOPMENT PRIORITY #3		**$57,325**	
Priority 4: Expand the City's economic base and promote greater employment opportunities.			
Downtown Storefront Façade Improvement Program	CDBG	**$0**	During FY 2021-22 zero (0) qualified applicants participated in the program. Program guidelines were updated to expand the program area to coincide with the City's Downtown District. New marketing materials were developed and staff intends on advertising the revitalized program in FY 22-23.
Mission & Mountain Storefront Façade Improvement Program	CDBG	**$0**	During FY 21-22 program guidelines were updated to make the program more appealing to applicants. No applications have been finalized to date. Funding should begin to be allocated in FY 22-23.

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Program/Project	Funding Source	Expenses	Accomplishments
CDBG-CV Business Utility Assistance Program	CDBG-CV	**$3,480**	During FY 21-22 one (1) business received assistance with deferred utility payments. Program funding will be reallocated in FY 22-23 due to lack of program demand.
CDBG-CV Small Business Stabilization Program	CDBG-CV	**$10,000**	During FY 21-22 one (1) business received a loan to overcome the temporary loss of revenue due to the coronavirus pandemic. Program funding will be reallocated in FY 22-23 due to lack of program demand
TOTAL COMMUNITY DEVELOPMENT PRIORITY #4		**$13,480**	
GRAND TOTAL – COMMUNITY DEVELOPMENT STRATEGY		**$2,337,061**	

ADMINISTRATIVE COSTS

Program/Project	Funding Source	Expenses	Accomplishments
CDBG Administration	CDBG	**$231,917**	Administration of the CDBG Program.
CDBG-CV Administration	CDBG-CV	**$172,701**	Administration of the CDBG-CV Program.
HOME Administration	HOME	**$113,196**	Administration of HOME Program.
ESG Administration	ESG	**$2,945**	Administration of ESG Program.
ESG-CV Administration	ESG-CV	**$16,990**	Administration of the ESG-CV Program.
GRAND TOTAL – Administrative Costs		**$537,750**	
GRAND TOTAL – All Projects & Administration		**$15,478,289**	

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I. INTRODUCTION

The Consolidated Annual Performance and Evaluation Report (CAPER) provides a comprehensive summary of housing and community development activities implemented by the City of Ontario utilizing U.S. Department of Housing and Urban Development (HUD) funds. The City has prepared this report in accordance with HUD regulations.

This report describes the progress that the City made towards achieving the affordable housing and community development goals presented in the Five-Year Consolidated Plan. The Consolidated Plan is a combination of the following components: housing and community development needs assessment, survey of available resources, five-year strategy, and One-Year Action Plan. The One-Year Action Plan is updated annually and presents the specific programs and projects to be implemented each year along with their respective funding sources and amounts. The performance of each program and project identified in the FY 2021-22 One-Year Action Plan is presented in this report. The following is a summary of this report's key areas:

I. Introduction

II. Consolidated Plan: Housing, Public Services, and Economic Opportunity – The Consolidated Plan serves as both a long- and short-term planning tool for housing and community development activities. This section presents important developments on housing, community development, and economic issues. All the five-year strategies are discussed in this section (Housing, Homeless, Special Needs Populations, Fair Housing, Public Housing, Lead Hazard, Community Development, and Economic Development).

III. Continuum of Care – Homelessness is a critical issue impacting both the lives of affected individuals and the quality of the community at large. This section assesses the needs of the homeless and programs and projects implemented during FY 2021-22 to address those needs.

IV. HOME-Funded Housing Activities – Quality affordable housing is the cornerstone of a viable community. This section discusses a variety of HOME-funded activity requirements, including: Community Housing Development Organizations (CHDOs), affirmative marketing and minority outreach, HOME match, and HOME inspections/monitoring.

V. Program Requirements – The City must meet specific planning, administrative, and reporting requirements that regulate all aspects of housing and community development activities supported with federal funds. This section assesses the City's capacity to carry out these types of activities in compliance with federal regulations including citizen participation, oversight, management, and accounting systems.

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VI. Overall Assessment – This section of the CAPER provides a detailed analysis of the progress made towards meeting the goals of the Five-Year Consolidated Plan during FY 2021-22.

VII. Other Actions Undertaken – This section provides information regarding the City's anti-displacement strategy, institutional structure, and anti-poverty strategy.

VIII. Additional CDBG Required Narratives – This section provides information regarding the assessment of the relationship of CDBG funds and the status of CDBG loans and other receivables.

IX. Public Review and Comments – This section provides information on public comments received.

X. HUD Reports – This section concludes the CAPER with the following HUD reports generated by the Integrated Disbursement and Information System (IDIS) and other required HUD reports:

1. **Summary of Activities (C04PR03) –** lists each CDBG activity, which was open during a program year. For each activity, the report shows the status, accomplishments, program year narrative and program year expenditures. For each activity, the report also shows the activity code, regulation cite and characteristics of the beneficiaries.

2. **CDBG Financial Summary Report (C04PR26) –** shows the commitment of funds and expenditures the grantee has made for a specified program year. The expenditures are summarized to determine the relevant indicators for planning/administration, public service activities, and economic development. This report also contains program year information on meeting HUD's statutory requirements of serving low- and moderate-income households.

3. **CDBG-CV Financial Summary Report (C04PR26-CV) –** shows the commitment of funds and expenditures the grantee has made for a specified program year. The expenditures are summarized to determine the relevant indicators for planning/administration, public service activities, and economic development in response to the COVID-19 pandemic. This report also contains program year information on meeting HUD's statutory requirements of serving low- and moderate-income households.

HOME REPORTS

3. **Status of HOME Activities (C04PR22) –** provides status of HOME activities for all fiscal years. This report shows funds committed to each activity and disbursed dollar amounts.

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4. **Status of HOME Grants (C04PR27) –** provides a status of HOME grants for each fiscal year.

5. **HOME Match Report (HUD-40107-A) –** provides match contribution information for Fiscal Year 2021-22.

6. **HOME Annual Performance Report (HUD-40107) –** provides Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) contracting information for Fiscal Year 2021-22. In addition, this report provides information on HOME program income received during the reporting period.

ESG REPORTS

7. **ESG CAPER Report –** provides information on performance measures for ESG funded activities.

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II. CONSOLIDATED PLAN – Housing, Public Services and Economic Opportunities

This section contains the following elements:

a. An overview of the Action Plan;
b. A summary of resources available for housing and community development projects;
c. Housing activities conducted during FY 2021-22 in support of Action Plan priorities;
d. Homeless activities conducted during FY 2021-22 in support of Action Plan priorities;
e. Special population activities conducted during FY 2021-22 in support of Action Plan priorities;
f. Fair housing activities conducted during FY 2021-22 in support of Action Plan priorities;
g. Public housing activities conducted during FY 2021-22 in support of Action Plan priorities;
h. Lead hazard activities conducted during FY 2021-22 in support of Action Plan priorities; and
i. Community development activities conducted during FY 2021-22 in support of Consolidated Plan priorities.

A. OVERVIEW

The FY 2021-22 Action Plan was the second One-Year Action Plan component of a five-year strategy covering the period of FY 2020-2024. The Five-Year Consolidated Plan articulates the City's vision for enhancing the quality of life in Ontario by addressing housing and community development issues. The One-Year Action Plan identified specific activities conducted in support of the priorities and objectives originally presented in the Five-Year Consolidated Plan. A concise executive summary was included as an introduction to the Action Plan in order to increase understanding by civic leaders, other organizations, City residents, and others not familiar with the complexities of housing and community development issues.

The Action Plan was developed through a series of workshops, meetings, and public hearings with City staff from various departments involved in housing and community development, non-City organizations, Ontario residents, and the City Council. The funding allocation development process relied heavily on input from each of these stakeholders. Availability of funds was advertised in the local media, and application materials were designed and distributed with the intention of soliciting proposals for programs to implement the objectives and goals of the Consolidated Plan.

B. AVAILABLE RESOURCES

The goal of the annual Action Plan is the effective utilization of resources to meet housing and community development needs. The table on the following page identifies the various sources of funding available for housing and community development programs and projects.

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FUNDING SOURCE	ACTIVITIES FUNDED	PLANNED AMOUNT	ACTUAL AMOUNT AWARDED/ RECEIVED/ ON HAND (FY 2021-22)
Community Development Block Grant (CDBG)	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$1,909,738	$1,909,738
CDBG Program Income	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$0	$0
CDBG Rollover from prior years and reallocated funds	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$197,777	$197,777
CDBG-CARES (CDBG-CV)	Infrastructure improvements, code enforcement, housing rehabilitation, and social services in response to COVID-19.	$589,987	$589,987
HOME Investment Partnership (HOME)	Housing construction, rehabilitation activities, homebuyer activities, and tenant based rental assistance.	$748,625	$748,625
HOME Program Income	Housing construction, rehabilitation activities, homebuyer activities, and tenant based rental assistance.	$0	$25,925
HOME Rollover from prior years and reallocated funds	Housing construction, rehabilitation activities, homebuyer activities, and tenant based rental assistance.	$0	$0
Emergency Solutions Grant (ESG)	Essential support services and operating expenses for homeless facilities and programs.	$159,018	$159,018
ESG-CARES (ESG-CV)	Essential support services and operating expenses for homeless facilities and programs in response to COVID-19	$1,709,484	$1,709,484
Housing Asset Fund *Cash on hand balance as of July 1, 2021.	Homeownership assistance, housing acquisition and rehabilitation, and homeless services.	$1,045,324	$1,063,082
Ontario Housing Authority *Cash on hand balance as of July 1, 2021.	Housing acquisition, property rehabilitation, and maintenance.	$4,467,364	$2,189,849
Transformative Climate Community Grant	Provides funding for California Climate Investment programs, including affordable housing, active transportation programs, low income weatherization programs, and urban greening.	$19,420,468	$19,241,975

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FUNDING SOURCE	ACTIVITIES FUNDED	PLANNED AMOUNT	ACTUAL AMOUNT AWARDED/ RECEIVED/ ON HAND (FY 2021-22)
BEGIN Reuse Account	Provides deferred-payment second mortgage loans to qualified buyers of new homes and/or homeowner-occupied rehabilitation loans.	$62,798	$62,798
CalHome Reuse Account	Provides deferred-payment second mortgage loans to qualified buyers of new homes and/or homeowner-occupied rehabilitation loans.	$51,560	$51,560
Permanent Local Housing Allocation	Housing construction, rehabilitation activities, homebuyer activities, and homeless prevention.	$1,429,994	$1,429,994
	TOTAL	**$31,792,138**	**$29,379,812**

The narrative listed below discusses each funding source used to support programs and projects implemented during the period covered by this report.

Federal Housing and Community Development Funds: The City is entitled to receive funding from a variety of federal sources. During FY 2021-22, the City participated in the following federal programs:

- The Community Development Block Grant (CDBG) program which provided $1,909,738 for housing and community development programs, and an additional $197,777 was available for programs from prior year funds;

- The HOME Investment Partnership program which provided $748,625 for housing-related activities, and an additional $25,925 was available from program income; and

- The Emergency Solutions Grant (ESG) program which provided $159,018 for homeless facilities and programs.

Federal Housing and Community Development Funds in Response to COVID-19: In response to the COVID-19 pandemic, the Coronavirus Aid, Relief, and Economic Security Act of 2020 (CARES Act) was passed by Congress on March 27, 2020, authorizing HUD to distribute additional funding to entitlement communities to be used towards programs that prevent, prepare for, and respond to coronavirus. In FY 2021-22, The City had the following CARES Act funding remaining to program:

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- The Community Development Block Grant – CARES Act (CDBG-CV) program which provided $589,987 for housing and community development programs in response to COVID-19; and

- The Emergency Solutions Grant – CARES Act (ESG-CV) program which provided $1,709,484 for homeless facilities and programs in response to COVID-19.

CDBG and HOME Program Income: During FY 2021-22, the City received $0 in CDBG program income and $25,925.16 in HOME program income.

Housing Choice Voucher Program: The Housing Choice Voucher Program provides a valuable resource for affordable housing. According to the Housing Authority of the County of San Bernardino (HACSB) there were approximately 730 Housing Choice Voucher Program participants in Ontario during the reporting period.

State Funds: During FY 2021-22, the City continued to operate programs utilizing the following grants from the State of California:

- The BEGIN Program: The City has established a BEGIN reuse account in accordance with program regulations to utilize funds received as repayments on BEGIN and CalHome program loans.
- The Transformative Climate Community Grant: In FY 2018-19, the City received a $33.2 million grant award from the State of California Strategic Growth Council for a variety of California Climate Investment programs including affordable housing, low-income weatherization programs, active transportation programs, and urban greening. In FY 2021-22 the City had a remaining grant balance of $19,241,975.

Leveraging Resources: The City pro-actively pursues leveraging opportunities to maximize funding available to implement housing and community development activities. Federal funds available through HUD have provided the City an opportunity to leverage other resources. Listed in the table below are total project budget or expenditure amounts for the programs and activities that leveraged public and private resources:

Program/Project	HUD Funds	Other Funds
FY 2021-21 Pavement Management Rehabilitation Program	$272,704	$1,214,755
Continuum of Care	$150,503	$49,933
Shared Vision Bringing Library to You	$2,298	$33,027
TOTAL	**$425,505**	**$1,297,714**

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NOTE: Sections are divided by the following strategies: Housing Strategy, Homeless Strategy, Special Needs Strategy, Fair Housing Strategy, Public Housing Strategy, Lead Hazard Strategy, Community Development Strategy, and Economic Development Strategy. Please refer to the attached IDIS reports for statistical program performance information including demographic information.

C. HOUSING STRATEGY

This section is a discussion of the priorities and corresponding activities, which address various housing and housing-related issues.

Priority 1: Expand affordable rental housing opportunities, particularly for low-income persons.

Five-Year Objectives: The City of Ontario Housing Department will work with developers and subrecipients to expand affordable rental housing opportunities, particularly for low-income persons.

Accomplishments: The City worked with a subrecipient to administer the HOME Tenant Based Rental Assistance Program and worked with a developer to complete construction on a new 101-unit affordable housing development. The table on the following page identifies all programs and projects specifically designed to support this priority:

Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments
Tenant Based Rental Assistance Program	HOME	$195,908	15	A total of thirty-eight (38) households were assisted through this program during FY 2021-22. Sixteen (16) households had their TBRA certificates renewed, fourteen (14) households completed their TBRA program assistance, and eight (8) households leased new units with assistance this year.
Sites for Future Affordable Housing Development*	Other Funds	$9,310	N/A	The Ontario Housing Authority acting as the successor agency to the Ontario Redevelopment Agency and the City of Ontario acting as the successor agency to the Ontario Redevelopment Agency are currently maintaining approximately 7 sites for future development of affordable housing. During FY 2021-22, Disposition and Development Agreements for two of the seven properties were amended.
TOTAL		**$205,218**		

**Activities not mentioned within the One-Year Action Plan under this priority.*

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TENANT BASED RENTAL ASSISTANCE PROGRAM

This program is designed to assist the most vulnerable and hardest to house chronically homeless individuals and families currently accessing services at the Ontario Access Center, receiving services from an Ontario-funded homeless services provider, or being served by a social services provider at the Ontario Access Center. Mercy House Living Centers works in cooperation with the Ontario Police Department, Ontario Code Enforcement, and the San Bernardino County Department of Behavioral Health to identify and provide services to Ontario's chronically homeless population to move them quickly into permanent supportive housing.

A total of thirty-eight (38) households were assisted through this program during FY 2021-22. Sixteen (16) households had their TBRA certificates renewed, fourteen (14) households completed their TBRA program assistance, and eight (8) households lease new units with assistance during the reporting period.

SITES FOR FUTURE AFFORDABLE HOUSING DEVELOPMENT

The Ontario Housing Authority acting as the successor agency to the Ontario Redevelopment Agency and the City of Ontario are currently maintaining approximately seven sites for future development of affordable housing.

During FY 2021-22, the Ontario Housing Authority amended the Disposition and Development Agreements for two properties that are currently being used as vacant land. Funds from the disposition of these properties will be used by the Authority for future affordable housing development. Disposition for these sites is expected to occur in 2022.

Priority 2: Create new, preserve, and rehabilitate existing rental and owner-occupied housing units.

Five-Year Objectives: The City will support the creation, preservation, and rehabilitation of suitable housing units, which are designed to both meet the needs of the community's renter and owner-occupied households and contribute to the revitalization of the City's neighborhoods.

Accomplishments: The City's housing investment plan (along with related programs and projects supporting this priority) targeted existing homeowners and renters. The City used CDBG to implement projects and programs under this strategy. In addition, the City has received $33.2 million from the California Strategic Growth Council under the Transformative Climate Communities program to provide additional investment in preserving Ontario's housing stock.

Within the FY 2021-22 One-Year Action Plan, the programs listed on the following pages were administered to support this priority:

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Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishment
Community Improvement Team	CDBG	$41,489	300 households	A total of 294 inspections were completed during the reporting period. 28 citations were given, 157 notices issued and 128 cases closed at 186 unique parcels.
Low-Mod Assisted Housing Developments*		$0	N/A	Continued ongoing monitoring efforts of affordable housing developments consisting of 2,010 units throughout Ontario.
Guadalupe Residence (411 North Parkside Avenue)	CDBG HOME **Subtotal**	$0 $0 **$0**	N/A	The acquisition was completed in 2018. Rehabilitation work was delayed due to the COVID-19 pandemic and coordinating with the solar energy provider. Work is expected to be complete in 2023.
Ontario Shines Single Family Solar PV*	TCC	$287,500	N/A	During FY 2021-22, thirty-four (34) homeowners were assisted with no-cost solar installations.
Ontario Shines Multi-Family Solar PV*	TCC	$299,760	N/A	During FY 2021-22, the program began working on installations for two multi-family solar projects at Assisi House and Francis Apartments. Construction for both projects is expected to be completed by the end of 2022.
Conservation Home Improvement Program (CHIP Loan)	CDBG	$44,739	16	During FY 2021-22, two (2) applications were approved and loans were issued for qualifying improvements. Work on both homes was completed in the Fall of 2021.
	TOTAL	**$673,488**		

**Activities not mentioned within the One-Year Action Plan under this priority*

COMMUNITY IMPROVEMENT TEAM

The Community Improvement Team (CIT) consists of members of the City of Ontario Community Improvement Department who are trained at recognizing and abating health and safety code violations, building code violations, fire code violations, and various other state and federal regulations. The team can draw resources and assistance from other City Departments, such as the Ontario Fire Department, Police Department, and the City Attorney's Office, on an as-needed basis.

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During FY 2021-22, $41,489.46 was expended for the CIT Program. A total of 294 inspections were completed during the reporting period. Staff issued 28 citations and 157 notices. There were 128 cases closed.

ASSISTED HOUSING DEVELOPMENTS

During FY 2021-22, the City of Ontario Housing Department was responsible for the affordability and maintenance monitoring of the 2,010 restricted housing units shown in the below table to ensure compliance with respective Owner Participation Agreements and/or Regulatory Agreements:

LOW-MOD ASSISTED HOUSING DEVELOPMENTS

Project	Description
Avante (f/k/a Waterford Court) (Family Complex) 1675 E. G St.	**165 units** 11 units restricted for very low-income (50% of AMI) 22 units restricted for low-income (80% of AMI) 17 units restricted for moderate-income (110% of AMI)
Assisi House (Transitional Housing) 517, 521, 525 N. Virginia Ave.	**9 units** 2 family units restricted for very low-income (50% of AMI) 5 units restricted for low-income (80% of AMI) 1 unit reserved for property manager 1 unit reserved for project office
Begonia (Family Complex) 209, 216, 217, 222, 223, 228, 231, & 305 North Begonia Ave. and 1164 W. Vesta St. and 1165 W. Hollowell St.	**40 units** 7 units restricted for very low-income (50% of AMI) 20 units restricted for low-income (80% of AMI) 12 units restricted for moderate-income (110% of AMI) 1 unit reserved for property manager
Casitas (Family Complex) 1900 S. Campus Ave.	**253 units** 26 units restricted for low-income (80% of AMI) 22 units restricted for moderate-income (120% of AMI)
Cedar Villas Senior Apartments (Senior Complex) 301 E. Cedar St.	**136 units** 27 units restricted for very low-income (50% of AMI) 96 units restricted for moderate-income (110% of AMI)
Cichon Properties (Family Complex) 415A and 415B N. Plum Ave., 225 E. D St.	**3 units** 1 unit restricted for very low-income (50% of AMI) 1 unit restricted for low-income (80% of AMI) 1 unit restricted for moderate-income (120% of AMI)
Cinnamon Ridge (Senior Complex) 1051 E. Fourth St.	**101 units** 21 units restricted for very low-income (50% of AMI) 60 units restricted for low-income (80% of AMI) 20 units restricted for moderate-income (120% of AMI)
City Center Senior Apartments (Senior Complex) 208 Lemon Street	**76 units** 8 units restricted for extremely low income (30% of AMI) 16 units restricted for very low income (40% of AMI) 51 units restricted for very low-income (50% of AMI) 1 unit reserved for on-site property manager

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Project	Description
Emporia Place (Family Complex) 220 S. Fern Ave.	**75 units** 8 units restricted for extremely low income (30% of AMI) 12 units restricted for very low income (40% of AMI) 30 units restricted for very low-income (50% of AMI) 24 units restricted for low-income (60% of AMI) 1 unit reserved for on-site property manager
Encore Townhomes (f/k/a Waverly Place) (Family Complex) 1725 E. G St.	**155 units** 31 units restricted for low-income (80% of AMI) 31 units restricted for moderate-income (110% of AMI)
Estancia (Family Complex) 1720 E. D St.	**152 units** 31 units restricted for moderate-income (Mod-I) (80% of AMI) 54 units restricted for moderate-income (Mod-II) (120% of AMI)
Francis Street Apartments (Family Complex) 307-311 West Francis Street	**15 units** 2 units restricted for very low-income (50% of AMI) 8 units restricted for moderate-income (Mod-I) (80% of AMI) 5 units restricted for moderate-income (Mod-II) (120% of AMI)
Guadalupe Residence (Family Complex) 411 and 412 N. Parkside Ave.	**15 units** 9 units restricted for low-income (80% of AMI) 5 units restricted for very low-income (50% of AMI) 1 unit reserved for program support
Landmark at Ontario (Family Complex) 950 N. Duesenberg Dr.	**469 units** 71 units restricted for moderate income (120% of AMI)
Metro 102 Apartments (Family Complex) 102 N. Lemon St.	**160 units** 159 unites restricted for moderate-income (120% of AMI) 1 unit reserved for on-site property manager
Mission Oaks (Family Complex) 1427 W. Mission Blvd.	**80 units** 16 units restricted for very low-income (50% of AMI) 64 units restricted for moderate-income (120% of AMI)
Mountain View Senior Apartments Phase I (Senior Complex) 511 N. Palmetto Ave.	**86 units** 10 units restricted for extremely low-income (30% of AMI) 10 units restricted for very low-income (40% of AMI) 45 units restricted for very low-income (50% of AMI) 19 units restricted for low-income (60% of AMI) 2 units reserved for on-site property managers
Mountain View Senior Apartments Phase II (Senior Complex) 511 N. Palmetto Ave.	**20 units** 2 units restricted for extremely low-income (30% of AMI) 2 units restricted for very low-income (40% of AMI) 10 units restricted for very low-income (50% of AMI) 6 units restricted for low-income (60% of AMI)
Ontario Townhouses 1360 E. D St. Project-Based Rental Assistance	**86 units** 26 units restricted for very low-income (50% of AMI) 59 units restricted for low-income (60% of AMI) 1 unit reserved for on-site property manager

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Project	Description
Palm Terrace Co-op Phase I – Formerly Ontario Senior Housing (Senior Complex) 1433 E. D St.	**91 units** 90 units restricted for very low-income (50% of AMI) 1 unit reserved for on-site property manager
Palm Terrace Co-op Phase II – Formerly D Street Senior Housing (Senior Complex) 1449 East D St.	**48 units** 47 units restricted for very low-income (50% of AMI) 1 unit reserved for on-site property manager
Park Centre (Family Complex) 850 N. Center St.	**404 units** 5 units restricted for low-income (60% of AMI) 81 units restricted for low-income (80% of AMI) 15 units restricted for moderate-income (110% of AMI)
Rancho Vista (f/k/a Cambridge Square) (Family Complex) 1037 N. Archibald Ave.	**125 units** 12 units restricted for very low-income (50% of AMI) 13 units restricted for low-income (80% of AMI) 25 units restricted for moderate-income (110% of AMI)
Seasons Senior Apartments (Senior Complex) 955 N. Palmetto Ave.	**80 units** 32 units restricted for very low-income (50% of AMI) 46 units restricted for low-income (60% of AMI) 2 units restricted for on-site property manager
Summit Place (formerly Terrace View) (Family Complex) 1130 W. Fourth St.	**75 units** 15 units restricted for very low-income (50% of AMI) 1 unit restricted for low-income (60% of AMI) 59 units restricted for moderate-income (110% of AMI)
Summit Walk (formerly Parc Vista) (Family Complex) 1206 W. Fourth St.	**78 units** 16 units restricted for very low-income (50% of AMI) 4 units restricted for low-income (60% of AMI) 58 units restricted for moderate-income (110% of AMI)
Vesta Apartments (Family Complex) 520 – 526 ½ W. Vesta St.	**6 units** 2 units restricted for very low-income (50% of AMI) 2 unit restricted for low-income (80% of AMI) 2 units restricted for moderate-income (120% of AMI)
Vintage Apartment Homes (Family Complex) 955 N. Duesenberg Dr.	**300 units** 45 units restricted for moderate income (120% of AMI)
Vista Verde (Family Complex) 110 N. Virginia Ave.	**101 units** 21 units restricted for extremely low-income (30% of AMI) 37 units restricted for very low-income (50% of AMI) 42 units restricted for low-income (60% of AMI) 1 unit restricted for on-site property manager
Woodside Senior Apartments II (Senior Complex) 302 W. G St.	**60 units** 6 units restricted for very low-income (50% of AMI) 6 units restricted for low-income (80% of AMI) 48 units restricted for moderate-income (110% of AMI)
Woodside III (Senior Complex) 408 W. G St.	**84 units** 7 units restricted for very low-income (50% of AMI) 10 units restricted for low-income (80% of AMI) 67 units restricted for moderate-income (110% of AMI)

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GUADALUPE RESIDENCE APARTMENTS REHABILITATION (411 NORTH PARKSIDE AVENUE)

The City provided a loan to Mercy House CHDO, Inc. and entered into a HOME Program Participation Agreement with Mercy House CHDO, Inc. and the Ontario Housing Authority to acquire and rehabilitate this eight-unit apartment building, located at 411 North Parkside Avenue.

During FY 2016-17, the HOME Program Participation Agreement was executed and a physical needs assessment inspection was conducted of the property. The acquisition was completed by Mercy House CHDO and escrow closed in February 2018. After the close of escrow, the affordability restrictions on the property were changed from seven (7) units restricted to moderate-income households (at or below 120% AMI) and one (1) property manager's unit to four (4) units restricted to low-income households (at or below 80% AMI), three (3) units restricted to very low-income households (at or below 50% AMI), and one (1) property manager's unit. One household was relocated related to this project during June 2018 because the household did not meet the income restrictions for the unit. During FY 2020-21, the rehabilitation work was delayed to coordinate with GRID Alternatives, the solar energy equipment installer working with the TCC program so that the solar installation can be included as part of the rehabilitation. In addition, the project was delayed as a result of the COVID-19 pandemic. In FY 2021-22 the project was pending additional guidance from the Department of Housing and Urban Development. Rehabilitation work is expected to be completed in 2023.

ONTARIO SHINES SINGLE FAMILY SOLAR PV

This program provides installation of solar photovoltaic systems on single-family homes through a third-party ownership model within the TCC project area. Installation will be accomplished through community volunteers and paid interns through the TCC workforce development efforts. Qualified homeowners will receive grants for home improvements necessary to facilitate the solar installation.

During FY 2021-2022, thirty-four (34) homeowners were approved and received free home solar systems.

ONTARIO SHINES MULTI-FAMILY SOLAR PV

This program will install up to 340kW on affordable multi-family developments within the TCC project area with community volunteers and paid interns.

During FY 2021-22, funds were expended to purchase equipment and complete installations for two multi-family solar projects, Francis Apartments and Assisi House. Francis Apartments is a community consisting of 15 units of affordable housing and Assisi House is a transitional housing facility serving homeless single men, single women, and single mothers. Construction on these two projects is expected to be completed during FY 2022-23.

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CONSERVATION HOME IMPROVEMENT LOAN PROGRAM

This program will provide low-income homeowners with a loan to make energy efficiency or water conservation improvements to the exterior of their homes. Eligible improvements will include roof repairs/replacement, window replacement, exterior painting, landscaping improvements, irrigation systems and other improvements deemed necessary to provide energy/water conservation benefits.

During FY 2021-22, $44,738.85 was expended for the Conservation Home Improvement Program. Two applicants were approved, and qualifying rehabilitation work was completed.

Priority 3: Increase affordable homeownership opportunities, particularly for low- and moderate-income persons.

Five-Year Objectives: The City of Ontario Housing Department will seek opportunities to increase the housing options for lower- and moderate-income households, including direct down payment assistance for homeownership.

Accomplishments: Mortgage revenue bonds and other public and private funds were used to implement and administer programs designed to increase access to existing housing resources. The table below identifies all programs and projects specifically designed to support this priority:

Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments
MyHome Assistance Program*	Bond Financing	$62,400	N/A	Five (5) homebuyers were assisted in Ontario during FY 2021-22.
Home Buyer Assistance (County of San Bernardino Mortgage Revenue Bond Program)*	Bond Financing	$0	N/A	No Mortgage Credit Certificates (MCC) were issued to homebuyers in Ontario during FY 2021-22. At the end of 2021 the MCC program funding was exhausted.
Neighborhood Partnership Housing Services (NPHS) Programs*	Private Financing	N/A	N/A	During FY 2021-22, NPHS provided homeownership services to 267 Ontario residents. Foreclosure prevention assistance was provided to 3 homeowners, no first-time Ontario homebuyers received down payment assistance grants through the WISH program, 190 residents were provided pre-purchase/financial wellness education, and 74 residents received reverse mortgage counseling. This year, NPHS was not able to provide any senior home repair grants due to a lack of funding.
Good Neighbor Next Door Program*	HUD & FHA	$0	N/A	No homebuyers were assisted in Ontario during FY 2021-22.

Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments
Police Residence Assistance Program*	Ontario General Fund	$0	N/A	No new loans or loan payoffs were processed during FY 2021-22.
	TOTAL	**$62,400**		

**Activities not mentioned within the One-Year Action Plan under this priority.*

MYHOME ASSISTACE PROGRAM (SCHOOL PROGRAM) (CALIFORNIA HOUSING FINANCE AGENCY)

The MyHome Assistance Program is restricted to low-to moderate-income first-time homebuyers. The program provides a maximum loan exemption to qualifying teachers, administrators, school district employees, and staff members working for any California K-12 public school, which includes charter schools and county/continuation schools. The exemption also extends to qualifying fire department employees defined as firefighters, administrators and all other state, federal, local or tribal fire department employees.

MyHome Assistance junior loans are up to 3.5% of the purchase price and can only be combined with an eligible CalHFA first mortgage loan. MyHome Assistance subordinate loans can only be used for downpayment assistance and/or closing costs.

During FY 2021-22, five homebuyers were assisted within Ontario through this program.

HOME BUYER ASSISTANCE (COUNTY OF SAN BERNARDINO MORTGAGE REVENUE BOND PROGRAM)

Due to the uncertainty in the bond market and with historically low interest rates available to homebuyers on the open market, the County is not actively offering a single-family mortgage revenue bond program. However, the County in conjunction with National Homebuyers Fund, Inc. and CRHMFA Homebuyers Fund are offering Mortgage Credit Certificates (MCC) to qualified homebuyers.

During FY 2021-22, no MCCs were issued to homebuyers in Ontario. MCC funding was exhausted at the end of the fiscal year.

NEIGHBORHOOD PARTNERSHIP HOUSING SERVICES PROGRAMS

The City works in cooperation with Neighborhood Partnership Housing Services (NPHS), a non-profit organization, to provide a variety of programs including first-time homebuyer programs, home improvements, and homebuyer education. NPHS is a member of the NeighborWorks® Network, a national network of more than 240 community-based organizations across the country that provide programs and services that are focused on assisting individuals and families achieve their dream of homeownership. NPHS's mission is to build stronger communities by providing

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innovative homeownership opportunities, assisting families succeed in homeownership and partnering to improve the quality of life in neighborhoods.

During FY 2021-22, NPHS provided homeownership services to 267 Ontario residents. Foreclosure prevention assistance was provided to three Ontario homeowners and no first-time Ontario homebuyers received down payment assistance grants through the WISH program. A total of 190 residents were provided pre-purchase/financial wellness education, and 74 residents received reverse mortgage counseling. This year, NPHS was not able to provide any senior home repair grants due to a lack of funding.

GOOD NEIGHBOR NEXT DOOR PROGRAM

Through these programs, HUD offers a 50% discount from the list price of single-family homes, townhouses, and condominiums located in designated revitalization areas to law enforcement officers, pre-Kindergarten through 12th grade teachers, firefighters, and emergency medical technicians. Recipients must reside on the property and maintain it as their sole residence for a minimum period of three years. Eligible properties for purchase are HUD-owned properties located within Revitalization Areas in the jurisdiction for which they are employed.

HUD had no Good Neighbor Next Door Program sales during FY 2021-22 in Ontario.

POLICE RESIDENCE ASSISTANCE PROGRAM

The City offers the Police Residence Assistance Program to Ontario police officers. The purpose of the program is to encourage Ontario police officers to live within the City. Through this program, the City provides forgivable loans of up to $10,000 to Ontario police officers, which may be used to assist the officers in purchasing a new home within Ontario or may be used to reduce the balance on any existing first trust deed for their current Ontario residence.

During FY 2021-22, no new loans or loan payoffs were processed.

D. HOMELESS STRATEGY

This section is a discussion of the priorities and corresponding activities, which address homeless services.

Priority 1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services.

Five-Year Objective: The City will participate and support the efforts of local non-profit agencies that apply for funding to provide supportive housing and public services for homeless populations or those at risk for homelessness within the City.

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Accomplishments: A comprehensive Continuum of Care (the "Continuum") was developed and approved during FY 2004-05. Over the last fifteen years, the City has worked in cooperation with Mercy House Living Centers (Mercy House) to provide a full-service intake center, transitional housing beds, and permanent housing units in various locations for homeless individuals and families. In addition, 12 Supportive Housing Program vouchers were obtained working with the County of San Bernardino Department of Behavioral Health and the Housing Authority of the County of San Bernardino to permanently house mentally ill homeless individuals and families.

In FY 2020-21 the City received two allocations of Emergency Solutions Grant – CARES Act (ESG-CV). In partnership with Mercy House and through the coordination of multiple funding sources in combination with ESG-CV funding, the City immediately scaled initiatives to prevent, prepare for, and respond to COVID-19 impacts among individuals and families who are experiencing homelessness, receiving homeless assistance, or are at risk of becoming homeless.

The table below summarizes the funds expended and individuals assisted by the programs and projects implemented in support of this goal:

Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments		
				Unduplicated	Duplicated	Total
Assisi House and Aftercare Services Program	CDBG	$37,914	50	27	156	183
Ontario Access Center	ESG	$134,325	1,100	992	791	1,783
Services for Victims of Domestic Violence and Their Children	ESG	$11,162	100	54	300	354
Family Stabilization Program at Sova Program Center	CDBG	$18,410	3,000	785	9,704	10,489
Project Gateway (Supportive Housing Program)	HUD	$177,900	N/A	Thirteen (13) households consisting of eighteen (18) persons were assisted.		
Continuum of Care	CDBG Ontario Housing Authority **Subtotal**	$150,504 $48,932 $199,436	N/A	In FY 2021-22, this position provided oversight and implemented all programs related to the provision of homeless services throughout the community.		
ESG-CV Rapid Re-Housing Program	ESG-CV	$27,536	N/A	Two households were assisted through this program during FY 2021-22.		
ESG-CV Motel Voucher Program	ESG-CV	$178,128	N/A	119 households received assistance through this program for a total of 1,294 household bed nights.		

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Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments		
				Unduplicated	Duplicated	Total
ESG-CV Homeless Diversion Program	ESG-CV	$0	N/A	No households received assistance from the Diversion Program in FY 2021-22. Due to lack of interest funding was reprogrammed to ESG-CV Emergency Rent and Utility Assistance.		
ESG-CV Emergency Rent and Utility Assistance Program	ESG-CV	$862,441	N/A	During FY 2021-22 the program began to process applications for approval. A total of 110 households were assisted with emergency rent and utility assistance payments.		
ESG-CV Street Outreach and Engagement	ESG-CV	$43,063	N/A	This program allowed street outreach hours to be increased from 10 hours per month to 40 hours per week.		
Expanded Ontario Access Center Hours	General Fund	$84,938	N/A	This program allowed hours at the Ontario Access center to be expanded from 16 hours a week to over 40 hours per week, including hours on Saturday.		
	TOTAL	**$1,775,252**				

ASSISI HOUSE AND AFTERCARE SERVICES PROGRAM

Assisi House is a transitional housing program for single men, single women, and single women with children operated by Mercy House. All residents work with a program manager and attend regular case management meetings to set goals in the areas of housing, health, finances, and life skills. Residents are able to save money and eventually transition into permanent affordable housing. Upon completion of the program, successful graduates are eligible for aftercare services. The aftercare services program provides monthly case management for a year after exiting the program and residents may attend additional workshops, life skills classes, and social events.

During FY 2021-22, the Assisi House and Aftercare Services program provided services to 27 unduplicated clients. A total of 183 new and repeat clients received services through this program.

ONTARIO ACCESS CENTER

Mercy House Center Ontario provides basic needs to the homeless or those on the verge of becoming homeless. Clients are served on a first come, first served basis and receive basic emergency items such as food vouchers, ID card assistance, bus passes, hygiene kits, prescription assistance, gift cards, referrals, and use of the telephone. The center's focus is to stabilize homeless individuals and families and transition them into stable permanent housing.

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During FY 2021-22, staff at the Ontario Access Center provided services to 992 unduplicated individuals. A total of 1,783 new and repeat clients were provided with services during the reporting period.

SERVICES FOR BATTERED WOMEN AND THEIR CHILDREN

House of Ruth's shelter is a 30-bed, 24-hour emergency safe shelter, which provides shelter and support services to battered women and their children free of charge. Transportation, meals, clothing, and personal care items are included in the shelter stay. Individual and group counseling was provided for women and children. Workshops were held weekly covering such subjects as self-sufficiency, housing opportunities, and employment strategies. Support services and program materials were provided in English and Spanish.

During FY 2021-22, House of Ruth provided 54 unduplicated and 354 repeat Ontario residents assistance through this program. A total of 1,139 Ontario residents were provided additional services; 34 were assisted with shelter services, 137 received counseling, 64 were provided with hotline services, 887 attended community education classes, and 17 Ontario residents were assisted with obtaining Temporary Restraining Orders.

FAMILY STABILIZATION PROGRAM AT SOVA PROGRAM CENTER

During FY 2021-22, 785 unduplicated homeless and economically disadvantaged households were assisted through this program. A total of 10,489 new and repeat households were served during this reporting period. The Inland Valley Council of Churches (IVCC), dba Inland Valley Hope Partners operates this program. The SOVA Food Security Center helps low-income Ontario families maintain their health and avoid homelessness by providing emergency food assistance (fifteen-meal supply of nutritious food) and a wide range of supportive services for homeless individuals and families, and those at risk for homelessness.

PROJECT GATEWAY (SUPPORTIVE HOUSING PROGRAM VOUCHERS)

The City worked, in conjunction with the Ontario Housing Authority, Mercy House Living Centers, HACSB, Step Up on Second, and the County of San Bernardino Department of Behavioral Health (DBH), to implement Project Gateway. Project Gateway is a funded through HUD's Continuum of Care program and provides project-based vouchers to homeless individuals and families within Ontario's Homeless Continuum of Care's inventory of permanent housing units. The grant is renewed on an annual basis and provides that up to $189,030 in rental subsidies will be provided for a one-year term and is expected to be renewed annually. In addition, DBH and Mercy House Living Centers agreed to provide the required match in supportive housing services to the residents.

Through this program, participants pay approximately 30% of their income for rent and the remaining rental payment is provided by the HACSB to the Ontario Housing Authority. Participants are assisted to attain/maintain income from mainstream benefit sources, as well as

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provided resources for employment and career readiness development for those able to participate and are assisted with other supporting housing services designed to increase their household income and future self-sufficiency.

During FY 2021-22, 13 households consisting of 18 persons were served by this program.

CONTINUUM OF CARE

A comprehensive Continuum of Care (the "Continuum") was developed and approved during FY 2004-05. Over the last decade, the City has worked in cooperation with Mercy House Living Centers (Mercy House) to provide a full-service access center, street outreach and engagement services, a variety of complimentary services targeted at ending or preventing homelessness, transitional housing beds, a tenant-based rental assistance program, and permanent housing units in various locations targeted to serving homeless individuals and families. In addition, 12 Supportive Housing Program vouchers were obtained and continue to be renewed working in partnership with Mercy House, the County of San Bernardino Department of Behavioral Health, and the Housing Authority of the County of San Bernardino to permanently house mentally ill homeless individuals and families.

In FY 2020-21, the City restructured the delivery of homeless services and added a City staff position to provide oversight and implement all programs related to the provision of homeless services throughout the community. During FY 2021-22, this position continued to drive the City's homeless services strategy.

In addition, several components were added to the Continuum of Care using both federal and non-federal funding sources. CARES Act ESG-CV funds were used to develop and operate a number of programs in response to and to aid in the recovery from the COVID-19 pandemic including a motel voucher program, additional street outreach efforts, a homeless systems diversion program, a rapid rehousing program targeted to those placed in motels during the coronavirus pandemic, and the creation of an eviction prevention program. City general funds were used to enhance hours at the Ontario Access Center increasing from 16 hours per week to over 40 hours per week, including hours on Saturdays.

ESG-CV RAPID RE-HOUSING PROGRAM

This program is designed to provide a housing exit solution for those unsheltered individuals and households placed in the motels as part of the City's response to the coronavirus pandemic. The program offers a 12-month rental assistance coupon for a unit of the participant's choice and functions similarly to the City's Tenant Based Rental Assistance program allowing participants to pay 30% of their income for rent and the program would pay the balance of rent for qualified households. Maximum assistance is $20,000 per household and may be used for rental assistance, utility assistance, and security and utility deposits.

During FY 2021-22, two households received assistance through this program.

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ESG-CV MOTEL VOUCHER PROGRAM

The City took early action during the initial onset of the coronavirus to begin sheltering unsheltered individuals and households. The ESG-CV Motel Voucher Program aims to not only protect high-risk individuals, but to also prevent the spread of the deadly virus in our communities and protect the capacity of our hospitals and healthcare system. ESG-CV funds continue to be utilized to support efforts to keep individuals and households sheltered and connect them to housing and/or diversion resources during the pandemic.

During FY 2021-22, 119 households containing 236 persons were provided with shelter as part of this program. A total of 1,294 household bed nights were provided to program participants during the reporting period.

ESG-CV HOMELESS DIVERSION PROGRAM

The City established the ESG-CV Homeless Diversion Program for individuals and families experiencing homelessness. The program helps homeless individuals and families avoid and/or reduce the length and frequency of homelessness by providing early, light-touch support in securing transportation to temporary or permanent housing arrangements.

During FY 2021-22, no households were assisted through this program. Due to lack of interest funding was reprogrammed to the ESG-CV Emergency Rent and Utility Assistance Program.

ESG-CV EMERGENCY RENT AND UTILITY ASSISTANCE PROGRAM

The City established the ESG-CV Emergency Rent and Utility Assistance Program (ERUAP) to mitigate potential homelessness and displacement of existing Ontario residents experiencing housing instability as a result of the economic impacts of the coronavirus pandemic. The program assists Ontario residents at risk for homelessness by providing prospective and deferred rent and utility payments for very low-income households. The program will provide qualified applicants up to six months of assistance with a maximum financial benefit of $15,000 per household.

The program began accepting applications in July 2021. During FY 2021-22, a total of 110 households were assisted.

ESG-CV STREET OUTREACH AND ENGAGEMENT

During FY 2019-20, the City used local Low and Moderate-Income Housing Asset Funds (LMIHAF) to provide enhanced homeless services, including enhanced street outreach, an extreme weather motel voucher program, and a utility assistance program to be used as a companion to the HOME-funded TBRA program. During FY 2021-22, ESG-CV funds were used to allow additional street outreach to continue increasing the number of street outreach hours from 10 hours per month to 40 hours per week. This program has allowed Mercy House outreach staff to develop

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relationships with Ontario's homeless populations and determine appropriate resources to serve these households.

ENHANCED ONTARIO ACCESS CENTER HOURS

In conjunction with conducting additional street outreach, it was identified that Mercy House operations at the Ontario Access Center also needed to be enhanced. City General Funds were used to allow hours at the center to increase from 16 hours a week to over 40 hours a week, including hours on Saturdays.

E. SPECIAL NEEDS STRATEGY

Priority 1: Provide supportive services for special needs populations.

Five-Year Objective: The City of Ontario Housing Department will work to locate sites for supportive housing projects and will continue to work with non-profit organizations to provide senior services.

Accomplishments: The City worked cooperatively with Inland Fair Housing and Mediation Board (IFHMB) to provide services to low-income households that are elderly and/or disabled residents of Ontario.

Program/ Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments
Senior Support Services (IFHMB)	CDBG	$10,000	800 persons	13 persons
	TOTAL	**$10,000**		

SENIOR SERVICES

During FY 2021-22, 13 seniors were assisted through the Senior Support Services Program administered by Inland Fair Housing and Mediation Board (IFHMB). This program assisted both elderly and disabled residents of Ontario with social service issues including counseling, mediation, and referral services provided on an individual basis in the office or over the telephone. In addition, IFHMB disseminated a quarterly newsletter, WEST END SENIOR NEWS.

F. FAIR HOUSING STRATEGY

Priority 1: Continue to implement the Fair Housing laws by providing funding to further fair housing.

Five-Year Objective: The City will continue to support Inland Fair Housing and Mediation Board to provide fair housing services within Ontario.

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Accomplishments: The City worked cooperatively with Inland Fair Housing and Mediation Board to provide fair housing services and landlord/tenant mediation services.

Program/ Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments
Fair Housing (AFFH) Program (IFHMB)	CDBG	$22,000	100 persons	100 persons
Landlord/Tenant Mediation Services (IFHMB)	CDBG	$10,200	1,400 persons	750 persons
	TOTAL	**$32,200**		

FAIR HOUSING AND MEDIATION SERVICES PROGRAM

The City contracted with Inland Fair Housing and Mediation Board (IFHMB) to provide assistance to Ontario residents regarding fair housing and landlord/tenant mediation issues. IFHMB assisted and investigated (using HUD FHIP Guidelines) complaints from individuals with alleged discrimination actions. This program also educated the public on civil rights laws utilizing various mass media outlets.

During FY 2021-22, 100 persons were assisted through the fair housing component of this program. A total of 750 persons were assisted through the housing mediation component of this program. In addition, the following outreach efforts were completed: brochures/flyers were disseminated to Ontario public agencies and community groups; 0 persons attended community education programs presented by Inland Fair Housing and Mediation Board, fair housing radio programs and public service announcements were aired on KCAL AM & FM, KDIF, KWRN, KXSB, KXRS, KWRM (English/Spanish), KSZL, KLFE, KOLA and KGGI; and celebrated National Fair Housing Month in April 2022.

Actions to Affirmatively Further Fair Housing

IFHMB implemented several of the action steps identified in the City's Assessment of Fair Housing (AFH) (updated June 2020).

The AFH established the following goals to address contributing factors to fair housing issues:

1. Increase the supply of affordable housing in high opportunity areas;
2. Increase community integration for persons with disabilities; and
3. Ensure equal access to housing for persons with protected characteristics who are disproportionately likely to be lower-income and to experience homelessness.

IFHMB conducts numerous workshops for property owners to provide education regarding requirements for reasonable accommodations and service/companion animals. The City will continue to work with IFHMB to provide additional educational resources to further educate property owners of their rights and responsibilities.

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The AFH cites the need for additional affordable housing as another goal to address factors contributing to fair housing issues. Many factors inhibit the ability to provide affordable housing in Ontario including market and governmental constraints. These constraints may result in housing that is not affordable to low- and moderate-income households or may render residential construction of affordable housing economically infeasible for developers. Constraints to housing production significantly impact households with low- and moderate-incomes and special needs. Actions by local government may also impact the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, development processing procedures, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

In addition to conducting the Assessment of Fair Housing and developing recommendations to address identified goals and priorities, HUD requires that each jurisdiction develop a plan to act on the recommendations, and maintain records reflecting the actions taken. The Fair Housing Guide published by HUD stipulates that, as part of the Fair Housing Action Plan, there should be a permanent structure established for fair housing oversight responsibilities. In the case of Ontario, the City's Housing Department is responsible for the oversight and record maintenance responsibilities for fair housing. The AFH states that as part of the City's annual performance report for its Consolidated Plan, the City will report on its actions to affirmatively further fair housing. The City also provides a summary of its Assessment of Fair Housing and a description of the actions taken during the past program year, along with any analysis of the impact of the action. The bulk of the City's fair housing activity is conducted by Inland Fair Housing and Mediation Board, a non-profit organization, with expertise in fair housing issues.

PROGRAM AREA	SPECIFIC ACTION TAKEN	ACCOMPLISHMENTS
	ENFORCEMENT	
Counsel	1. Persons are counseled regarding their civil rights under both the Federal and State Fair Housing law.	100 clients served.
Investigate	1. Investigate discrimination. 2. Test for discrimination on bona fide complaint	100 clients served.
Mediation/ Conciliation	1. Mediate alleged cases of discrimination if appropriate.	750 clients served.
Referral	1. Refer cases to State Department of Fair Housing Employment & Housing, HUD Fair Housing, or appropriate attorney.	When appropriate.
	EDUCATION	
Public	1. Free regional workshops 2. Course for high school seniors 3. Community events and presentations	Disseminated brochures/flyers. 0 persons attended fair housing workshops throughout the region.
Property Owners	1. Courses on Fair Housing for owners, property management companies, and on-site mangers. 2. Disseminate fair housing posters 3. Property management workshops	E-Mailed over 1,000 Fair Housing Quarterly Newsletters to Ontario rental owners and realtors in San Bernardino County.

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PROGRAM AREA	SPECIFIC ACTION TAKEN	ACCOMPLISHMENTS
Realtors	1. Provide workshops for the Association 2. Equal opportunity community technical advisor 3. Provide Fair Housing guest speakers for presentations	Offered homeownership classes twice a week.
Municipality	1. Provide fair housing seminars to appropriate staff 2. Provide technical assistance on housing issues	Staff participated in ongoing fair housing trainings.
Lenders	1. Fair lending technical advisor 2. CRA program development with lenders 3. HMDA analysis	Completed HMDA analysis. Developed and disseminated lender newsletter to discuss fair housing issues.
Newspapers	1. Review housing ads for discrimination 2. Provide workshops for classified department as requested.	Ongoing.
	OUTREACH	
Radio	1. Regular live hour shows aired on KCAL, KWRN, KDIF, KXSB, KXRS, KBTW, KWRM (English/Spanish), and KWRP. 2. Public service announcements (PSAs) for Fair Housing Workshops in all countywide stations	Completed on quarterly basis.
Television	1. Guest spots on local cable interview shows (Channel 24) 2. Public announcements for Fair Housing workshops in city cable station	A total of 16 Fair Housing cable releases were displayed throughout the region.
Public	1. Provide presentations to any civic or private agencies	Provided presentations to R.S.V.P Volunteers.
Brochure	1. Sent to public and private agencies for client referral 2. Fair Housing Quarterly Newsletter to property owners/management	E-mailed over 1,000 Fair Housing Quarterly Newsletters to owners throughout the region.
Newspaper	1. Advertising for fair housing workshops 2. Feature stories on fair housing month. 3. Community services feature articles.	Ongoing.

G. PUBLIC HOUSING STRATEGY

Priority 1: Continue to support the ongoing efforts of the Housing Authority of the County of San Bernardino and the Ontario Housing Authority to maximize the use of rental assistance subsidies and other resources in the City.

Five-Year Objective: The City will pro-actively pursue opportunities to increase the number of federally allocated rental assistance subsidies.

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Accomplishments: The City continued to work cooperatively with the Housing Authority of the County of San Bernardino (HACSB) during FY 2021-22. Listed below are the accomplishments of the HACSB:

Program/Project	Type of Assistance	Expenses	Annual Goal	Accomplishments
Housing Authority of the County of San Bernardino (Housing Choice Voucher Program)	HUD	$9,844,920	N/A	730 households assisted in Ontario
Housing Authority of the County of San Bernardino (Family Self-Sufficiency Program)	HUD	N/A	N/A	Thirteen (13) Ontario residents served
	TOTAL	**$9,844,920**		

HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO (HOUSING CHOICE VOUCHERS)

The Housing Choice Voucher (HCV) Program provides a valuable resource for affordable housing. The HCV Program is a federally funded program that provides rental assistance to low-income individuals. According to the HACSB, there were approximately 730 HCV Program Families and 1,763 individual participants in Ontario during the reporting period.

The breakdown of the size of the units is listed in the table below:

Size of the unit	Number
Studio units	2
One-bedroom units	179
Two-bedroom units	408
Three-bedroom units	103
Four-bedroom units	37
Five-bedroom units	1
Six-bedroom units	0
TOTAL	**730**

In addition to the Ontario households served by the Housing Choice Voucher program, 38 additional Ontario households receive housing assistance payments through the Veterans Affairs Supportive Housing (VASH) program, Shelter Plus Care, and Housing Opportunities for Persons with Aids (HOPWA) programs. A total of 10 households are receiving VASH assistance in Ontario.

HACSB, in cooperation with their partner, Housing Partners I, Inc. also own and operate a total of 214 affordable housing units within Ontario. A listing of these units along with the type of housing assistance provided, and percentage of affordability is shown in the table below:

Address	# of Units	Housing Assistance	% of Affordability (Units restricted to households at or below 50% AMI)
713 North Vine Avenue	8	Project-Based Vouchers	100%
1520 East Fairfield Street	4	Project-Based Vouchers	100%
1307 West Stoneridge Court	3	Project-Based Vouchers	100%
1212 East Princeton Street	11	Project-Based Vouchers	100%
1102 West Bahia Court	3	Project-Based Vouchers	100%
1054 East Elma Court	2	Project-Based Vouchers	100%
1409 South Euclid Avenue	10	Project-Based Vouchers	100%
319 West Francis Street	6	Project-Based Vouchers	100%
323 West Francis Street	6	Project-Based Vouchers	100%
753 West Ralston Street	8	Project-Based Vouchers	100%
1206 West Fourth Street	78	Regulatory Agreement	Min. 20%
1130 West Fourth Street	75	Regulatory Agreement	Min. 20%

HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO (FAMILY SELF-SUFFICIENCY PROGRAM)

The HACSB administered the Family Self-Sufficiency Program (FSS) within Ontario. During FY 2021-22, ten (10) Ontario residents were participating in this program.

The purpose of the Family Self-Sufficiency Program is to promote the development of local strategies to enable families receiving rental assistance to achieve economic independence and self-sufficiency. Through this program, HACSB staff worked closely with participants to connect families with available resources, including:

- Education referrals;
- Job interest and skills assessments;
- Job search training/job leads;
- Child care assistance referrals;
- Interest – bearing savings account;
- Enrichment programs for children;
- Budget/money management;
- Credit repair;
- Time management; and
- Car purchasing opportunities.

All interested participants sign a five-year contract with HACSB. During the term of their FSS contract, as their income increases with new employment an escrow account is established with the rental subsidy savings. If the participant fulfills the contract, which requires employment and independence from welfare, the escrow account is given to the successful participants.

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H. LEAD HAZARD STRATEGY

Priority 1: Reduce the number of housing units with lead paint hazards through education, inspection, and rehabilitation.

Five-Year Objective: The City of Ontario Housing Department will assist households with the appropriate lead paint inspection, testing and abatement.

Accomplishments: The City of Ontario Housing Department informs residents of activities in any City-supported program involving the disruption of contaminated areas, which may involve the release of lead toxins. This policy applies regardless of whether or not there are children present in the household. Furthermore, City staff also monitors industry studies and reports that clarify the risks of exposure to lead based paint and methods to mitigate the impact.

All lead-based paint education, testing, and abatement are incorporated into the statistics as discussed in the Housing Strategy Section. The City does not track separately the numbers of lead-based paint abatement and testing.

I. COMMUNITY DEVELOPMENT STRATEGY

This section is a discussion of the priorities and corresponding activities, which address various community development and public service activities.

Priority 1: Provide for needed public infrastructure improvements in target lower and moderate-income neighborhoods.

Five-Year Objectives: The City will provide funds strategically to infrastructure projects that benefit low- to moderate-income areas and, where possible, coordinate with other programs for a targeted impact to neighborhoods.

Please note, unlike the other strategies, most of the Community Development goals do not have annual goals, rather the goal is the completion of the project. Therefore, the annual goal column has been deleted from the accomplishment table.

Accomplishments: The City concentrated on infrastructure projects to improve the condition of low-income neighborhoods and increase the quality of parks and recreation facilities. The table below indicates the programs and projects implemented during FY 2021-22:

Program/Project	Source of Assistance	Expenses	Accomplishments
Community Block Wall Along Mountain Ave.	CDBG	$4,988	During FY 2021-22, the City continued to communicate to determine interest of affected owners. An architectural firm was engaged and initial wall designs were drawn.

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Program/Project	Source of Assistance	Expenses	Accomplishments
FY 2021-22 Pavement Management Rehabilitation Program	CDBG Gas Tax Measure I AD Admin **Subtotal**	$272,704 $388,695 $234,224 $591,836 **$1,487,459**	During the FY 2021-22, the project was bid and a contract was awarded to Pavement Coatings, Co. in July 2021. Construction began in August 2021 and was completed in October 2021. The contract included the rehabilitation of 9 streets, which total over 65,000 square feet of asphalt roadway.
FY 2020-21 and FY 2021-22 Alley Pavement Management Program	CDBG Gas Tax Measure I **Subtotal**	$574,971 $0 $0 **$574,971**	The FY 2020-21 Alley Pavement Management program was combined with the FY 2021-22 Alley Pavement Management program and work for both projects is expected to be completed by Fall of 2022.
FY 2020-21 and FY 2021-22 LED Light Conversion Project	CDBG	$50	Funding for the FY 2020-21 project was rolled over to the FY 2021-22 LED streetlights project. Engineering conducted environmental assessments and awarded an initial construction contact of $167,028 on April 21, 2022 to California Professional Engineering Inc. to install 12 new street lights with LED fixtures. This project will begin construction in late August 2022.
Wheelchair Ramp Installation	CDBG	$171,500	The Parks and Maintenance Department constructed a total of 36 wheelchair ramps and adjoining sidewalks.
	TOTAL	**$2,238,968**	

COMMUNITY BLOCK WALL ALONG MOUNTAIN AVENUE

The project will require affected property owners to sign an easement to allow for the required Planning and Building provisions for the wall and associated landscaping. This project will reduce blight on a main thoroughfare in a target neighborhood. During FY 2019-20, the City surveyed property owners who would be impacted by the construction of the Community Block Wall to determine interest in participation. During FY 2021-22, the City continued to communicate to determine interest of affected owners. An architectural firm was engaged and preliminary wall designs were drafted.

FY 2021-22 PAVEMENT MANAGEMENT REHABILITATION PROGRAM

This project provided for pavement rehabilitation in various low- and moderate-income areas throughout Ontario to extend the service life of the asphalt concrete pavement by an estimated 10 to 15 years by installing a Rubberized Modified Slurry Seal. During FY 2021-22, bids were solicited for the project and a contract was awarded to American Asphalt South, Inc. in July 2021.

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Construction began in August 2021 and was completed in October 2021. The contract included the rehabilitation of 9 streets, which total over 65,000 square feet of asphalt roadway.

FY 2021/22 Parkside Avenue Street Pre-Construction



FY 2021/22 Parkside Avenue Post-Construction



FY 2020-21 and FY 2021-22 ALLEY PAVEMENT MANAGEMENT PROGRAM



The Alley Pavement Rehabilitation Program will provide for major alley improvements in low- and moderate-income areas that will extend the useful life of the alley surface for 20 to 30 years. The FY 2020-21 Alley Pavement Management program was combined with the FY 2021-22 Alley Pavement Management program. During FY 2021-22, bids were solicited for the project, and a contract was awarded to Onyx Paving Company. Construction is expected to be completed in 2022.

The Alley Rehabilitation Project will include the complete removal and replacement of the asphalt surface. A concrete ribbon gutter will be constructed to guide surface water away from the alley surface. Prior to improvement, the alleys have very poor drainage which allows standing water to create damage.

The location of the alleys to be improved are between Cypress Avenue and San Antonio Avenue south of Sunkist Street, Cypress Avenue and San Antonio Avenue south of Nevada Street, San Antonio Avenue and Oakland Avenue south of Nevada Street, Boulder Avenue and San Antonio Avenue south of B Street and Holt Boulevard and B Street east of Boulder Avenue. It is estimated that 110 homes and surrounding businesses will benefit from these alley improvements. This

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project is also an aesthetic infrastructure improvement for the entire neighborhood with new asphalt and concrete pavement, no standing water and smooth driving surface.

FY 2020-21 and FY 2021-22 LED LIGHT CONVERSION PROJECT

The LED Light Conversion project includes the conversion of existing streetlights throughout the CDBG-eligible areas to LED streetlights. The FY 2020-21 LED Light Conversion Project program was combined with the FY 2021-22 LED Light Conversion Project program.

During FY 2021-22 the project went out to bid and was awarded to California Professional Engineering Inc. The project will be completed in Fall 2022.

WHEELCHAIR RAMP INSTALLATION

The Parks and Maintenance Department constructed a total of 36 wheelchair ramps and adjoining sidewalks as part of the FY 2021-22 CDBG Wheelchair Ramp Installation project. The work was performed at various locations throughout the City of Ontario. The locations were selected to help ensure compliance with new Federal Highway Administration mandates requiring wheelchair ramp installation and ADA upgrades for all streets on the minor overlay program. The project was successfully completed prior to June 30, 2022.

Priority 2: Provide for new community facilities and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.

Five-Year Objectives: Within five years, the City will fund park enhancements and community facility improvements as funding permits.

Please note, unlike the other strategies, most of the Community Development goals do not have annual goals, rather the goal is the completion of the project. Therefore, the annual goal column has been deleted from the accomplishment table.

Accomplishments: The City completed improvements to several parks and continues to plan work to improve parks and community facilities. The table on the following page indicates the programs and projects implemented during FY 2021-22:

Program/Project	Source of Assistance	Expenses	Accomplishments
Sam Alba Park Restroom Rehabilitation	CDBG	$27,288	During FY 2021-22, architectural plans were prepared for this project that will replace the existing restroom with a prefabricated restroom that will present a safer and improved restroom facility for park users.
	TOTAL	**$27,288**	

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SAM ALBA PARK RESTROOM RENOVATION

This project includes demolition and removal of the existing restroom structure and installation plus reposition of a new prefabricated restroom. The existing restroom entrance is positioned facing south which creates visibility issues from the nearest street. The new restroom entrance will face east and provide better visibility for the Ontario Police Department to enhance safety while park users are utilizing the restrooms.

During FY 2021-22, design work for the new restroom structure continued. The project is expected to be completed during FY 2022-23.

Priority 3: Provide needed community services to serve lower- and moderate-income residents.

Five-Year Objectives: The City shall support public service programs that serve low- and moderate-income individuals

Accomplishments: The City implemented and funded a variety of public service activities to improve the condition of low-income neighborhoods and increase the quality of life throughout the City. The primary target group of the public service activities was for neighborhood enhancement and youth activities. These activities are listed in the table on the following page:

Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments	
				Unduplicated	New & Repeat
Shared Vision Bringing Library to You	CDBG	$2,298	N/A	During FY 2021-22, the program vehicle made 141 park visits and served 1,435 community members since launching in August 2021.	
	Library Projects	$33,027			
	Total	$35,325			
Child Care Subsidies	CDBG	$22,000	70 youths	34 youths	113 youths
	TOTAL	**$57,325**			

SHARED VISION BRINING LIBRARY TO YOU

The mobile recreation vehicle project set out to offer mobile services and outreach to underserved neighborhoods by providing positive educational activities, exciting programs, and introducing library materials. The service targeted locations that demonstrate a greater need for resources by bringing recreational and literacy services to community members.



During FY 2021-22, Ontario on the Go made 141 park visits and served 1,435 community members since launching in August 2021.

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CHILD CARE SUBSIDIES (ONTARIO-MONTCLAIR YMCA)

The Ontario-Montclair YMCA provided before and after school childcare programs to 34 unduplicated school aged children from low- to moderate-income families. Program clients are provided with childcare before school, delivered to school, picked up after school, and transported to school sites in the afternoon. When school is not in session, services are provided for the entire day.

Priority 4: Expand the City's economic base and promote greater employment opportunities.

Five-Year Objectives: The City will support programs to support local businesses and promote more employment opportunities for low- to moderate-income persons.

Accomplishments: Downtown Ontario has undergone significant revitalization, which introduced new "urban" housing types and community space. The primary objective was to develop high quality mixed-use housing developments consisting of market rate and affordable multi-family (for-sale and rental), senior housing, and retail. Components of this revitalization are planned for future development pending identification of funding sources for these projects.

Program/Project	Type of Assistance	Expenses	Annual Goal	Annual Accomplishments
Downtown Storefront Façade Improvement Program	CDBG	$0	4 businesses	During FY 2021-22 zero (0) qualified applicants participated in the program. Program guidelines were updated to expand the program area to coincide with the City's Downtown District. New marketing materials were developed and staff intends on advertising the revitalized program in FY 22-23.
Mission & Mountain Storefront Façade Improvement Program	CDBG	$0	4 businesses	During FY 2021-22 program guidelines were updated to incentivize program use.
CDBG-CV Business Utility Assistance Program	CDBG-CV	$3,480	18 businesses	During FY 2021-22, one (1) business owner was assisted with deferred utility payments as a result of the COVID-19 pandemic.
CDBG-CV Small Business Stabilization Program	CDBG-CV	$10,000	10 businesses	During FY 21-22 one (1) business received a loan to overcome the temporary loss of revenue due to the coronavirus pandemic.
	TOTAL	**$13,480**		

DOWNTOWN STOREFRONT FAÇADE REVITALIZATION PROGRAM

During FY 2019-20, as part of the City's continuous efforts to revitalize the Historic Downtown

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Area, the Economic Development Department put together the CDBG-funded Downtown Storefront Façade Revitalization Program. This program provides a financial incentive for property owners and tenants to renovate commercial building façades within the City's downtown area by providing a 1:1 match of the amount put into the renovation by the tenant up to $25,000. Eligible improvements include the removal of old signs and awnings, exterior painting, repair and replacement of exterior siding, installation of new doors to meet ADA accessibility requirements, the installation of anti-graffiti display windows, installation of canvas awnings, and the installation of permanent hard landscaping.

During FY 2021-22, program guidelines were updated to expand the program area to coincide with the City's Downtown District. New marketing materials were developed, and staff intends on advertising the revitalized program in FY 2022-23.

MISSION & MOUNTAIN STOREFRONT FAÇADE REVITALIZATION PROGRAM

The City of Ontario in its continuing effort to support the revitalization of aging commercial centers has created a Façade Improvement Program for all property owners within the program target area near the intersection of Mountain Avenue and Mission Boulevard. The maximum program grant amount per applicant is $25,000 per property owner and $5,000 per business owner. Qualified applicants will be required to contribute a 1:1 leverage of personal funds towards the approved improvements.

During FY 2021-22, Economic Development collaborated with Best Best & Krieger to update program guidelines. No applications have been finalized to date; however, property owners and tenants have submitted their list of improvements and staff is currently identifying what would qualify for matching funds within the program. Funding should begin to be allocated end of calendar year 2022.

CDBG-CV BUSINESS UTILITY ASSISTANCE PROGRAM

As part of the City's response to the economic impacts of the COVID-19 pandemic particularly for local businesses, the CDBG-CV Business Utility Assistance Program was established for eligible businesses with documented coronavirus related financial hardships that have deferred utility payments for utility bills dated after March 14, 2020. Eligible businesses will receive a maximum benefit of $5,000 to be applied toward qualifying deferred utility payments.

During FY 2021-22, one application was completed during the reporting period. Program funding will be reallocated in FY 22-23 due to lack of program demand.

CDBG-CV SMALL BUSINESS STABILIZATION PROGRAM

In response to the surge in unemployment and unprecedented economic hardship as a result of COVID-19, the City of Ontario's CDBG-CV Small Business Stabilization Loan to Grant Program will provide funding to small businesses. Specifically, the program aims to assist eligible small businesses retain their workforce and preserving job opportunities for low-income households.

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During FY 2021-22, one application was completed during the reporting period. A $10,000 forgivable loan was issued to Asia Bazaar. Program funding will be reallocated in FY 22-23 due to lack of program demand.

OTHER ECONOMIC DEVELOPMENT ACCOMPLISHMENTS

The primary goal of the Ontario Economic Development Agency is to create, maintain, and grow the economic value of the City. The Agency's goal is implemented through programs in Business Attraction, Business Retention & Expansion, Workforce Development, Redevelopment and Project Management.

Business Attraction

Much of the Agency's Business Attraction efforts center on developing and maintaining relationships with real estate executives, site selectors, investors, and business owners through business visits, attendance at conferences, trade shows, and professional associations. With the creation of Federal Opportunity Zones, the Agency is working with the County of San Bernardino to attract new property and business investment key areas of the City, including Holt Boulevard, the Airport, Downtown and the Convention Center District..

Business Retention and Expansion

At the heart of the City's Business Retention and Expansion efforts is the Business Retention Committee, a collaboration between the City of Ontario and Greater Ontario Business Council. Other Agency efforts included one-on-one visits with businesses, quarterly industry specific workshops, and partnerships with key community partners on workforce development trainings. In addition to these efforts, staff produces the monthly Made in Ontario Business Series, highlighting prominent local businesses.

In collaboration with the County of San Bernardino Workforce Development Department (WDD) and funded through the Transformative Climate Communities (TCC) Grant initiative, the Agency has established a satellite workforce services office in the City Library to provide job training and placement assistance for Ontario residents. In addition, the Agency continues to play a part in encouraging all Ontario students to pursue higher education after high school by providing a scholarship program paying for two years of community college for recently graduated high school residents of Ontario.

As efforts in the Euclid Avenue District continue to develop, the Agency focuses efforts on strategic property acquisitions to further develop this area and drive visitors and foot traffic back to Euclid Avenue. Economic Development has been working closely with regional agencies to spark innovation and create a business incubator, accelerator, and co-working office that brings entrepreneurs and startups to Downtown. The agency has also been strategically acquiring properties in Downtown for the purpose of creating new residential, retail and restaurant

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development. In addition, The Agency is working closely with Chaffey Community College for the construction of an Ontario Campus on Euclid Avenue. The Agency partnered with New City America to establish the Downtown Ontario Improvement Association, which has already been very active in the beautification and revitalization of Downtown.

Corporate Branding and Marketing

The Agency prepared for the annual State of the City: Business Leadership Symposium, which typically attracts nearly 1,000 business, development, and real estate executives throughout Southern California. Due to the coronavirus pandemic this year's event was held virtually and the videos created for the event were shared on the City's website. Staff also continued to promote the City's brand to national and global audiences through print, digital, and social media platforms.

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III. CONTINUUM OF CARE

This section contains the following elements:

A. An overview of homeless issues
B. Gaps in the Continuum of Care
C. Resource Leveraging
D. ESG Match Requirements

A. HOMELESS ISSUES OVERVIEW

The City supported a variety of activities to address the needs of homeless persons and the special needs of persons that are not homeless but require supportive housing and special assistance. Each activity was specifically selected for funding through CDBG, CDBG-CV, HOME, ESG and ESG-CV programs to address steps along the Continuum of Care.

This region has number of organizations, which serve both the general homeless population and specific special segments within the homeless community. In developing the funding allocations, the City supported a diverse selection of providers and cultivated cooperation among those groups in the delivery of their services.

In 2005, the City adopted a Continuum of Care program and has worked cooperatively with Mercy House Living Centers, Mercy House CHDO, Inc., the Ontario Housing Authority, the Housing Authority of the County of San Bernardino, and the County of San Bernardino Department of Behavioral Health to implement the Continuum. The following components have been implemented as part of the Continuum:

- Ontario Access Center – a full-service intake center providing emergency supplies, basic need items, restroom and shower facilities, laundry facilities, and day storage lockers.

- Assisi House – a transitional housing services program that serves single men, single women, and single mothers.

- Permanent Housing Units – a total of 62 affordable housing units were acquired and rehabilitated to be used as part of the Continuum. These units are at the following locations: 307-309-311 West Francis Street (15 units), 411/412 North Parkside Avenue (15 units), 209 North Begonia Avenue (4 units), 216 North Begonia Avenue (4 units), 217 North Begonia Avenue (4 units), 222 North Begonia Avenue (4 units), 223 North Begonia Avenue (4 units), 228 North Begonia Avenue (4 units), 231 North Begonia Avenue (4 units), and 305 North Begonia Avenue (4 units). These units provide a range of affordability levels for tenants.

- Project Gateway – Funded through the former Shelter + Care Program, this program provides up to 12 Supportive Housing Program (SHP) Vouchers to be used at permanent housing units that are part of the Continuum.

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- Aftercare Services Program – Graduates of the Assisi House program, Project Gateway clients, and residents of the Continuum's permanent housing units are provided with case management and counseling services as needed.

- ESG-CV Rapid-Re-Housing Program – Funded through ESG CARES-Act (ESG-CV), this program provides a housing exit solution for those unsheltered individuals and households placed in motels as part of the City's response to the coronavirus pandemic.

- ESG-CV Motel Voucher Program – In partnership with Mercy House, this program shelters homeless individuals in Ontario motels to protect high-risk individuals, prevent the spread of coronavirus, and protect the capacity of area hospitals. These funds continue to be used to support efforts to keep individuals and households sheltered and connect them to housing and/or diversion resources.

- ESG-CV Homeless Diversion Program – This program helps homeless individuals and families avoid and/or reduce the length and frequency of homelessness by providing early, light-touch support in securing transportation to temporary or permanent housing arrangements.

- ESG-CV Emergency Rent and Utility Assistance Program – This program assists Ontario residents at risk for homelessness by providing prospective and deferred rent and utility payments for very low-income households. The program will provide qualified applicants up to six months of assistance with a maximum financial benefit of $15,000 per household.

- ESG-CV Street Outreach and Engagement – Using ESG-CV funds, this program provides enhanced street outreach increasing the number of contracted street outreach hours from 10 hours per month to 40 hours per week.

- Enhanced Ontario Access Center Hours – City General Funds were used to allow hours at the Ontario Access Center to increase from 16 hours a week to over 40 hours a week, including hours on Saturdays.

The City of Ontario also works in conjunction with the San Bernardino County Continuum of Care. Ontario staff are active participants in the San Bernardino County Homeless Provider Network's West Valley Regional Steering Committee and on its Homeless Strategic Plan steering committee.

Listed in the table on the following page is a summary of the programs available to assist individuals and families transition to permanent housing:

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TABLE 6
CONTINUUM OF CARE

Continuum of Care	Program	Services Provided
OUTREACH AND INTAKE ↓	Ontario Access Center	Referral service, emergency housing vouchers, food, clothing, restrooms, telephone, showers, laundry facility, day storage lockers, and items to meet basic needs.
	SOVA Hunger Center	Food, service referral database, emergency and transitional shelters information and referrals, and client service.
	House of Ruth	Emergency and transitional shelter services, client service, domestic violence counseling, and childcare.
TRANSITIONAL HOUSING Mental Health; Job Training; and Independent living skills	Mercy House – Assisi House	Facility and program provides assistance to homeless families to overcome problems and conditions causing homelessness, life skills education, budgeting, parenting education, day care, and family support.
↓	House of Ruth	Provides shelter and special services for victims of domestic violence.
PERMANENT AND SUPPORTIVE HOUSING Substance abuse; Family support; and Education	Multi-Family Housing/Section 8; Multi-Family Housing Rehabilitation and New Construction Program; Community Housing Development Organizations (CHDOs) Housing Program	Rental housing vouchers and affordable housing units. Home-ownership assistance for low and moderate-income families.
		Permanent affordable housing units with after-care services to assist formerly homeless individuals and families retain permanent housing. In addition, 12 project-based Supportive Housing Program vouchers are available for use in Continuum of Care properties.
	Mercy House – Continuum of Care; Tenant Based Rental Assistance Program	Tenant Based Rental Assistance (TBRA) Program targeted at Ontario's homeless population provides 12 months of rental subsidy to qualified households with a maximum financial benefit of $20,000 per year. TBRA vouchers can be renewed for additional 12-month periods based upon ongoing eligibility at renewal.

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B. GAPS IN THE CONTINUUM OF CARE

In May 2005, the City approved the Mercy House Continuum of Care to address identified gaps in the delivery of homeless services including emergency beds and transitional housing for single men, single women, and single women with children. As of FY 2013-14, all the components included in the Continuum had been completed. Mercy House Living Centers operates the Ontario Access Center and a transitional housing facility that provides beds for single men, single women, and single mothers. Working in cooperation with the Ontario Housing Authority, Mercy House Living Centers, and Mercy House CHDO, Inc., 62 units of permanent affordable housing have been developed as part of the Continuum of Care. Mercy House provides aftercare services to both the graduates of their transitional housing program and the residents in the permanent affordable housing units.

The Ontario Access Center was completed in December 2013 and began operating in January 2014. The Ontario Access Center provides restrooms, shower facilities, laundry facilities, storage lockers, and other items to meet the basic needs of Ontario's homeless population.

In addition, as discussed earlier, the City, in conjunction with the Ontario Housing Authority, Mercy House Living Centers, Inc., the HACSB, and the County of San Bernardino Department of Behavioral Heath, began implementing Project Gateway, a Supportive Housing Program (SHP), during FY 2011-12. Project Gateway was designed to meet the needs of the hard-to-reach homeless population with disabilities (primarily those with mental illness), which was an identified gap in the Continuum. During this reporting period 13 households consisting of 18 persons were assisted through this program. In addition, during this reporting period, the City worked in cooperation with Mercy House Living Centers, the HACSB, and the County of San Bernardino Department of Behavioral Health to renew the Project Gateway program. The original contract expired September 30, 2021 and the renewal will extend the program through September 30, 2026.

The SHP provides rental subsidies and supportive services on a long-term basis for homeless persons with disabilities and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters.

Homeless individuals and families participating in Project Gateway can rent an apartment unit within the Continuum of Care permanent housing inventory and are provided with a range of supportive services through Mercy House Living Centers, Step Up on Second, and the County of San Bernardino Department of Behavioral Health. Up to 12 units are available within the permanent housing units that have been acquired as part of Ontario's Homeless Continuum of Care.

C. RESOURCE LEVERAGING

Homeless and near homeless persons in Ontario experience a variety of mental, physical, and economic challenges. The strategy for addressing the needs of this population includes supporting a diverse set of programs and projects from a variety of funding sources. While the City's ESG

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program is designed for homeless activities, CDBG and local resources are also employed to augment these funds. The Mercy House Continuum of Care has been designed to leverage resources. The City made a commitment in FY 2005-06 of $3,072,637 ($734,021 of CDBG funds, $61,848 of ESG funds, $1,791,768 of HOME funds, and $485,000 of local set-aside funds) to fund the Continuum. Additional funds have been added to this original commitment since FY 2005-06.

D. ESG MATCH REQUIREMENTS

Federal Emergency Solutions Grant regulations require organizations receiving ESG funds to match their allocation with funds from other sources. The table below identifies each organization and program allocated ESG funds, the amount of the allocation, and the sources and types of matching resources used during this reporting period:

Program/Project	Source of Assistance	Expenses	Match Amount	Match Source
Mercy House Ontario Continuum of Care	ESG	$134,325	$0	Private and foundation
			$134,325	Program fees and rents
			$134,325	**Total**
Services for Battered Women and Children	ESG	$12,600	$12,600	Shelter Partnership
			$12,600	**Total**
	TOTAL	**$146,925**	**$153,261**	

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IV. HOME-FUNDED HOUSING ACTIVITIES

NOTE: This section primarily focuses on HOME-funded activities. These activities are also discussed in the Housing Strategy Section. Please refer to the housing priorities and accomplishments for a discussion of additional housing related issues.

This section contains the following elements:

HOME-Funded Activities
A. HOME Match Requirements
B. HOME Inspections and Monitoring

A. HOME-FUNDED ACTIVITIES

HOME funds may be used for a variety of programs and projects to increase the supply and quality of affordable housing. The City participates in the HOME program by using these funds for affordable residential rehabilitation projects and to support Community Housing Development Organizations. Qualitative assessments and analyses are presented for each of the topics listed below:

1. HOME-funded program performance in terms of the Consolidated Plan and Action Plan
2. Community Housing Development Organizations
3. Affirmative marketing and minority outreach

The narrative portions of this section are augmented by additional standard HUD reports.

1. Consolidated Plan and Action Plan

The City is required to assess the success of HOME activities in achieving the objectives identified in the Five-Year Consolidated Plan. An analysis of the distribution of HOME funds among the Consolidated Plan's several categories of housing needs is also required. Three affordable housing objectives were presented in the Consolidated Plan's five-year strategy:

1. Expand affordable rental housing opportunities, particularly for low-income persons;
2. Create new, preserve, and rehabilitate existing rental and owner-occupied housing units; and
3. Increase affordable homeownership opportunities, particularly for low- and moderate-income persons.

The Consolidated Plan identified rental households earning less than 50 percent of the area median income (AMI) as experiencing the greatest number of problems. Very low-income renters experience significantly higher incidences of housing problems. According to HUD provided 2011-15 CHAS data, 57.51% of renter-occupied households earning less than 50% of AMI experience one or more housing problems. To address this problem, the City implemented the following projects:

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Guadalupe Residence (411 North Parkside Avenue) – This eight-unit apartment building is located at 411 North Parkside Avenue. The units are all four-bedroom apartments. All eight units have been designated as HOME-assisted units, with three units being reserved for very low-income tenants (at or below 50% of area median income) and five units restricted to low-income tenants (at or below 80% of area median income). During FY 2017-18, a HOME Program Participation Agreement was executed among the City, Mercy House CHDO, Inc., and the Ontario Housing Authority for the sale and rehabilitation of the property. This property was originally transferred to the Ontario Housing Authority as part of the dissolution of redevelopment agencies throughout California. Mercy House CHDO, Inc. is purchasing the property from the Ontario Housing Authority and the sale proceeds from this project will be used to fund another affordable housing project with units restricted to extremely low- to low-income households (30% - 60% AMI). The purchase was completed in February 2018. During FY 2021-22, the rehabilitation work was delayed to coordinate with GRID Alternatives, the solar energy equipment installer working with the TCC program so that the solar installation can be included as part of the rehabilitation. In addition, the project was delayed as a result of the COVID-19 pandemic. The project is pending further guidance from the Department of Housing and Urban Development. Rehabilitation work is expected to be completed in 2023.

The needs analysis presented in the Consolidated Plan also identified: (1) over payment for housing and (2) deteriorating housing quality as two issues impacting the supply of owner-occupied units. Specifically, the Consolidated Plan suggested providing assistance with home repairs as a method for addressing the negative impacts of over payment since homeowners could not afford to maintain their units. During FY 2021-22, the City continued to provide homeowner rehabilitation opportunities through the Conservation Home Improvement Program (CHIP Loan) which provides qualified homeowners with a deferred loan to make needed home repairs.

In addition, the following activities were funded with HOME resources during the reporting period:

HOME General Administration - The City expended $113,196 of HOME administrative funds for administrative costs associated with the implementation of HOME programs and activities.

1. Community Housing Development Organizations (CHDOs)

   During FY 2016-17, the City executed a HOME Program Participation Agreement with Mercy House CHDO, Inc. and the Ontario Housing Authority for the sale and rehabilitation of 411 N. Parkside Ave. During FY 2017-18, escrow closed transferring the property to Mercy House CHDO, Inc. and changing the affordability restrictions on this property from seven (7) units restricted to moderate-income households (at or below 120% AMI) and one (1) property manager's unit to four (4) units restricted to low-income households (at or below 80% AMI), three (3) units restricted to very low-income households (at or below 50% AMI), and one (1) property manager's unit.

2. Affirmative Marketing and Minority Outreach

Pursuant to HUD regulations, each participating jurisdiction is required to adopt affirmative marketing procedures and requirements for housing projects containing five or more HOME-assisted housing units. During FY 2021-22, the property management companies of projects containing five or more housing units assisted with HOME funds complied with the affirmative marketing and minority outreach plan.

Currently, the projects that trigger affirmative marketing procedures are Mountain View Senior Apartments – Phases I and II, City Center Senior Apartments, Palm Terrace I and II (formerly Ontario Senior Housing/D Street Housing), Guadalupe Residence (411 and 412 N. Parkside Ave.), and Francis Street Apartments. Mountain View Senior Apartments – Phase I has 11 rental units that have been assisted utilizing HOME funds. Mountain View Senior Apartments – Phase II has 11 rental units that have been assisted utilizing HOME funds. Palm Terrace I (formerly Ontario Senior Housing) has 90 rental units that have been assisted utilizing HOME funds. Palm Terrace II (formerly D Street Senior Housing) has 47 rental units that have been assisted utilizing HOME funds. The City Center Senior Apartments has 11 rental units that have been assisted utilizing HOME funds. Guadalupe Residence (411 and 412 North Parkside Avenue) has 14 units that have been assisted utilizing HOME funds. The Francis Street Apartments have 10 units that have been assisted utilizing HOME funds.

Although not required by HOME regulations, the Ontario Housing Authority has opted to apply affirmative marketing policies to the HOME-assisted properties at 217, 222, 223, 228, 231, and 305 North Begonia Avenue. These individual four-unit properties on Begonia Avenue (217, 222, 223, 228, 231, and 305) have a total of 16 rental units that have been assisted utilizing HOME funds.

The City continues to monitor all projects that trigger affirmative marketing procedures. The ethnic breakdown of the persons in occupied units for all projects is listed in the following table:

Race/Ethnicity *(information limited to households at or below 80% of median income)*	**# Total**	**# Hispanic**
White	176	132
Black/African American	42	0
Asian	66	1
American Indian/Alaskan Native	2	2
Native Hawaiian/Other Pacific Islander	4	0
American Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	1	0
American Indian/Alaskan Native & Black/African American	0	0
Other Multi-Racial	98	75
TOTAL	**389**	**210**

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In addition, minority-owned businesses (MBE) and women-owned businesses (WBE) are encouraged to participate in HOME funded projects. The City updates and distributes contractor materials to promote contractor interest.

No construction contracts utilizing HOME funds were awarded by the City of Ontario during FY 2021-22.

B. HOME MATCH REQUIREMENTS

HOME regulations require participating jurisdictions (PJs) to provide match in an amount equal to but not less than 25 percent of the total HOME funds drawn down for project costs. HOME match is a permanent contribution to affordable housing efforts. In accordance with 24 CFR 92.222 of the HOME Program Regulations, HUD granted the City a match reduction for HOME funds because the City had been designated as a fiscally distressed community. The City received a 100% reduction of match for the following fiscal years: FY 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, and 2011-12. The City received a 50% reduction of match for FY 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, and FY 2021-22.

During FY 2021-22, no HOME funds were drawn down.

As reported in the FY 2020-21 CAPER, the City had an excess HOME match that was carried over to FY 2021-22 in the amount of $370,080.04. The table below identifies the excess match from the prior fiscal year, current match contribution, total match available, match liability for the current fiscal year, and excess match carried over to the next fiscal year.

Fiscal Year Summary (FY 2021-22)	Match Amount	
Excess Match from Prior Federal Fiscal Year	$370,080.04	
Match Contribution During Current Federal Fiscal Year	$0.00	
Total Match Available for Current Federal Fiscal Year		$370,080.04
Match Liability for Current Federal Fiscal Year		$0
Excess Match Carried Over to Next Federal Fiscal Year		$370,080.04

C. HOME INSPECTIONS AND MONITORING

During FY 2021-22, the City resumed the performance of inspections and monitoring of previously funded HOME projects after being unable to do so in FY 2020-21 due to the coronavirus pandemic. The following is a summary of projects that were required to be inspected based on the requirements of Section 92.504(d) and the status of the monitoring review:

- Guadalupe Residence (411 and 412 North Parkside Avenue) – Inspections and monitoring completed in March 2022. There are outstanding compliance deficiencies that are being addressed by the owner Mercy House Living Centers and Mercy House CHDO, Inc. Monitoring

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reinspections were conducted in June 2022 and all deficiencies were corrected. The monitoring review is complete.

- Palm Terrace I – Inspections and monitoring completed in February 2022. There are no outstanding deficiencies.

- Palm Terrace II - Inspections and monitoring completed in February 2022. There are no outstanding deficiencies.

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V. PROGRAM REQUIREMENTS

This section is an analysis of the City's capacity to implement federally funded housing and community development programs and projects. There were three types of program administration activities conducted during this period. This analysis will be organized around each of these activities.

A. PLANNING

The planning activities for FY 2021-22 began in October 2020. Starting the process early provided time for workshops, meetings, hearings, and opportunities for public participation. A community forum/public hearing was conducted to obtain public input on the plan and proposed projects. The plan was prepared and drafts were made available for public review for 30 days. On June 16, 2020, the City Council approved the FY 2020-24 Consolidated Plan and FY 2021-22 One-Year Action Plan and directed staff to send the final plan to HUD for review and approval.

The programs selected to receive allocations of CDBG, ESG, and HOME funds each supported a HUD-defined national objective and met the regulatory requirements for eligibility. Additionally, these programs served low-income persons, sought to eliminate blighting conditions, and provided economic opportunities for Ontario residents.

During the Action Plan preparation process, City staff met or exceeded all regulatory requirements for public participation. Please refer to the following table for the dates and activities during the preparation of the FY 2021-22 One-Year Action Plan:

Date	Activity
January 8, 2021 and January 15, 2021	Published legal ad in Daily Bulletin – Public Hearing/Community Forum to be held on January 21, 2021
January 21, 2021	Public Hearing/Community Meeting (via Zoom webinar due to the coronavirus pandemic)
March 19, 2021 and March 26, 2021	Published legal ad in Daily Bulletin – Public Hearing/Community Forum to be held on Apri1 1, 2021
Apri1 1, 2021	Public Hearing/Community Meeting (via Zoom webinar due to the coronavirus pandemic)
April 2, 2021	Published legal ad – Notice of 30 day Public Review for FY 2021-22 One Year Action Plan
April 2, 2021 – May 3, 2021	Public Review period
May 4, 2021	City Council approval of the FY 2021-22 One Year Action Plan

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B. ADMINISTRATION

During FY 2021-22, the City expended $231,916.60 to administer the CDBG program, $169,047.30 to administer the CDBG-CV program, $113,196.40 to administer the HOME Program, $2,944.87 to administer the ESG program, and $16,990.45 to administer the ESG-CV program.

The administration activities conducted during this period included preparing environmental review materials, preparing and executing contracts with non-City subrecipients, preparing and executing Memorandums of Understanding with City subrecipients, and monitoring program performance. Prior to the execution of contracts and drawing down funds for any new project, City staff conducted detailed analysis regarding any potential environmental impacts from federally funded projects. This analysis is prepared in compliance with federal regulations and documentation for each project is kept on file. In some cases, additional review and specific requests for funding releases were required. In these instances, staff ensured that the proper notifications were published in the local newspapers and additional certifications are sent to HUD for review and approval. Contracts with non-City subrecipients are prepared in accordance with federal requirements. Specific language regarding scope of services, payment, procurement, non-discrimination, and progress reporting, along with other requirements were included in each contract.

During FY 2021-22, subrecipients submitted monthly progress reports and requests for reimbursement. These reports included statistical information on the number and types of clients served, and narrative sections describing the activities conducted. City staff reviewed each report to ensure the timely implementation of the subrecipient's program. Subrecipients were also required to document expenditures for which they sought reimbursement. City departments conducting federally funded activities also submitted progress reports.

Due to COVID-19 restrictions, City staff was unable to conduct annual field monitoring of subrecipients throughout the year. The City's monitoring process was developed in conjunction with the City's internal audit division to ensure compliance with City and federal OMB regulations. Field monitoring materials were designed to satisfy federal requirements. Results from the field auditing showed that the subrecipients complied with HUD regulations and implemented their respective programs in a timely and effective manner. The administrative process developed by City staff to chart the progress of each program and ensure regulatory compliance provided effective accounting of CDBG, ESG, and HOME resources, and their use supporting programs which addressed housing and community development needs.

C. REPORTING

Reporting activities were conducted throughout FY 2021-22 and concluded with the preparation of the CAPER. The single most important issue related to program reporting was the continued implementation of the Integrated Disbursement and Information System (IDIS). During FY 2021-22, City staff used IDIS and SAGE HMIS systems to document the performance and submit

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required reports of each active project funded through the CDBG, CDBG-CV, ESG, ESG-CV, and HOME programs. Performance information was loaded into IDIS on a regular basis throughout the year. At the end of FY 2021-22, final program statistics and narratives illustrating accomplishments were entered into the system. This information was based on monthly reports submitted by each subrecipient and additional information submitted by City departments. While IDIS served as a useful tool for reporting the progress of federally funded projects, it does not provide for reporting the progress of non-federally funded housing and community development efforts. The CAPER report, however, offers an opportunity for a truly comprehensive perspective on all housing and community development activities conducted during FY 2021-22. The CAPER was prepared in coordination with City departments, local social service providers, and other governmental agencies.

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VI. OVERALL ASSESSMENT

The City has been able to achieve many of its short and long-term housing and community development goals during FY 2021-22. These efforts are reflected in the creation and implementation of pro-active programs and projects designed to increase the availability of affordable housing, provide for important infrastructure improvements, and expand the capabilities of public service programs and projects. However, during FY 2020-21, a City-wide reorganization was completed due to the economic impacts of the coronavirus pandemic, including the reduction in key staff responsible for implementing federally funded programs. Staff devoted to housing activities and federal grant administration was impacted by the loss of two key staff members and a restructuring as part of the Community Development Agency. As a result of these changes, some planned activities may not reach the proposed accomplishment goals.

This section will assess the City's performance in addressing the priorities, needs, goals, and specific objectives identified in the Consolidated Plan. For this reporting period, the City effectively and efficiently acted in accordance with the housing and community development priorities and goals of the Five-Year Strategy. In terms of addressing the issues illustrated in each Action Plan priority, the City offers the following performance assessments:

A. HOUSING STRATEGY

Priority 1: Expand affordable rental housing opportunities, particularly for low-income persons.

The City looked for opportunities to work with developers to increase the supply of affordable housing units through new construction. The City utilized HOME funds to operate a Tenant Based Rental Assistance program.

The accomplishments listed below reflect the units created at project completion for the projects designed to meet the five-year goals:

Program/Activity	20-21	21-22	22-23	23-24	24-25	TOTAL
Tenant Based Rental Assistance Program	44	38				**82**
Sites for Future Affordable Housing Development	0	0				**0**
Vista Verde Apartments	101					**101**
TOTAL	**145**	**38**				**183**

Priority 2: Create new, preserve and rehabilitate existing rental and owner-occupied housing units.

The housing programs and projects conducted in support of this priority reflect a continuing effort to address the affordable housing needs of Ontario residents and preserve the existing stock of affordable housing. Each example demonstrates a long-term commitment to addressing this priority and serving a diverse spectrum of both owner-occupants and renters.

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Program/Activity	Five Year Goals	20-21	21-22	22-23	23-24	24-25	TOTAL
Single Family Rehabilitation Activities							
Community Housing Development Organizations	0	0	0				**0**
Conservation Home Improvement Program (CHIP Loan)	16	0	2				**2**
Neighborhood Preservation Program	5	9					**9**
SUBTOTAL	**21**	**9**	2				**11**
COVID Response Activities – Direct Assistance							
CDBG-CV Short-Term Rental and Utility Assistance Program	134	273					**273**
CDBG-CV Homeowner Utility Assistance Program	5	8					**8**
SUBTOTAL	**155**	**281**					**281**
Multi Family Rehabilitation Activities							
411 North Parkside Avenue		0	0				**0**
Assisi House Renovation		9	0				**9**
SUBTOTAL		**9**	**0**				**9**
Code Enforcement Inspections							
Community Improvement Team	300	336	294				**630**
SUBTOTAL	**300**	**336**	**294**				**630**
TOTAL	**455**	**617**	**296**				**931**

The programs listed above have had a significant impact on creating and/or preserving high quality housing stock opportunities for Ontario residents with varying income levels. The affordable multi-family activities serve to eliminate barriers to affordable housing within Ontario while providing high quality rental units with professional management.

Priority 3: Increase affordable homeownership opportunities, particularly for low- and moderate-income persons.

The City capitalized on the availability of homebuyer/homeowner resources from other agencies, including mortgage revenue bond, State of California BEGIN and CalHome funds, and private funds to implement and administer programs designed to increase access to existing housing resources.

The City successfully implemented programs that addressed this priority. Increasing access to existing housing through financial assistance to homeowners eliminates a barrier to affordable housing. Listed in the table below are the statistics of the City's performance in meeting the five-year goal:

Program/Activity	20-21	21-22	22-23	23-24	24-25	TOTAL
MyHome Loan Program (CalHFA)	30	5				**35**
Home Buyer Assistance (County of San Bernardino Mortgage Revenue Bond Program)	1	0				1
Neighborhood Partnership Housing Services Program – Foreclosure Prevention	0	3				**3**

Program/Activity	20-21	21-22	22-23	23-24	24-25	TOTAL
Neighborhood Partnership Housing Services Program – First Time Homebuyers (WISH Program)	0	0				**0**
Neighborhood Partnership Housing Services Program – Homeownership Assistance	273	267				**540**
Neighborhood Partnership Housing Services Program – Pre-purchase/Financial Wellness Education	181	190				**371**
Neighborhood Partnership Housing Services Program – Reverse Mortgage Counseling	92	74				**166**
Good Neighbor Next Door Program (HUD)	0	0				**0**
Police Residence Assistance Program	0	0				**0**
TOTAL	**577**	**539**				**1,116**

These programs listed above have had a significant impact on creating high quality housing stock opportunities for Ontario residents with varying income levels.

B. HOMELESS STRATEGY

Priority 1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services.

The City established a five-year goal of assisting 19,885 homeless families and individuals from July 1, 2020 – June 30, 2025 through private non-profit service providers funded by the City. To meet this goal, the City provided funds to non-profit organizations serving the homeless. The table below illustrates the accomplishments of these agencies in serving the homeless:

Program/Activity	Five Year Goals	20-21	21-22	22-23	23-24	24-25	TOTAL
Assisi House and Aftercare Services Program	325	56	27				**83**
Ontario Access Center	5,500	788	992				**71,780**
Services for Victims of Domestic Violence and Their Children	500	46	54				**100**
Family Stabilization Program at Sova Program Center	13,500	2,490	785				**3,275**
Project Gateway (Housing Authority of the County of San Bernardino/San Bernardino County Department of Behavioral Health)	60	12	13				**25**
ESG-CV Rapid Re-Housing Program	17	2	2				**4**
ESG-CV Motel Voucher Program	132	92	119				**211**
ESG-CV Diversion Program	10	1	0				**1**
ESG-CV Emergency Rent and Utility Assistance Program	110	0	110				**110**
TOTAL	**20,154**	**3,487**	**2,102**				**5,589**

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C. SPECIAL NEEDS STRATEGY

Priority 1: Provide supportive service for special needs populations.

The City worked cooperatively with Inland Fair Housing and Mediation Board to provide services to low-income households that are elderly and/or disabled residents of Ontario. The City established the five-year goal of assisting approximately 3,000 persons with special needs.

Program/Activity	Five Year Goals	20-21	21-22	22-23	23-24	24-25	TOTAL
Senior Services	3,000	32	13				**45**
TOTAL	**3,000**	**32**	**13**				**45**

D. FAIR HOUSING STRATEGY

Priority 1: Continue to implement the Fair Housing laws by providing funding to further fair housing.

The City worked cooperatively with Inland Fair Housing and Mediation Board to provide fair housing services and landlord/tenant mediation services. The City established a five-year goal of assisting approximately 500 persons who have fair housing complaints and 7,000 households that have tenant/landlord complaints.

Program/Activity	Five Year Goals	20-21	21-22	22-23	23-24	24-25	TOTAL
Fair Housing	500	179	100				**279**
Housing Mediation	7,000	1,035	750				**1,785**
TOTAL	**7,500**	**1,214**	**850**				**2,064**

E. PUBLIC HOUSING STRATEGY

Priority 1: Continue to support the on-going efforts of the Housing Authority of the County of San Bernardino and the Ontario Housing Authority to maximize the use of rental assistance subsidies and other resources in the City.

The City continued to work cooperatively with the Housing Authority of the County of San Bernardino and Ontario Housing Authority during FY 2021-22. Listed below are the accomplishments of the Housing Authority of the County of San Bernardino:

Program/Activity	20-21	21-22	22-23	23-24	24-25	TOTAL
Housing Choice Voucher Program (Housing Authority of the County of San Bernardino)	735	730				**1,465**
Other Housing Assistance Vouchers (Housing Authority of the County of San Bernardino)	38	38				**76**
Family Self-Sufficiency Program (Housing Authority of the County of San Bernardino)	13	13				**26**

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Program/Activity	20-21	21-22	22-23	23-24	24-25	TOTAL
Affordable Housing Units owned and operated by Housing Authority of the County of San Bernardino/Housing Partners I, Inc.	214	214				**428**
Project Gateway (Housing Authority of the County of San Bernardino/San Bernardino County Department of Behavioral Health)	12	13				**25**
TOTAL	**1,012**	**1,008**				**2,020**

F. COMMUNITY DEVELOPMENT STRATEGY

Please note, unlike the other strategies, most of the Community Development goals do not have annual goals, rather the goal is the completion of the project. Therefore, Priority 1 and 2 are not discussed in this section since these priorities in general do not have annual goals.

Priority 3: Improve public service programs available to serve lower- and moderate-income residents.

The City implemented and funded a variety of public service activities to improve the condition of low-income neighborhoods and increase the quality of life throughout the City.

The primary target group of the public service activities was for crime prevention and youth activities. The City established a five-year goal to assist 10,350 persons and youth through public service activities.

Program/Activity	Five Year Goals	20-21	21-22	22-23	23-24	24-25	TOTAL
Child Care Subsidies (Ontario-Montclair YMCA)	500	51	34				**85**
TOTAL	**500**	**51**	**34**				**85**

G. INCOME DISTRIBUTION OF PARTICIPANTS

As part of the City's evaluation of the delivery of affordable housing programs and services, the number of extremely low-income, low-income, and moderate-income renter and owner households assisted during the reporting period is examined. In the table below is the income breakdown of the unduplicated persons served through affordable housing. It is important to note that many programs do not keep statistics regarding the number of extremely low- income persons served.

Program/Project	Extremely Low-Income (30% MFI)	Very Low-Income (50% MFI)	Low/Mod Income (80% MFI)	Total
Renter Households				
Low/Mod Assisted Housing Developments	49	558	532	**1,139**
HOME TBRA Program	23	15	0	**38**
Landlord/Tenant Housing Mediation	251	266	201	**718**

Program/Project	Extremely Low-Income (30% MFI)	Very Low-Income (50% MFI)	Low/Mod Income (80% MFI)	Total
Ontario Housing Authority/ Housing Authority of the County of San Bernardino (Project Gateway)	13	0	0	**13**
ESG-CV Emergency Rent and Utility Assistance Program	76	34	0	**0**
SUBTOTAL	**712**	**873**	**733**	**2,018**
Owner–Occupied Households				
Conservation Home Improvement Program (CHIP Loan)	0	2	0	**2**
NPHS Homeownership Services				**273**
SUBTOTAL	**0**	**2**	**0**	**275**
Homeless Persons				
Assisi House and Aftercare Services Program	27	0	0	**27**
Ontario Access Center	992	0	0	**992**
Services for Victims of Domestic Violence and Their Children	38	10	5	**53**
Family Stabilization Program at Sova Program Center	628	118	39	**1,857**
SUBTOTAL	**1,685**	**128**	**44**	**1,857**
Special Needs and Other Public Service Activities				
Fair Housing*	38	29	25	**92**
Senior Services	11	10	13	**34**
Child Care Subsidies	5	8	0	**13**
SUBTOTAL	**54**	**47**	**38**	**139**
TOTAL	**2,151**	**1,050**	**815**	**4,016**

**Fair Housing is reported by households.*

H. TIMELINESS

The City complied with the timeliness requirement of 1.5 before April 30, 2022.

To facilitate the City's annual compliance with the timeliness requirement, the City continually monitors the progress of all projects.

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VII. OTHER ACTIONS UNDERTAKEN

A. ANTI-DISPLACEMENT STRATEGY

The City attempts to minimize displacement of all CDBG, HOME, and ESG funded activities.

During FY 2021-22, one business and one residential tenant were displaced as part of the Emporia Place Phase II development. A total of $1,843,296.03 was expended for relocation efforts during FY 2021-22. The Emporia Place Phase II project is not funded with any HUD resources.

To minimize the impact of displacement, the City contracts with relocation firms to assist households and businesses, as needed. The relocation consultants prepare relocation plans and information notices. In addition, the consultants assist households and businesses in relocating to a new site that will accommodate their needs and preferences. Assistance includes referrals, transportation, and financial assistance.

The City followed its residential anti-displacement and relocation assistance plan in connection with activities assisted with funding under the CDBG or HOME programs. This plan complies with the Uniform Relocation Assistance and Real Property Acquisition Policies Act. During this reporting period, the one-for-one replacement requirement was not triggered.

B. INSTITUTIONAL STRUCTURE AND INTERGOVERNMENTAL COOPERATION

The City continued working with various County departments and local nonprofit organizations in addressing identified housing needs. Many examples of intergovernmental cooperation are documented within this report. The City also provided certifications for consistency for agencies applying for additional HUD funds as appropriate.

C. ANTI-POVERTY STRATEGY

The City included an anti-poverty strategy within the FY 2020-24 Consolidated Plan. The City continues to aggressively implement programs and activities, which will generate jobs and tax revenue to reduce the number of Ontario residents below the poverty level.

D. EFFORTS TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

The City has taken several steps to address obstacles to meeting underserved needs. Program brochures are translated into Spanish and translation services are provided. Staff regularly attends community events to promote City programs to the community and non-profit organizations that serve low- and moderate-income populations.

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VIII. ADDITIONAL CDBG REQUIRED NARRATIVES

A. ASSESSMENT OF THE RELATIONSHIP OF CDBG FUNDS

The City utilized the CDBG funds to address high priority needs/objectives identified in the Consolidated Plan.

Overall, 100% of CDBG expenditures were used to benefit low- and moderate-income households.

B. CDBG LOANS AND OTHER RECEIVABLES

The current principal balance of the CDBG loans outstanding as of June 30, 2022 was $1,443,334.77. The City had no float funded activities. The City had no parcels acquired or improved with CDBG funds that were available for sale during FY 2021-22. Finally, the City had no lump sum agreements during FY 2021-22.

IX. PUBLIC REVIEW AND COMMENTS

The FY 2021-22 CAPER was available for public review from September 2, 2022 through September 19, 2022. In addition, a public hearing was conducted on September 20, 2022 to receive public comments regarding the FY 2021-22 CAPER.

X. HUD REPORTS

In accordance with HUD regulations, the City has prepared and made available for public review the following reports generated by the Integrated Disbursement and Information System. These reports are presented as attachments to the CAPER.

1. **Summary of Activities (C04PR03) –** lists each CDBG activity, which was open during a program year. For each activity, the report shows the status, accomplishments, program year narrative and program year expenditures. For each activity, the report also shows the activity code, regulation cite and characteristics of the beneficiaries.

2. **CDBG Financial Summary Report (C04PR26) –** shows the commitment of funds and expenditures the grantee has made for a specified program year. The expenditures are summarized to determine the relevant indicators for planning/administration, public service activities, and economic development. This report also contains program year information on meeting HUD's statutory requirements of serving low- and moderate-income households.

3. **CDBG-CV Financial Summary Report (C04PR26-CV) –** shows the commitment of funds and expenditures the grantee has made for a specified

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program year. The expenditures are summarized to determine the relevant indicators for planning/administration, public service activities, and economic development. This report also contains program year information on meeting HUD's statutory requirements of serving low- and moderate-income households.

HOME REPORTS

3. **Status of HOME Activities (C04PR22) –** provides status of HOME activities for all fiscal years. This report shows funds committed to each activity and disbursed dollar amounts.

4. **Status of HOME Grants (C04PR27) –** provides a status of HOME grants for each fiscal year.

5. **HOME Match Report (HUD-40107-A) –** provides match contribution information for Fiscal Year 2021-22.

6. **HOME Annual Performance Report (HUD-40107) –** provides Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) contracting information for Fiscal Year 2021-22. In addition, this report provides information on HOME program income received during the reporting period.

ESG REPORTS

7. **ESG CAPER Report –** provides information on performance measures for ESG funded activities.

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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report Fiscal Year 2021-22

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Public Notices

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Inland Valley Daily Bulletin - SB** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(909) 987-6397**.

Notice ID: e9WknZPnZ1WcmNYULbsu | **Proof Updated: Aug. 22, 2022 at 08:45am PDT**
Notice Name: FY 21-22 CAPER Notice of Public Hearing

See Proof on Next Page

FILER	FILING FOR
Hannah Mac Kenzie	Inland Valley Daily Bulletin - SB
hmackenzie@ontarioca.gov	
(909) 395-2027	

Columns Wide: 3 **Ad Class:** Legals

09/02/2022: City Notices	315.41
Subtotal	$NaN
Tax %	0.00
Total	**$328.03**

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NOTICE OF PUBLIC HEARING
CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT FOR FY 2021-22

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Council at the City of Ontario Council Chambers, 303 East "B" Street, Ontario, CA, at 6:30 p.m., or as soon thereafter as the matter can be heard, on Tuesday, September 20, 2022, to consider the Consolidated Annual Performance and Evaluation Report for Fiscal Year 2021-22. This report is based on funding from the U.S. Department of Housing and Urban Development for the following programs: Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant, and CARES Act funding Community Development Block Grant – CV and Emergency Solutions Grant-CV.

Written comments may be submitted to the City Clerk prior to the hearing date, or persons may present oral comments in support or opposition at the time of the hearing. If you challenge any portion of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to the public hearing.

ALL PERSONS INTERESTED are invited to be present.

Questions regarding the draft Consolidated Annual Performance and Evaluation Report for the 2021-22 Program Year may be addressed to the following:

Hannah K. Mac Kenzie, Project Manager
Ontario Housing Department
303 East "B" Street.
Ontario, CA 91764

Inland Valley Daily Bulletin - SB
Published: 9/2/22

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Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Inland Valley Daily Bulletin - SB** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(909) 987-6397**.

Notice ID: JCq7jsE4GwMnKWN6R9Vz | **Proof Updated: Aug. 22, 2022 at 08:50am PDT**
Notice Name: FY 21-22 CAPER Notice of Public Review

See Proof on Next Page

FILER	FILING FOR
Hannah Mac Kenzie	Inland Valley Daily Bulletin - SB
hmackenzie@ontarioca.gov	
(909) 395-2027	

Columns Wide: 3 **Ad Class:** Legals

09/02/2022: City Notices	528.38
Subtotal	$NaN
Tax %	0.00
Total	**$549.52**

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NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND COMMENT
CITY OF ONTARIO
DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR THE 2021-22 PROGRAM YEAR

NOTICE IS HEREBY GIVEN pursuant to the provisions of 24 CFR Part 91, Section 91.105 of the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Programs, that the City of Ontario has completed and made available for public review and comment the City of Ontario Draft Consolidated Annual Performance and Evaluation Report (CAPER) for the 2021-22 Program Year. This report contains assessments by the City on the use of CDBG, CDBG-CV, HOME, ESG, and ESG-CV funds within the City of Ontario.

Copies of the draft CAPER are available for public review and comment from September 02, 2022 through September 19, 2022 at the following locations:

City of Ontario, Ovitt Family Library
215 East "C" Street, Ontario

City of Ontario, Records Management Department,
Ontario City Hall, 303 East "B" Street, Ontario

The draft CAPER will also be available on the City's website at https://www.ontarioca.gov/Housing/GrantProgramInformation.

For comments to be included in the City's report to HUD, all comments relative to the CAPER must be submitted in writing to the City of Ontario, Housing Department no later than September 19, 2022.

The public hearing is tentatively scheduled for Tuesday, September 20, 2022 at 6:30 p.m., or as soon thereafter as the matter can be heard, at the City of Ontario Council Chambers, located at 303 East "B" Street, Ontario, CA. No comments received after the public hearing will be considered in the preparation of the final Consolidated Annual Performance and Evaluation Report. If you challenge in court any decision regarding the above document, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Council, at, or prior to, the public hearing. Due to time constraints and the number of persons wishing to give oral testimony, time restrictions will be placed on oral testimony at the public hearing regarding this document. You may make your comments in writing to assure that you are able to express yourself adequately.

Questions and written comments regarding the draft Consolidated Annual Performance and Evaluation Report for the 2021-22 Program Year may be addressed to the following:

Hannah K. Mac Kenzie, Project Manager
Ontario Housing Department
303 East "B" Street.
Ontario, CA 91764

Inland Valley Daily Bulletin - SB
Published: 9/2/22

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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report Fiscal Year 2021-22

Public Comments

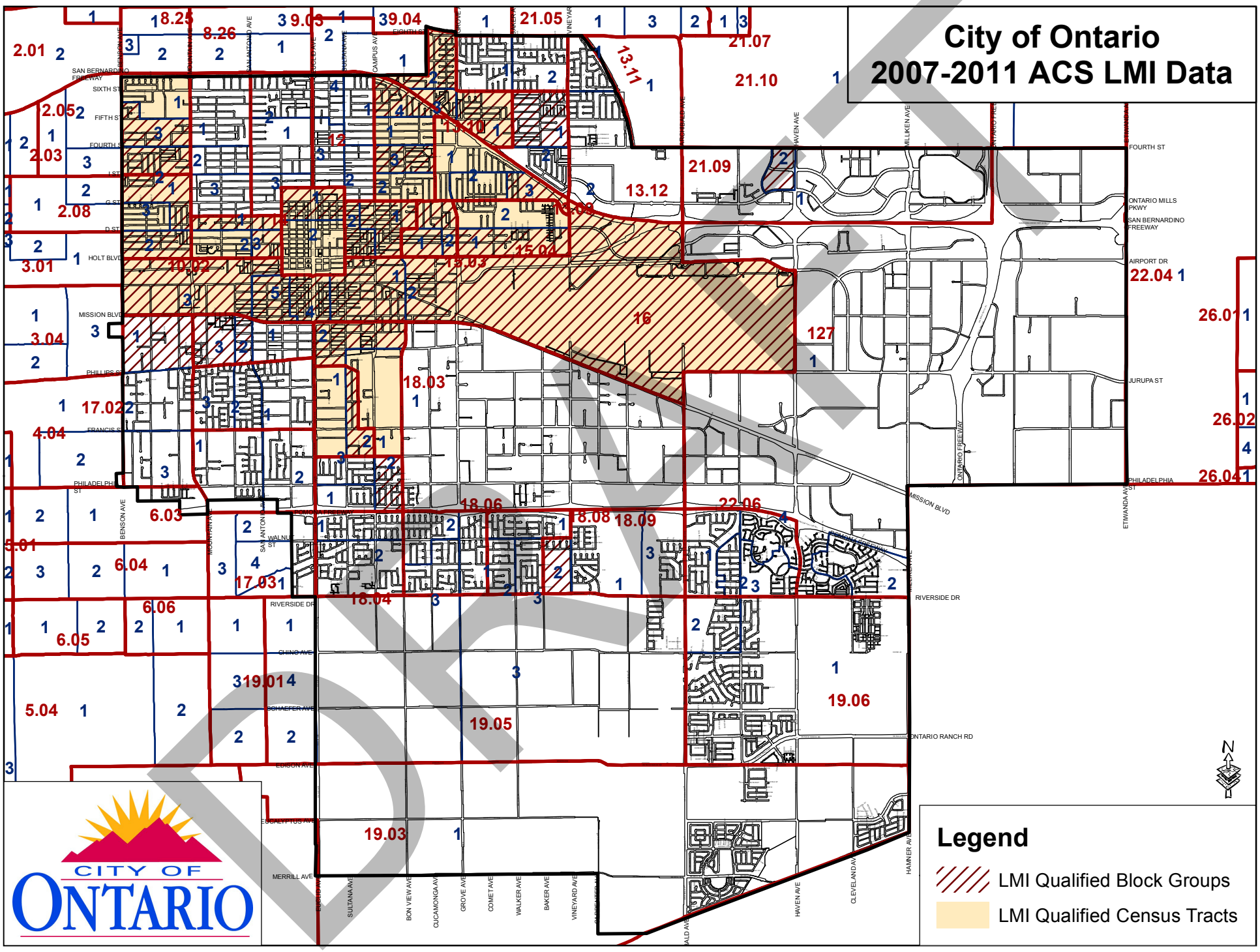
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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report Fiscal Year 2021-22

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Maps


City of Ontario
2007-2011 ACS LMI Data
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CITY OF ONTARIO
Legend
LMI Qualified Block Groups
LMI Qualified Census Tracts
N
SAN BERNARDINO FREEWAY
SIXTH ST
FIFTH ST
FOURTH ST
HOLT BLVD
MISSION BLVD
PHILLIPS ST
FRANCIS ST
PHILADELPHIA ST
RIVERSIDE DR
CHINO AVE
SCHAEFER AVE
EDISON AVE
MERRILL AVE
ONTARIO MILLS PKWY
AIRPORT DR
JURUPA ST
ONTARIO FREEWAY
ONTARIO RANCH RD
BENSON AVE
MOUNTAIN AVE
SAN ANTONIO AVE
WALNUT ST
CAMPUS AVE
ARCHIBALD AVE
HAVEN AVE
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ETIWANDA AVE
SULTANA AVE
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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report Fiscal Year 2021-22

Summary of Activities (C04PR03)

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PGM Year: 1994
Project: 0002 - CONVERTED CDBG ACTIVITIES
IDIS Activity: 2 - CDBG COMMITTED FUNDS ADJUSTMENT

Status: Open 5/24/2007 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/01/0001

Description:

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		$11,432,283.47	$0.00	$0.00
		1989	B89MC060537		$0.00	$1,126,000.00
		1990	B90MC060537		$0.00	$1,091,000.00
		1991	B91MC060537		$0.00	$1,219,000.00
		1992	B92MC060537		$0.00	$1,309,000.00
		1993	B93MC060537		$0.00	$1,865,000.00
		1994	B94MC060537		$0.00	$2,030,000.00
		1995	B95MC060537		$0.00	$2,670,000.00
		1996	B96MC060537		$0.00	$122,283.47
Total	**Total**			**$11,432,283.47**	**$0.00**	**$11,432,283.47**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		

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American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:					0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

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PGM Year: 2016
Project: 0005 - Single Family/Multi-Family Housing Rehabilitation and New Construction
IDIS Activity: 760 - 411 N. Parkside Ave.

Status: Open
Location: 411 N Parkside Dr Ontario, CA 91764-3945

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Rehab; Multi-Unit Residential (14B)
National Objective: LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 06/23/2017

Description:

This project includes a loan to Mercy House CHDO, Inc. to acquire and rehabilitate the property located at 411 N. Parkside Ave.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2017	B17MC060537	$102,000.00	$0.00	$3,600.00
Total	**Total**			**$102,000.00**	**$0.00**	**$3,600.00**

Proposed Accomplishments

Housing Units : 8

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

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Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2017	The acquisition by Mercy House CHDO, Inc. was completed in February 2018. One household was relocated related to this project in June 2018. Rehabilitation work is expected to be complete in early 2019.	
2018	The acquisition was completed in February 2018. Rehabilitation work is expected to be complete in late 2019.	
2019	The acquisition was completed in February 2018. Rehabilitation work is expected to be complete in early 2021.	

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PGM Year: 2017
Project: 0004 - Assisi House Renovation
IDIS Activity: 768 - Assisi House Renovation

Status: Open
Location: 517 Virginia Ave Ontario, CA 91764-3940

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Rehab; Multi-Unit Residential (14B)
National Objective: LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/21/2017

Description:

This project will renovate the Assisi House transitional housing facility located at 517521525 North Virginia Avenue, including the installation of new windows, replacement of air conditioner units, installation of sliding shower doors, and installation of vent hoods over stoves.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC060537	$50,000.00	$0.00	$50,000.00
		2016	B16MC060537	$93,855.00	$0.00	$90,331.95
Total	**Total**			**$143,855.00**	**$0.00**	**$140,331.95**

Proposed Accomplishments

Housing Units : 9

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	7	4	7	4	0	0
Black/African American:	0	0	2	0	2	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

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Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**9**	**4**	**9**	**4**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	9	9	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	9	9	0
Percent Low/Mod		100.0%	100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2017	During FY 2017-18, a scope of work was developed and bids are expected to be released in fall 2018 with work being completed during the winter of 2018.	
2018	A scope of work was developed and bids were released in spring 2019 and work is expected to begin in mid-summer 2019 and be completed by October 2019.	
2019	A scope of work was developed, and bids were released in spring 2019 and work was begun in Fall 2019 and is expected to be complete by December 2020.	
2020	Rehabilitation work was completed in December 2020, including installation of solar energy equipment.	

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PGM Year: 2019
Project: 0001 - Conservation Home Improvement Program
IDIS Activity: 813 - Conservation Home Improvement Program (2019)

Status: Open
Location: 208 W Emporia St Ontario, CA 91762-3803

Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Rehab; Single-Unit Residential (14A)
National Objective: LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/30/2019

Description:

This program will provide low-income homeowners with a loan to make energy efficiency or water conservation improvements to their homes.
Eligible improvements may include roofing, roof insulation, windows, water heaters, heating and air conditioning systems, lighting, water fixtures, and conservation-friendly landscaping.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC060537	$43,462.32	$43,462.32	$43,462.32
		2016	B16MC060537	$22,053.93	$1,276.53	$1,276.53
		2017	B17MC060537	$320,975.79	$0.00	$0.00
		2018	B18MC060537	$13,507.96	$0.00	$0.00
Total	**Total**			**$400,000.00**	**$44,738.85**	**$44,738.85**

Proposed Accomplishments

Housing Units : 16

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	1	0	0	0	1	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0

DRAFT

Asian/Pacific Islander:			0	0	0	0	0	0	0	0
Hispanic:			0	0	0	0	0	0	0	0
Total:			**2**	**0**	**0**	**0**	**2**	**0**	**0**	**0**
Female-headed Households:			2		0		2			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	2	0	2	0
Non Low Moderate	0	0	0	0
Total	2	0	2	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2019	During FY 2019-20 Housing staff developed program guidelines and prepared an RFP to establish a list of eligible contractors to be used for program work.	
2020	The program was launched in late FY 2020-21, three (3) applications were received, and one (1) household was approved.	
2021	During FY 2021-22, two (2) households participated in the program and received loans for qualifying repairs.	

DRAFT

PGM Year: 2019
Project: 0005 - Homeless Outreach, Shelter, Prevention, and Administration
IDIS Activity: 822 - Ontario Access Center Improvements

Status: Canceled 8/30/2021 1:32:15 PM
Location: 435 S Bon View Ave Ontario, CA 91761-1949

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Homeless Facilities (not operating costs) (03C)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/30/2019

Description:

CDBG funds will be used to provide improvements at the Ontario Access Center including hand-washing stations, hydration stations, electrical service to the food service container, shade sails, and picnic tables.

Financing

No data returned for this view. This might be because the applied filter excludes all data.

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0

DRAFT

Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2019	A scope of work was developed and bids were released in spring 2019. The work was begun in Fall 2019 and is expected to be fully complete by December 2020.	

DRAFT

PGM Year: 2019
Project: 0007 - Community Block Wall along Mountain Avenue
IDIS Activity: 824 - Community Block Wall along Mountain Avenue

Status: Open
Location: 208 W Emporia St Ontario, CA 91762-3803

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Other Public Improvements Not Listed in 03A-03S (03Z)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/30/2019

Description:

This project will provide for a community block wall and associated landscaping to be installed on a public easement along Mountain Avenue between D Street and G Street.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2017	B17MC060537	$3,174.88	$3,174.88	$3,174.88
		2018	B18MC060537	$9,448.30	$1,812.62	$1,812.62
		2019	B19MC060537	$187,376.82	$0.00	$0.00
Total	**Total**			**$200,000.00**	**$4,987.50**	**$4,987.50**

Proposed Accomplishments

People (General) : 3,175
Total Population in Service Area: 3,175
Census Tract Percent Low / Mod: 72.44

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2019	During FY 2019-20 the City surveyed property owners who would be impacted by the construction of the Community Block Wall to determine universal participation. The project will require all affected property owners to sign an easement to allow for the required Planning and Building provisions for the wall and associated landscaping. This project will reduce blight on a main thoroughfare in a target neighborhood.	
2020	During FY 2020-21, the City continued to communicate to determine interest of affected owners. An architectural firm has been engaged to design the wall and would work around those property owners not interested in participating.	
2021	During FY 2021-22, the City continued to communicate to determine interest of affected owners.	

DRAFT

PGM Year: 2019

Project: 0009 - Alley Pavement Management Rehabilitation

IDIS Activity: 826 - Alley Pavement Management Rehabilitation (FY 19-20)

Status: Completed 8/30/2021 12:00:00 AM
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Street Improvements (03K)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/30/2019

Description:

This project will reconstruct alleys that are in very poor condition.
The project includes brush and tree removal, repair of drainage issues, and general cleanup of alley areas.
Reconstructed alleys are projected to last 20 to 25 years.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		$21,934.03	$0.00	$0.00
		2014	B14MC060537		$0.00	$21,934.03
		2020	B20MC060537	$113,878.61	$0.00	$113,878.61
	PI			$68,535.36	$0.00	$68,535.36
Total	**Total**			**$204,348.00**	**$0.00**	**$204,348.00**

Proposed Accomplishments

People (General) : 5,890
Total Population in Service Area: 5,890
Census Tract Percent Low / Mod: 70.71

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2019	The location of the alley improved were between Allyn Avenue & Cucamonga Avenue south of Fourth Street, Baker Avenue & Corona Avenue south of Princeton Street, Berlyn to the end south of G Street, and Flora Street to Parkside Avenue north of D Street. It is estimated that 80 homes and 10 apartment buildings will benefit from these alley improvements.	

DRAFT

PGM Year: 2019

Project: 0010 - LED Street Light Conversion Project

IDIS Activity: 827 - LED Street Light Conversion Project (FY 19-20)

Status: Completed 8/30/2022 8:22:41 PM
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Other Public Improvements Not Listed in 03A-03S (03Z)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/30/2019

Description:

This project will include the conversion of over 60 existing decorative street lights throughout the CDBG-eligible areas to LED street lights. The project will result in up to 40% in energy savings over the life of the street light fixtures.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	B19MC060537	$50.00	$50.00	$50.00
Total	**Total**			**$50.00**	**$50.00**	**$50.00**

Proposed Accomplishments

Public Facilities : 60
Total Population in Service Area: 3,465
Census Tract Percent Low / Mod: 64.21

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	During FY 2020-21, bids were solicited and a contract will be awarded in Fall 2021. Construction is expected to be completed during FY 2021-22.	

DRAFT

PGM Year: 2019

Project: 0015 - Downtown Storefront Facade Revitalization Program

IDIS Activity: 834 - Downtown Storefront Facade Revitalization Program

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create economic opportunities
Outcome: Sustainability
Matrix Code: Rehab; Publicly or Privately-Owned Commercial/Industrial (14E)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/07/2019

Description:

This project is intended to provide financial assistance to property owner andor tenants to renovate commercial facade buildings and structures within the City's downtown area by matching the amount put into the renovation by the tenantowner 1:1 up to $25,000.
Eligible improvements include: removal of old signs and awnings, exterior painting, repairreplacement of exterior siding, installation of new entry doors to meet ADA accessibility requirements, installation of anti-graffiti display windows, installation of new canvas awnings, installation of new signs, installation of new exterior lighting, and installation of permanent landscaping.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	B19MC060537	$125,000.00	$0.00	$94,170.83
Total	**Total**			**$125,000.00**	**$0.00**	**$94,170.83**

Proposed Accomplishments

Businesses : 4
Total Population in Service Area: 2,530
Census Tract Percent Low / Mod: 52.77

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2019	During FY 2019-20 three qualified applicants participated in the program: Vida Drug Store and Pharmacy, Inc., Unicare Community Health Center, Inc., and Harvey Yamamoto Optometry, LLC. Vida Drug Store and Pharmacy, Inc. completed the installation of a new lighted sign, new exterior painting, and aluminum doors. Unicare Community Health Center, Inc. a new lighted sign, new exterior painting, and aluminum doors. Harvey Yamamoto Optometry, LLC completed new signage and lights.	
2020	During FY 2020-21, two (2) qualified applicants participated in the program: East Forest Investment, LLC and the Downtown Ontario Improvement Association.	

DRAFT

PGM Year: 2019
Project: 0016 - Administration
IDIS Activity: 835 - Program Administration

Status: Completed 8/24/2021 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/07/2019

Description:

This activity will be used to pay for salaries and benefits for those persons administering the CDBG and HOME Program.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	B19MC060537	$197,410.68	$0.00	$197,410.68
	PI			$125,551.69	$0.00	$125,551.69
Total	**Total**			**$322,962.37**	**$0.00**	**$322,962.37**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

DRAFT

Female-headed Households: 0

Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

DRAFT

PGM Year: 2019
Project: 0012 - Park Improvements Project
IDIS Activity: 839 - Anthony Munoz Park Community Garden Fence

Status: Open
Location: 1240 W 4th St Ontario, CA 91762-1706

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Parks, Recreational Facilities (03F)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/05/2020

Description:

This project will construct a fence surrounding the new community garden at Anthony Munoz park.
The garden's goals are to connect low income residents with access to fresh fruits and vegetables as well as resources for healthy living.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	B19MC060537	$80,000.00	$0.00	$78,789.08
Total	**Total**			**$80,000.00**	**$0.00**	**$78,789.08**

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

DRAFT

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2019	During FY 2019-20, a design was created for the project and the project was put out to bid. The project is expected to be completed during FY 2020-21.	
2020	This project was completed in March 2021 and included the installation of a fence around the new Seeds of Joy Community Garden at Anthony Munoz Park. A grand opening celebration of the new community garden occurred on April 17, 2021.	

DRAFT

PGM Year: 2020

Project: 0004 - CV-CDBG COVID-19 Response Small Business Support and Workforce Development Loans

IDIS Activity: 842 - CDBG-CV Small Business Stabilization Program

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create economic opportunities
Outcome: Sustainability
Matrix Code: ED Direct Financial Assistance to For-Profits (18A)
National Objective: LMJ

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 11/12/2020

Description:

This program will provide assistance in the form of a five-year term, zero percent interest loan to Ontario's downtown small businesses.
Assistance is restricted to those efforts that will either create a new job or retain an existing job for a low-income person.
For each loan provided, a minimum of one permanent full-time equivalent job must be created andor retained for a low-income person.
Maximum assistance is $20,000 per business.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060537	$200,000.00	$10,000.00	$10,000.00
Total	**Total**			**$200,000.00**	**$10,000.00**	**$10,000.00**

Proposed Accomplishments

Jobs : 10

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

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Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	During FY 2020-21, Economic Development and Housing staff worked together with legal counsel to develop program guidelines. Applications began being accepted in June 2021.	

DRAFT

PGM Year: 2019
Project: 0016 - Administration
IDIS Activity: 843 - CDBG-CV Administration

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 11/12/2020

Description:

This activity will be used to pay for salaries and benefits for those persons administering the CDBG-CV Programs.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060537	$468,627.00	$128,163.29	$360,348.14
Total	**Total**			**$468,627.00**	**$128,163.29**	**$360,348.14**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:					0			

DRAFT

Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

DRAFT

PGM Year: 2020
Project: 0022 - Administration
IDIS Activity: 850 - Program Administration

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 03/15/2021

Description:

This activity will be used to pay for salaries and benefits for those persons administering the CDBG and HOME Program.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18MC060537	$22,240.33	$0.00	$22,240.33
		2019	B19MC060537	$290,123.67	$0.00	$290,123.67
	PI			$60,497.00	$0.00	$60,497.00
Total	**Total**			**$372,861.00**	**$0.00**	**$372,861.00**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		

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Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:					0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

DRAFT

PGM Year: 2020

Project: 0021 - Mission and Mountain Storefront Facade Improvement Program

IDIS Activity: 851 - Mission and Mountain Storefront Facade Improvement Program

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create economic opportunities
Outcome: Sustainability
Matrix Code: Rehab; Publicly or Privately-Owned Commercial/Industrial (14E)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 03/15/2021

Description:

This project is intended to provide financial assistance to property owner andor tenants to renovate commercial facade buildings and structures within the Mission and Mountain area by matching the amount put into the renovation by the tenantowner 1:1 up to $25,000.
Eligible improvements include: removal of old signs and awnings, exterior painting, repairreplacement of exterior siding, installation of new entry doors to meet ADA accessibility requirements, installation of anti-graffiti display windows, installation of new canvas awnings, installation of new signs, installation of new exterior lighting, and installation of permanent landscaping.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060537	$125,000.00	$0.00	$0.00
Total	**Total**			**$125,000.00**	**$0.00**	**$0.00**

Proposed Accomplishments

Businesses : 4
Total Population in Service Area: 3,715
Census Tract Percent Low / Mod: 65.95

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	During FY 2020-21, the program was created and Economic Development staff met with all property owners within the program area to provide program information. No applicants were assisted during the reporting period.	
2021	During FY 21-22 program guidelines were updated.	

DRAFT

PGM Year: 2020
Project: 0024 - Continuum of Care Manager
IDIS Activity: 852 - Continuum of Care Manager

Status: Open
Location: 208 W Emporia St Ontario, CA 91762-3803

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Operating Costs of Homeless/AIDS Patients Programs (03T)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 03/15/2021

Description:

The City of Ontario will create a new Continuum of Care Manager.
This position will manage all aspects of the homeless services Continuum of Care, providing resources to assist individuals and families experiencing homelessness move into transitional and permanent housing, as well as leading the growth and development of future Continuum of Care initiatives and goals.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060537	$126,322.00	$0.00	$0.00
Total	**Total**			**$126,322.00**	**$0.00**	**$0.00**

Proposed Accomplishments

People (General) : 350

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

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Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

DRAFT

PGM Year: 2020
Project: 0018 - Neighborhood Preservation Program
IDIS Activity: 855 - Neighborhood Preservation Program

Status: Open
Location: 208 W Emporia St Ontario, CA 91762-3803

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Neighborhood Cleanups (05V)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 03/15/2021

Description:

This project will be implemented by the Neighborhood Action Team and is designed to build community and support the City's Neighborhood Preservation Strategy Plan. Projects would be provided within designated target neighborhoods and may include: "pop-up" Community Life & Culture, job training, marketing of community programs, financial literacyhomebuyer education training, community clean-up days, participating in community fairs and other community events, support for a neighborhood ambassador program, and other public service activities.
In addition, the Neighborhood Action Team would work within the target neighborhoods to address "flash-point" issues as they arise.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	B19MC060537	$1,720.00	$0.00	$1,720.00
		2020	B20MC060537	$2,389.00	$0.00	$2,389.00
Total	**Total**			**$4,109.00**	**$0.00**	**$4,109.00**

Proposed Accomplishments

People (General) : 300
Total Population in Service Area: 23,370
Census Tract Percent Low / Mod: 60.33

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	During FY 2020-21, two Community Clean-Up Day events were held resulting in a total of 5.45 tons of discarded items and waste collected during these events. In addition, an Ambassador Program was created to engage with residents and market community programs. Eight (8) low-income homeowners were provided with dumpsters to aid in the removal of debris from their property eliminating blight, and one (1) household was assisted with a grant to purchase material that the homeowner installed to correct a code violation on their property.	

DRAFT

PGM Year: 2020
Project: 0017 - Ontario On The Go
IDIS Activity: 856 - Ontario on the Go

Status: Canceled 9/8/2021 1:05:29 PM
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Youth Services (05D)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 03/15/2021

Description:

This project will offer mobile outreach that will provide positive educational activities and exciting programs to underserved neighborhoods locate within pre-designated areas in the City.
This targeted outreach will build confidence in Ontario's youth through educational and physical activities such as arts and crafts, athletic skills classes, homework help, and literacy instruction.
These pre-designated areas demonstrate a greater need due to distance from established community center and library facilities.
Ontario On The Go will spread excitement and education resources in a safe and fun environment and ultimately will lead to a better and stronger community.

Financing

No data returned for this view. This might be because the applied filter excludes all data.

Proposed Accomplishments

People (General) : 5,000

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0

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Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020		

DRAFT

PGM Year: 2020

Project: 0023 - CDBG COVID-19 Business Utility Assistance Grant Program

IDIS Activity: 861 - CDBG-CV Business Utility Assistance Program

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create economic opportunities
Outcome: Sustainability
Matrix Code: ED Direct Financial Assistance to For-Profits (18A)
National Objective: LMJ

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 06/16/2021

Description:

This program will provide assistance in the form of a five-year term, zero percent interest loan to Ontario's downtown small businesses.
Assistance is restricted to those efforts that will either create a new job or retain an existing job for a low-income person.
For each loan provided, a minimum of one permanent full-time equivalentjob must be created andor retained for a low-income person.
Maximum assistance is $20,000 per business.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060537	$175,000.00	$3,439.78	$20,268.56
Total	**Total**			**$175,000.00**	**$3,439.78**	**$20,268.56**

Proposed Accomplishments

Jobs : 15

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	1	1
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

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Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**1**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	3
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	3
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	During FY 2020-21, three (3) business owners were assisted with deferred utility payments as a result of the COVID-19 pandemic.	
2021	During FY 2021-22, one (1) business owner was assisted with deferred utility payments as a result of the COVID-19 pandemic.	

DRAFT

PGM Year: 2020
Project: 0013 - Alley Pavement Rehabilitation
IDIS Activity: 862 - Alley Pavement Rehabilitation

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Street Improvements (03K)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 03/15/2021

Description:

This project includes reconstruction of alleys that are in very poor condition, including removal of badly damaged asphalt, replacement of concrete ribbon gutter and new asphalt pavement, and reconstruction of alley approaches to be ADA compliant.
Reconstructed alleys are projected to last 20 to 25 years.
Locations include alleys north of Nevada Street between Cypress and San Antonio Avenues, north of California Street between Cypress and Oakland Avenues, and north of Park Street between Vine and Laurel Avenues.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060537	$235,000.00	$166,770.10	$166,770.10
Total	**Total**			**$235,000.00**	**$166,770.10**	**$166,770.10**

Proposed Accomplishments

People (General) : 1,130
Total Population in Service Area: 1,130
Census Tract Percent Low / Mod: 76.55

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	This project will be combined with the FY 2021-22 Alley Pavement Management program and work for both projects is expected to be complete by Spring 2022.	
2021	The FY 2020-21 Alley Pavement Management program was combined with the FY 2021-22 Alley Pavement Management program and work for both projects is expected to be completed by Fall of 2022.	

DRAFT

PGM Year: 2020
Project: 0014 - LED Streetlight Conversion Project
IDIS Activity: 864 - LED Streetlight Conversion Project

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Street Improvements (03K)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/08/2021

Description:

This project will include the installation of new LED streetlights at critical locations within residential CDBG areas.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	B19MC060537	$100,000.00	$0.00	$0.00
Total	**Total**			**$100,000.00**	**$0.00**	**$0.00**

Proposed Accomplishments

People (General) : 1,725
Total Population in Service Area: 1,725
Census Tract Percent Low / Mod: 67.83

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	The project is expected to be awarded before the end of 2021 with construction completion anticipated in late Fall 2022.	
2021	Funding for the FY 2020-21 project was rolled over to the FY 2021-22 LED streetlights project.	

DRAFT

PGM Year: 2020

Project: 0016 - Park Improvements Project

IDIS Activity: 866 - Sam Alba Park Restroom Rehabilitation

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Parks, Recreational Facilities (03F)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 03/15/2021

Description:

This project will include the demolition of the existing restroom and installation of a new prefabricated restroom.
In addition, repair andor replacement of any necessary utility infrastructure will be addressed.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060537	$355,000.00	$15,811.00	$22,227.02
Total	**Total**			**$355,000.00**	**$15,811.00**	**$22,227.02**

Proposed Accomplishments

Public Facilities : 1
Total Population in Service Area: 46,540
Census Tract Percent Low / Mod: 55.37

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	During FY 2020-21, architectural plans were prepared for this project that will replace the existing restroom with a prefabricated restroom that will present a safer and improved restroom facility for park users.	
2021	Public Works contracted with Robert Borders to have plans drawn. Construction is expected to take place in FY 22-23.	

DRAFT

PGM Year: 2021
Project: 0002 - Community Improvement Team
IDIS Activity: 870 - Community Improvement Team

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Code Enforcement (15)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/28/2022

Description:

The Community Improvement Team has been specifically designed to proactively implement an intensive code compliance program to address serious code violations within eligible targeted lowmod areas that have been identified as deteriorated areas that are having significant impact on the existing neighborhoods.
The boundaries of the area where CIT activities are eligible for CDBG funding are in the following census tractsblock groups CT 001400, BG 1 and 2; CT 001501, BG 1 and 2; CT 001503, BG 1 and 2; CT 001504, BG 1 and 2; CT 001600, BG 1, 3, 4, and 5; CT 001702, BG 1; CT 001706, BG 1, 2, and 3; CT 001702, BG 1; CT 001706, BG 1, 2, and 3; CT 001707, BG 1 and 2; CT 001812, BG 1 and 2; and CT 001813, BG 1 and 2.
Costs incurred for inspections of code violations and the enforcement of code requirements for properties located within eligible focus block groups are eligible for CDBG funding.
In addition, costs incurred for inspections to monitor the condition of restricted affordable housing units within Ontario.
To ensure long term program solutions, the team coordinates the resources available with various City departments, including but not limited to: Police, Planning, Housing and Code Enforcement.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060537	$100,000.00	$28,953.48	$28,953.48
Total	**Total**			**$100,000.00**	**$28,953.48**	**$28,953.48**

Proposed Accomplishments

Housing Units : 300
Total Population in Service Area: 46,815
Census Tract Percent Low / Mod: 54.68

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	A total of 294 inspections were completed during the reporting period.	

DRAFT

PGM Year: 2021
Project: 0018 - Continuum of Care Manager
IDIS Activity: 880 - Continuum of Care Manager

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Operating Costs of Homeless/AIDS Patients Programs (03T)
National Objective: URG

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/28/2022

Description:

The City of Ontario Continuum of Care Manager will manage all aspects of the homeless services Continuum of Care, providing resources to assist individuals and families experiencing homelessness move into transitional and permanent housing, as well as leading the growth and development of future Continuum of Care initiatives and goals.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060537	$150,936.00	$100,963.58	$100,963.58
Total	**Total**			**$150,936.00**	**$100,963.58**	**$100,963.58**

Proposed Accomplishments

People (General) : 1

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	This program oversaw the implementation of the City's Homeless strategy and programs.	

DRAFT

PGM Year: 2021
Project: 0019 - Family Stabilization Services - SOVA
IDIS Activity: 881 - Family Stabilization - SOVA

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Operating Costs of Homeless/AIDS Patients Programs (03T)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/28/2022

Description:

The program provides low and very low income and homeless individuals and families with emergency food supplies and support services.
Participants are able to obtain a four or five day supply of basic staple foods, enough to provide approximately 10-15 meals for each family member, every 30 days.
Clients are also able to access additional support, such as hygiene products, diapers, and paper products.
Utility and rental assistance may be accessed, as well as 3-5 day emergency motel vouchers (when available).
Information and referral resources are available, especially in the areas of health services, housing, and other food programs.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060537	$18,410.00	$0.00	$0.00
Total	**Total**			**$18,410.00**	**$0.00**	**$0.00**

Proposed Accomplishments

People (General) : 2,700

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	672	567
Black/African American:	0	0	0	0	0	0	50	0
Asian:	0	0	0	0	0	0	15	0
American Indian/Alaskan Native:	0	0	0	0	0	0	2	2
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	46	3

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Asian/Pacific Islander:			0	0	0	0	0	0	0	0
Hispanic:			0	0	0	0	0	0	0	0
Total:			**0**	**0**	**0**	**0**	**0**	**0**	**785**	**572**
Female-headed Households:			0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	628
Low Mod	0	0	0	118
Moderate	0	0	0	39
Non Low Moderate	0	0	0	0
Total	0	0	0	785
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	A total of 785 unduplicated persons were served.	

DRAFT

PGM Year: 2021
Project: 0020 - Assisi House
IDIS Activity: 882 - Assisi House

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Operating Costs of Homeless/AIDS Patients Programs (03T)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/28/2022

Description:

Assisi House transitional shelter provides transitional housing and supportive services to single men, single women, and single mothers with their children.
The affordable permanent housing programs, housing voucher programs, including the Shelter Plus Care program, and aftercare program in Ontario provide continued care and support to those in need, a lasting end to their homelessness.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060537	$37,914.00	$3,227.59	$3,227.59
Total	**Total**			**$37,914.00**	**$3,227.59**	**$3,227.59**

Proposed Accomplishments

People (General) : 65

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	21	15
Black/African American:	0	0	0	0	0	0	6	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

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Total:			**0**	**0**	**0**	**0**	**0**	**0**	**27**	**15**
Female-headed Households:			0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	27
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	27
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	A total of 27 unduplicated persons were served.	

DRAFT

PGM Year: 2021
Project: 0006 - Senior Support Services
IDIS Activity: 883 - Senior Support Services

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Senior Services (05A)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/28/2022

Description:

Inland Fair Housing and Mediation Board (IFHMB) has provided application-based services to seniors in the City of Ontario for the State of California's Home Energy Assistance Program (HEAP) for over 20 years.
This project will allow for an expansion of the existing program and provide application assistance to senior citizens to complete and submit the HEAP application and all required documentation.
IFHMB will also assist senior citizens with any complaints or information they may need during the workshop.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060537	$10,000.00	$6,748.04	$6,748.04
Total	**Total**			**$10,000.00**	**$6,748.04**	**$6,748.04**

Proposed Accomplishments

People (General) : 30

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	6	3
Black/African American:	0	0	0	0	0	0	5	0
Asian:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0

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Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**13**	**3**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	5
Low Mod	0	0	0	8
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	13
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	A total of 13 persons were provided with support services.	

DRAFT

PGM Year: 2021
Project: 0015 - Landlord/Tenant Mediation
IDIS Activity: 884 - Landlord/Tenant Mediation Program

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Provide decent affordable housing
Outcome: Availability/accessibility
Matrix Code: Tenant/Landlord Counseling (05K)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/28/2022

Description:

It is from the landlordtenant complaints that trained mediators at Inland Fair Housing and Mediation Board (IFHMB) assess the validity of the claims made to tenants by landlords (and vice-versa) to determine whether potential fair housing violations have occurred.
IFHMB also investigates whether there are systemic elements in policies and procedures that compound the reported violations.
These instances provide IFHMB the opportunity to educate landlords on their own rights and responsibilities, preventing future fair housing violations for renters and assisting renters in resolving their housing issues.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060537	$10,200.00	$5,943.88	$5,943.88
Total	**Total**			**$10,200.00**	**$5,943.88**	**$5,943.88**

Proposed Accomplishments

People (General) : 1,000

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	637	491
Black/African American:	0	0	0	0	0	0	72	3
Asian:	0	0	0	0	0	0	32	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	4	1

DRAFT

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**750**	**495**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	251
Low Mod	0	0	0	266
Moderate	0	0	0	201
Non Low Moderate	0	0	0	32
Total	0	0	0	750
Percent Low/Mod				95.7%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	A total of 750 persons were provided with landlord tenant mediation services.	

DRAFT

PGM Year: 2021
Project: 0014 - Fair Housing (AFFH) Program
IDIS Activity: 885 - Fair Housing (AFFH)

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 05/12/2022

Description:

In collaboration
HUDÃ¿Â¿
Ã¿Â¢Ã¿Â¿Ã¿Â
¿Ã¿Â¿Ã¿
Â¿Ã¿Â¿s new proposed rule, Inland Fair Housing and Mediation Board (IFHMB) will assist the City with the conversion from the Analysis of Impediments to the Assessment of Fair Housing tool, using HUD provided regional and national data that will improve fair housing assessment, planning, and decision-making; incorporate fair housing planning into existing planning processes; encourage and facilitate regional approaches to addressing fair housing issues, including effective incentives for collaboration across jurisdictions; bring people historically excluded because of characteristics protected by the Fair Housing Act into full and fair participation, and establish an approach to Affirmatively Furthering Fair Housing (AFFH) that calls for coordinated efforts to combat illegal discrimination, so individuals and families can make decisions about where to live, free from discrimination, with necessary information regarding housing options.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	B19MC060537	$22,000.00	$13,845.70	$13,845.70
Total	**Total**			**$22,000.00**	**$13,845.70**	**$13,845.70**

Proposed Accomplishments

People (General) : 175

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	70	62
Black/African American:	0	0	0	0	0	0	23	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0

Black/African American & White:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2	1
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**100**	**63**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	38
Low Mod	0	0	0	29
Moderate	0	0	0	25
Non Low Moderate	0	0	0	8
Total	0	0	0	100
Percent Low/Mod				92.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	A total of 100 persons were provided with fair housing services.	

DRAFT

PGM Year: 2021
Project: 0013 - Ontario on the Go
IDIS Activity: 886 - Ontario on the Go

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Other Public Services Not Listed in 05A-05Y, 03T (05Z)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/28/2022

Description:

This project will offer mobile outreach that will provide positive educational activities and exciting programs to underserved neighborhoods locate within pre-designated areas in the City. This targeted outreach will build confidence in OntarioÃ¿Â¿Ã¿Â¢Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿s youth through educational and physical activities such as arts and crafts, athletic skills classes, homework help, and literacy instruction.
These pre-designated areas demonstrate a greater need due to distance from established community center and library facilities.
Ontario On The Go will spread excitement and education resources in a safe and fun environment and ultimately will lead to a better and stronger community.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060537	$15,000.00	$0.00	$0.00
Total	**Total**			**$15,000.00**	**$0.00**	**$0.00**

Proposed Accomplishments

People (General) : 50

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0

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Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	Ontario on the Go has made 141 park visits and served 1,435 community members since launching in August 2021.	

DRAFT

PGM Year: 2021
Project: 0012 - Child Care, Family, and Youth Subsidies
IDIS Activity: 887 - Child Care, Family and Youth Subsidies

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Child Care Services (05L)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/28/2022

Description:

The Ontario-Montclair YMCA provides a before and after school childcare program for school aged boys and girls, who come from families of low to moderate incomes in the Ontario-Montclair and Mountain View School Districts.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060537	$22,000.00	$10,999.98	$10,999.98
Total	**Total**			**$22,000.00**	**$10,999.98**	**$10,999.98**

Proposed Accomplishments

People (General) : 50

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	20	16
Black/African American:	0	0	0	0	0	0	14	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

DRAFT

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**34**	**16**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	11
Low Mod	0	0	0	10
Moderate	0	0	0	13
Non Low Moderate	0	0	0	0
Total	0	0	0	34
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021		

DRAFT

PGM Year: 2021
Project: 0007 - Pavement Management Rehabilitation
IDIS Activity: 888 - Pavement Management Rehabilitation

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Street Improvements (03K)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/28/2022

Description:

This project will renovate existing street surfaces with a rubber-polymer modified slurry seal coating extending the useful life of the street surface for more than 10 years.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060537	$300,000.00	$272,704.14	$272,704.14
Total	**Total**			**$300,000.00**	**$272,704.14**	**$272,704.14**

Proposed Accomplishments

People (General) : 1,100
Total Population in Service Area: 29,785
Census Tract Percent Low / Mod: 53.25

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	During the FY 2021-22, the project was bid and a contract was awarded to Pavement Coatings, Co. in July 2021. Construction began in August 2021 and was completed in October 2021.	

DRAFT

PGM Year: 2021

Project: 0008 - Alley Pavement Management Rehabilitation

IDIS Activity: 889 - Alley Pavement Rehabilitation

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Street Improvements (03K)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/28/2022

Description:

This project will reconstruct alleys that are in very poor condition.
The project includes brush and tree removal, repair of drainage issues, and general cleanup of alley areas.
Reconstructed alleys are projected to last 20 to 25 years.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060537	$235,000.00	$0.00	$0.00
Total	**Total**			**$235,000.00**	**$0.00**	**$0.00**

Proposed Accomplishments

People (General) : 1,130
Total Population in Service Area: 5,925
Census Tract Percent Low / Mod: 78.65

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	The FY 2020-21 Alley Pavement Management program was combined with the FY 2021-22 Alley Pavement Management program and work for both projects is expected to be completed by Fall of 2022. The Alley Pavement Rehabilitation Program will provide for major alley improvements in low and moderate-income areas that will extend the useful life of the alley surface for 20 to 30 years. During FY 2021-2022, the project was bid and a contract was awarded to Onyx Paving Company, Inc.	

DRAFT

PGM Year: 2021
Project: 0010 - Wheelchair Ramp Installation
IDIS Activity: 891 - Wheelchair Ramp Installation

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Sidewalks (03L)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/28/2022

Description:

This project will include the installation of approximately seventy (70) wheelchair ramps and replacement of adjoining sidewalks.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060537	$175,000.00	$171,500.00	$171,500.00
Total	**Total**			**$175,000.00**	**$171,500.00**	**$171,500.00**

Proposed Accomplishments

Public Facilities : 45
Total Population in Service Area: 47,510
Census Tract Percent Low / Mod: 51.66

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	The Parks and Maintenance Department constructed a total of 36 wheelchair ramps and adjoining sidewalks.	

DRAFT

PGM Year: 2021

Project: 0016 - Expanded Downtown Storefront FaÃ§ade Revitalization Program

IDIS Activity: 892 - Expanded Downtown Storefront Facade Revitalization

Status: Open
Location: 303 E B St Ontario, CA 91764-4105

Objective: Create economic opportunities
Outcome: Sustainability
Matrix Code: Rehab; Publicly or Privately-Owned Commercial/Industrial (14E)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/28/2022

Description:

This project is intended to provide financial assistance to property owner andor tenants to renovate commercial facade buildings and structures within the City's downtown area by matching the amount put into the renovation by the tenantowner 1:1 up to $25,000.
Eligible improvements include: removal of old signs and awnings, exterior painting, repairreplacement of exterior siding, installation of new entry doors to meet ADA accessibility requirements, installation of anti-graffiti display windows, installation of new canvas awnings, installation of new signs, installation of new exterior lighting, and installation of permanent landscaping.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060537	$125,000.00	$0.00	$0.00
Total	**Total**			**$125,000.00**	**$0.00**	**$0.00**

Proposed Accomplishments

Businesses : 5
Total Population in Service Area: 2,530
Census Tract Percent Low / Mod: 52.77

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	During FY 2021-22 program guidelines were updated to expand the program area to coincide with the City's Downtown District.	

DRAFT

PGM Year: 2021
Project: 0017 - Administration
IDIS Activity: 893 - Program Administration

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/28/2022

Description:

This activity will be used to pay for salaries and benefits for those persons administering the CDBG and HOME Programs.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060537	$381,947.00	$175,407.07	$175,407.07
Total	**Total**			**$381,947.00**	**$175,407.07**	**$175,407.07**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:					0			

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Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

DRAFT

Total Funded Amount:	**$16,775,824.84**
Total Drawn Thru Program Year:	**$14,073,139.33**
Total Drawn In Program Year:	**$1,164,253.98**

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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report Fiscal Year 2021-22

CDBG Financial Summary Report (C04PR26)

DRAFT

PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	1,909,738.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,909,738.00
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	847,243.84
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	847,243.84
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	175,407.07
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,022,650.91
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	887,087.09
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	701,541.41
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	701,541.41
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	82.80%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	141,728.77
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	141,728.77
32 ENTITLEMENT GRANT	1,909,738.00
33 PRIOR YEAR PROGRAM INCOME	89,421.38
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,999,159.38
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	7.09%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	175,407.07
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	175,407.07
42 ENTITLEMENT GRANT	1,909,738.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,909,738.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	9.18%

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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	16	866	6632614	Sam Alba Park Restroom Rehabilitation	03F	LMA	$15,811.00
					03F	Matrix Code	$15,811.00
2020	13	862	6632614	Alley Pavement Rehabilitation	03K	LMA	$166,770.10
2021	7	888	6632614	Pavement Management Rehabilitation	03K	LMA	$272,704.14
					03K	Matrix Code	$439,474.24
2021	10	891	6632614	Wheelchair Ramp Installation	03L	LMA	$171,500.00
					03L	Matrix Code	$171,500.00
2021	20	882	6632614	Assisi House	03T	LMC	$3,227.59
					03T	Matrix Code	$3,227.59
2019	7	824	6641416	Community Block Wall along Mountain Avenue	03Z	LMA	$4,987.50
2019	10	827	6641416	LED Street Light Conversion Project (FY 19-20)	03Z	LMA	$50.00
					03Z	Matrix Code	$5,037.50
2021	6	883	6632614	Senior Support Services	05A	LMC	$5,380.42
2021	6	883	6641416	Senior Support Services	05A	LMC	$1,367.62
					05A	Matrix Code	$6,748.04
2021	14	885	6632614	Fair Housing (AFFH)	05J	LMC	$10,771.75
2021	14	885	6641416	Fair Housing (AFFH)	05J	LMC	$3,073.95
					05J	Matrix Code	$13,845.70
2021	15	884	6632614	Landlord/Tenant Mediation Program	05K	LMC	$5,076.38
2021	15	884	6641416	Landlord/Tenant Mediation Program	05K	LMC	$867.50
					05K	Matrix Code	$5,943.88
2021	12	887	6632614	Child Care, Family and Youth Subsidies	05L	LMC	$7,333.32
2021	12	887	6641416	Child Care, Family and Youth Subsidies	05L	LMC	$3,666.66
					05L	Matrix Code	$10,999.98
2021	2	870	6632614	Community Improvement Team	15	LMA	$23,764.42
2021	2	870	6641416	Community Improvement Team	15	LMA	$5,189.06
					15	Matrix Code	$28,953.48
Total							$701,541.41

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	**Activity to prevent, prepare for, and respond to Coronavirus**	Activity Name	**Grant Number**	**Fund Type**	Matrix Code	National Objective	**Drawn Amount**
2021	18	880	6632614	No	Continuum of Care Manager	B21MC060537	EN	03T	URG	$100,963.58
2021	20	882	6632614	No	Assisi House	B21MC060537	EN	03T	LMC	$3,227.59
								03T	Matrix Code	$104,191.17
2021	6	883	6632614	No	Senior Support Services	B21MC060537	EN	05A	LMC	$5,380.42
2021	6	883	6641416	No	Senior Support Services	B21MC060537	EN	05A	LMC	$1,367.62
								05A	Matrix Code	$6,748.04
2021	14	885	6632614	No	Fair Housing (AFFH)	B19MC060537	EN	05J	LMC	$10,771.75
2021	14	885	6641416	No	Fair Housing (AFFH)	B19MC060537	EN	05J	LMC	$3,073.95
								05J	Matrix Code	$13,845.70
2021	15	884	6632614	No	Landlord/Tenant Mediation Program	B21MC060537	EN	05K	LMC	$5,076.38
2021	15	884	6641416	No	Landlord/Tenant Mediation Program	B21MC060537	EN	05K	LMC	$867.50
								05K	Matrix Code	$5,943.88
2021	12	887	6632614	No	Child Care, Family and Youth Subsidies	B21MC060537	EN	05L	LMC	$7,333.32
2021	12	887	6641416	No	Child Care, Family and Youth Subsidies	B21MC060537	EN	05L	LMC	$3,666.66
								05L	Matrix Code	$10,999.98
				No	Activity to prevent, prepare for, and respond to Coronavirus					$141,728.77
Total										$141,728.77

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	**Drawn Amount**
2021	17	893	6632614	Program Administration	21A		$172,8

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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	**Drawn Amount**
2021	17	893	6641416	Program Administration	21A		$2,516.36
					21A	Matrix Code	$175,407.07
Total							$175,407.07

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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report Fiscal Year 2021-22

CDBG-CV Financial Summary Report (C04PR26-CV)

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PART I: SUMMARY OF CDBG-CV RESOURCES	
01 CDBG-CV GRANT	2,343,142.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	2,343,142.00
PART II: SUMMARY OF CDBG-CV EXPENDITURES	
05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,529,783.56
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	360,348.14
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	1,890,131.70
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	453,010.30
PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT	
10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,529,783.56
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	1,529,783.56
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	1,529,783.56
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%
PART IV: PUBLIC SERVICE (PS) CALCULATIONS	
16 DISBURSED IN IDIS FOR PUBLIC SERVICES	1,499,515.00
17 CDBG-CV GRANT	2,343,142.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	64.00%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	360,348.14
20 CDBG-CV GRANT	2,343,142.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	15.38%

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LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

Report returned no data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

Report returned no data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	2	840	6493627	Homeowner Utility Assistance Program (HUAP)	05Z	LMC	$7,478.35
	3	841	6493627	Short-Term Rental and Utility Assistance Program	05Z	LMC	$670,025.65
			6532359	Short-Term Rental and Utility Assistance Program	05Z	LMC	$822,011.00
	4	842	6632614	CDBG-CV Small Business Stabilization Program	18A	LMJ	$10,000.00
	23	861	6532359	CDBG-CV Business Utility Assistance Program	18A	LMJ	$16,828.78
			6632614	CDBG-CV Business Utility Assistance Program	18A	LMJ	$3,439.78
Total							**$1,529,783.56**

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	2	840	6493627	Homeowner Utility Assistance Program (HUAP)	05Z	LMC	$7,478.35
	3	841	6493627	Short-Term Rental and Utility Assistance Program	05Z	LMC	$670,025.65
			6532359	Short-Term Rental and Utility Assistance Program	05Z	LMC	$822,011.00
Total							**$1,499,515.00**

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	16	843	6493627	CDBG-CV Administration	21A		$167,618.43
			6532359	CDBG-CV Administration	21A		$33,764.39
			6545698	CDBG-CV Administration	21A		$30,802.03
			6632614	CDBG-CV Administration	21A		$128,163.29
Total							**$360,348.14**

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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report Fiscal Year 2021-22

Status of HOME Activities (C04PR22)

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Note:
WAED - Written Agreement Execution Date
IFD - Initial Funding Date

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Total HH Assisted	Commitment Date	Commitment Date Type	Committed Amount	Drawn Amount	PCT
Rental	ACQUISITION AND REHABILITATION	760	411 N Parkside Dr , Ontario CA, 91764	Open	08/27/18	0	0	N/A	06/21/17	WAED	$1,430,670.00	$1,155,157.00	80.74%
Tenant-Based Rental Assistance (TBRA)	TENANT-BASED RENTAL ASSISTANCE	716	, ,	Final Draw	06/16/21	N/A	N/A	2	05/04/16	IFD	$547,870.00	$547,870.00	100.00%
Tenant-Based Rental Assistance (TBRA)	TENANT-BASED RENTAL ASSISTANCE	838	, ,	Open	06/16/21	N/A	N/A	48	06/20/19	WAED	$602,244.00	$115,053.49	19.10%

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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report Fiscal Year 2021-22

Status of HOME Grants (C04PR27)

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Commitments from Authorized Funds

Fiscal Year	Total Authorization	Admin/CHDO OP Authorization	CR/CL/CC – Amount Committed to CHDOS	% CHDO Cmtd	SU Funds-Subgrants to Other Entities	EN Funds-PJ Committed to Activities	Total Authorized Commitments	% of Auth Cmtd
1992	$561,000.00	$56,100.00	$84,150.00	15.0%	$0.00	$420,750.00	$561,000.00	100.0%
1993	$371,000.00	$37,100.00	$55,650.00	15.0%	$0.00	$278,250.00	$371,000.00	100.0%
1994	$607,000.00	$60,700.00	$91,050.00	15.0%	$0.00	$455,250.00	$607,000.00	100.0%
1995	$655,000.00	$65,500.00	$98,250.00	15.0%	$0.00	$491,250.00	$655,000.00	100.0%
1996	$692,000.00	$69,200.00	$103,800.00	15.0%	$0.00	$519,000.00	$692,000.00	100.0%
1997	$676,000.00	$67,600.00	$101,400.00	15.0%	$0.00	$507,000.00	$676,000.00	100.0%
1998	$715,000.00	$71,500.00	$107,250.00	15.0%	$0.00	$536,250.00	$715,000.00	100.0%
1999	$770,000.00	$12,426.10	$115,500.00	15.0%	$0.00	$642,073.90	$770,000.00	100.0%
2000	$769,000.00	$76,900.00	$115,350.00	15.0%	$0.00	$576,750.00	$769,000.00	100.0%
2001	$857,000.00	$85,700.00	$128,550.00	15.0%	$0.00	$642,750.00	$857,000.00	100.0%
2002	$852,000.00	$85,200.00	$127,800.00	15.0%	$0.00	$639,000.00	$852,000.00	100.0%
2003	$1,069,640.00	$106,964.00	$160,446.00	15.0%	$0.00	$802,230.00	$1,069,640.00	100.0%
2004	$1,142,157.00	$109,928.20	$36,668.07	3.2%	$0.00	$995,560.73	$1,142,157.00	100.0%
2005	$1,046,376.00	$102,192.80	$367,720.57	35.1%	$0.00	$576,462.63	$1,046,376.00	100.0%
2006	$975,034.00	$96,283.50	$878,750.50	90.1%	$0.00	$0.00	$975,034.00	100.0%
2007	$969,850.00	$95,765.10	$680,857.58	70.2%	$0.00	$193,227.32	$969,850.00	100.0%
2008	$931,818.00	$92,688.90	$139,033.35	14.9%	$0.00	$700,095.75	$931,818.00	100.0%
2009	$1,029,281.00	$102,928.10	$0.00	0.0%	$0.00	$926,352.90	$1,029,281.00	100.0%
2010	$1,020,803.99	$102,080.40	$169,427.99	16.5%	$0.00	$749,295.60	$1,020,803.99	100.0%
2011	$896,421.00	$89,642.10	$0.00	0.0%	$0.00	$806,778.90	$896,421.00	100.0%
2012	$427,521.00	$45,319.10	$0.00	0.0%	$0.00	$382,201.90	$427,521.00	100.0%
2013	$430,661.00	$43,066.10	$64,599.15	15.0%	$0.00	$322,995.75	$430,661.00	100.0%
2014	$483,778.00	$48,377.80	$72,566.70	15.0%	$0.00	$362,833.50	$483,778.00	100.0%
2015	$434,607.00	$43,460.70	$65,191.05	15.0%	$0.00	$325,955.25	$434,607.00	100.0%
2016	$467,481.00	$46,748.10	$70,122.15	15.0%	$0.00	$350,610.75	$467,481.00	100.0%
2017	$477,845.00	$47,784.50	$71,676.75	15.0%	$9,326.46	$349,057.29	$477,845.00	100.0%
2018	$709,939.00	$70,993.90	$0.00	0.0%	$374,239.95	$0.00	$445,233.85	62.7%
2019	$659,631.00	$65,963.10	$0.00	0.0%	$0.00	$0.00	$65,963.10	10.0%
2020	$746,737.00	$186,684.25	$0.00	0.0%	$0.00	$0.00	$186,684.25	25.0%
2021	$748,625.00	$74,862.50	$0.00	0.0%	$0.00	$0.00	$74,862.50	10.0%
Total	**$22,193,205.99**	**$2,259,659.25**	**$3,905,809.86**	**17.5%**	**$383,566.41**	**$13,551,982.17**	**$20,101,017.69**	**90.5%**

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Program Income (PI)

Program Year	Total Receipts	Amount Suballocated to PA	Amount Committed to Activities	% Committed	Net Disbursed	Disbursed Pending Approval	Total Disbursed	% Disbursed
1992	$0.00	N/A	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
1993	$0.00	N/A	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
1994	$0.00	N/A	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
1995	$0.00	N/A	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
1996	$0.00	N/A	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
1997	$0.00	N/A	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
1998	$70,433.48	N/A	$70,433.48	100.0%	$70,433.48	$0.00	$70,433.48	100.0%
1999	$53,645.08	N/A	$53,645.08	100.0%	$53,645.08	$0.00	$53,645.08	100.0%
2000	$186,559.90	N/A	$186,559.90	100.0%	$186,559.90	$0.00	$186,559.90	100.0%
2001	$165,824.42	N/A	$165,824.42	100.0%	$165,824.42	$0.00	$165,824.42	100.0%
2002	$113,934.38	N/A	$113,934.38	100.0%	$113,934.38	$0.00	$113,934.38	100.0%
2003	$404,144.28	N/A	$404,144.28	100.0%	$404,144.28	$0.00	$404,144.28	100.0%
2004	$277,135.46	N/A	$277,135.46	100.0%	$277,135.46	$0.00	$277,135.46	100.0%
2005	$394,010.17	N/A	$394,010.17	100.0%	$394,010.17	$0.00	$394,010.17	100.0%
2006	$483,843.85	N/A	$483,843.85	100.0%	$483,843.85	$0.00	$483,843.85	100.0%
2007	$74,542.00	N/A	$74,542.00	100.0%	$74,542.00	$0.00	$74,542.00	100.0%
2008	$0.00	N/A	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2009	$168,488.27	N/A	$168,488.27	100.0%	$168,488.27	$0.00	$168,488.27	100.0%
2010	$25,920.21	N/A	$25,920.21	100.0%	$25,920.21	$0.00	$25,920.21	100.0%
2011	$347,383.55	N/A	$347,383.55	100.0%	$347,383.55	$0.00	$347,383.55	100.0%
2012	$201,545.29	$0.00	$201,545.29	100.0%	$201,545.29	$0.00	$201,545.29	100.0%
2013	$58,421.00	$0.00	$58,421.00	100.0%	$58,421.00	$0.00	$58,421.00	100.0%
2014	$27,460.62	$0.00	$27,460.62	100.0%	$27,460.62	$0.00	$27,460.62	100.0%
2015	$119,545.85	$11,954.59	$107,591.26	99.9%	$107,591.26	$0.00	$107,591.26	99.9%
2016	$93,369.14	$9,336.91	$84,032.23	100.0%	$84,032.23	$0.00	$84,032.23	100.0%
2017	$27,741.60	$2,774.16	$24,967.44	100.0%	$24,967.44	$0.00	$24,967.44	100.0%
2018	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2019	$158,214.15	$0.00	$158,214.15	100.0%	$90,086.05	$0.00	$90,086.05	56.9%
2020	$80,989.00	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2021	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
Total	**$3,533,151.70**	**$24,065.66**	**$3,428,097.04**	**97.6%**	**$3,359,968.94**	**$0.00**	**$3,359,968.94**	**95.7%**

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Program Income for Administration (PA)

Program Year	Authorized Amount	Amount Committed to Activities	% Committed	Net Disbursed	Disbursed Pending Approval	Total Disbursed	% Disbursed
2012	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2013	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2014	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2015	$11,954.59	$11,954.59	100.0%	$11,954.59	$0.00	$11,954.59	100.0%
2016	$9,336.91	$9,336.91	100.0%	$9,336.91	$0.00	$9,336.91	100.0%
2017	$2,774.16	$2,774.16	100.0%	$2,774.16	$0.00	$2,774.16	100.0%
2018	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2019	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2020	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2021	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
Total	**$24,065.66**	**$24,065.66**	**100.0%**	**$24,065.66**	**$0.00**	**$24,065.66**	**100.0%**

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Recaptured Homebuyer Funds (HP)

Program Year	Total Receipts	Amount Committed to Activities	% Committed	Net Disbursed	Disbursed Pending Approval	Total Disbursed	% Disbursed
2015	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2016	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2017	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2018	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2019	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2020	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2021	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
Total	**$0.00**	**$0.00**	**0.0%**	**$0.00**	**$0.00**	**$0.00**	**0.0%**

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Repayments to Local Account (IU)

Program Year	Total Recipts	Amount Committed to Activities	% Committed	Net Disbursed	Disbursed Pending Approval	Total Disbursed	% Disbursed
2015	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2016	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2017	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2018	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2019	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2020	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
2021	$0.00	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%
Total	**$0.00**	**$0.00**	**0.0%**	**$0.00**	**$0.00**	**$0.00**	**0.0%**

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Disbursements from Treasury Account

Fiscal Year	Total Authorization	Disbursed	Returned	Net Disbursed	Disbursed Pending Approval	Total Disbursed	% Disb	Available to Disburse
1992	$561,000.00	$561,000.00	$0.00	$561,000.00	$0.00	$561,000.00	100.0%	$0.00
1993	$371,000.00	$371,000.00	$0.00	$371,000.00	$0.00	$371,000.00	100.0%	$0.00
1994	$607,000.00	$607,000.00	$0.00	$607,000.00	$0.00	$607,000.00	100.0%	$0.00
1995	$655,000.00	$655,025.00	($25.00)	$655,000.00	$0.00	$655,000.00	100.0%	$0.00
1996	$692,000.00	$735,244.00	($43,244.00)	$692,000.00	$0.00	$692,000.00	100.0%	$0.00
1997	$676,000.00	$1,045,119.47	($369,119.47)	$676,000.00	$0.00	$676,000.00	100.0%	$0.00
1998	$715,000.00	$975,956.19	($260,956.19)	$715,000.00	$0.00	$715,000.00	100.0%	$0.00
1999	$770,000.00	$770,000.00	$0.00	$770,000.00	$0.00	$770,000.00	100.0%	$0.00
2000	$769,000.00	$769,000.00	$0.00	$769,000.00	$0.00	$769,000.00	100.0%	$0.00
2001	$857,000.00	$857,000.00	$0.00	$857,000.00	$0.00	$857,000.00	100.0%	$0.00
2002	$852,000.00	$852,000.00	$0.00	$852,000.00	$0.00	$852,000.00	100.0%	$0.00
2003	$1,069,640.00	$1,069,640.00	$0.00	$1,069,640.00	$0.00	$1,069,640.00	100.0%	$0.00
2004	$1,142,157.00	$1,142,157.00	$0.00	$1,142,157.00	$0.00	$1,142,157.00	100.0%	$0.00
2005	$1,046,376.00	$1,046,376.00	$0.00	$1,046,376.00	$0.00	$1,046,376.00	100.0%	$0.00
2006	$975,034.00	$975,034.00	$0.00	$975,034.00	$0.00	$975,034.00	100.0%	$0.00
2007	$969,850.00	$969,850.00	$0.00	$969,850.00	$0.00	$969,850.00	100.0%	$0.00
2008	$931,818.00	$931,818.00	$0.00	$931,818.00	$0.00	$931,818.00	100.0%	$0.00
2009	$1,029,281.00	$1,029,281.00	$0.00	$1,029,281.00	$0.00	$1,029,281.00	100.0%	$0.00
2010	$1,020,803.99	$1,020,803.99	$0.00	$1,020,803.99	$0.00	$1,020,803.99	100.0%	$0.00
2011	$896,421.00	$896,421.00	$0.00	$896,421.00	$0.00	$896,421.00	100.0%	$0.00
2012	$427,521.00	$427,521.00	$0.00	$427,521.00	$0.00	$427,521.00	100.0%	$0.00
2013	$430,661.00	$430,661.00	$0.00	$430,661.00	$0.00	$430,661.00	100.0%	$0.00
2014	$483,778.00	$483,778.00	$0.00	$483,778.00	$0.00	$483,778.00	100.0%	$0.00
2015	$434,607.00	$434,607.00	$0.00	$434,607.00	$0.00	$434,607.00	100.0%	$0.00
2016	$467,481.00	$467,481.00	$0.00	$467,481.00	$0.00	$467,481.00	100.0%	$0.00
2017	$477,845.00	$193,005.54	$0.00	$193,005.54	$0.00	$193,005.54	40.3%	$284,839.46
2018	$709,939.00	$47,627.74	$0.00	$47,627.74	$0.00	$47,627.74	6.7%	$662,311.26
2019	$659,631.00	$50,486.66	$0.00	$50,486.66	$0.00	$50,486.66	7.6%	$609,144.34
2020	$746,737.00	$4,009.02	$0.00	$4,009.02	$0.00	$4,009.02	0.5%	$742,727.98
2021	$748,625.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.0%	$748,625.00
Total	**$22,193,205.99**	**$19,818,902.61**	**($673,344.66)**	**$19,145,557.95**	**$0.00**	**$19,145,557.95**	**86.2%**	**$3,047,648.04**

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Home Activities Commitments/Disbursements from Treasury Account

Fiscal Year	Authorized for Activities	Amount Committed to Activities	% Cmtd	Disbursed	Returned	Net Disbursed	% Net Disb	Disbursed Pending Approval	Total Disbursed	% Disb
1992	$504,900.00	$504,900.00	100.0%	$504,900.00	$0.00	$504,900.00	100.0%	$0.00	$504,900.00	100.0%
1993	$333,900.00	$333,900.00	100.0%	$333,900.00	$0.00	$333,900.00	100.0%	$0.00	$333,900.00	100.0%
1994	$546,300.00	$546,300.00	100.0%	$546,300.00	$0.00	$546,300.00	100.0%	$0.00	$546,300.00	100.0%
1995	$589,500.00	$589,500.00	100.0%	$589,525.00	($25.00)	$589,500.00	100.0%	$0.00	$589,500.00	100.0%
1996	$622,800.00	$622,800.00	100.0%	$666,044.00	($43,244.00)	$622,800.00	100.0%	$0.00	$622,800.00	100.0%
1997	$608,400.00	$608,400.00	100.0%	$977,519.47	($369,119.47)	$608,400.00	100.0%	$0.00	$608,400.00	100.0%
1998	$643,500.00	$643,500.00	100.0%	$904,456.19	($260,956.19)	$643,500.00	100.0%	$0.00	$643,500.00	100.0%
1999	$757,573.90	$757,573.90	100.0%	$757,573.90	$0.00	$757,573.90	100.0%	$0.00	$757,573.90	100.0%
2000	$692,100.00	$692,100.00	100.0%	$692,100.00	$0.00	$692,100.00	100.0%	$0.00	$692,100.00	100.0%
2001	$771,300.00	$771,300.00	100.0%	$771,300.00	$0.00	$771,300.00	100.0%	$0.00	$771,300.00	100.0%
2002	$766,800.00	$766,800.00	100.0%	$766,800.00	$0.00	$766,800.00	100.0%	$0.00	$766,800.00	100.0%
2003	$962,676.00	$962,676.00	100.0%	$962,676.00	$0.00	$962,676.00	100.0%	$0.00	$962,676.00	100.0%
2004	$1,032,228.80	$1,032,228.80	100.0%	$1,032,228.80	$0.00	$1,032,228.80	100.0%	$0.00	$1,032,228.80	100.0%
2005	$944,183.20	$944,183.20	100.0%	$944,183.20	$0.00	$944,183.20	100.0%	$0.00	$944,183.20	100.0%
2006	$878,750.50	$878,750.50	100.0%	$878,750.50	$0.00	$878,750.50	100.0%	$0.00	$878,750.50	100.0%
2007	$874,084.90	$874,084.90	100.0%	$874,084.90	$0.00	$874,084.90	100.0%	$0.00	$874,084.90	100.0%
2008	$839,129.10	$839,129.10	100.0%	$839,129.10	$0.00	$839,129.10	100.0%	$0.00	$839,129.10	100.0%
2009	$926,352.90	$926,352.90	100.0%	$926,352.90	$0.00	$926,352.90	100.0%	$0.00	$926,352.90	100.0%
2010	$918,723.59	$918,723.59	100.0%	$918,723.59	$0.00	$918,723.59	100.0%	$0.00	$918,723.59	100.0%
2011	$806,778.90	$806,778.90	100.0%	$806,778.90	$0.00	$806,778.90	100.0%	$0.00	$806,778.90	100.0%
2012	$382,201.90	$382,201.90	100.0%	$382,201.90	$0.00	$382,201.90	100.0%	$0.00	$382,201.90	100.0%
2013	$387,594.90	$387,594.90	100.0%	$387,594.90	$0.00	$387,594.90	100.0%	$0.00	$387,594.90	100.0%
2014	$435,400.20	$435,400.20	100.0%	$435,400.20	$0.00	$435,400.20	100.0%	$0.00	$435,400.20	100.0%
2015	$391,146.30	$391,146.30	100.0%	$391,146.30	$0.00	$391,146.30	100.0%	$0.00	$391,146.30	100.0%
2016	$420,732.90	$420,732.90	100.0%	$420,732.90	$0.00	$420,732.90	100.0%	$0.00	$420,732.90	100.0%
2017	$430,060.50	$430,060.50	100.0%	$145,221.04	$0.00	$145,221.04	33.8%	$0.00	$145,221.04	33.8%
2018	$638,945.10	$374,239.95	58.6%	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%
2019	$593,667.90	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%
2020	$560,052.75	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%
2021	$673,762.50	$0.00	0.0%	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%
Total	**$19,933,546.74**	**$17,841,358.44**	**89.5%**	**$17,855,623.69**	**($673,344.66)**	**$17,182,279.03**	**86.2%**	**$0.00**	**$17,182,279.03**	**86.2%**

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Administrative Funds (AD)

Fiscal Year	Authorized Amount	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Auth Disb	Available to Disburse
1992	$56,100.00	$56,100.00	100.0%	$0.00	$56,100.00	100.0%	$0.00
1993	$37,100.00	$37,100.00	100.0%	$0.00	$37,100.00	100.0%	$0.00
1994	$60,700.00	$60,700.00	100.0%	$0.00	$60,700.00	100.0%	$0.00
1995	$65,500.00	$65,500.00	100.0%	$0.00	$65,500.00	100.0%	$0.00
1996	$69,200.00	$69,200.00	100.0%	$0.00	$69,200.00	100.0%	$0.00
1997	$67,600.00	$67,600.00	100.0%	$0.00	$67,600.00	100.0%	$0.00
1998	$71,500.00	$71,500.00	100.0%	$0.00	$71,500.00	100.0%	$0.00
1999	$12,426.10	$12,426.10	100.0%	$0.00	$12,426.10	100.0%	$0.00
2000	$76,900.00	$76,900.00	100.0%	$0.00	$76,900.00	100.0%	$0.00
2001	$85,700.00	$85,700.00	100.0%	$0.00	$85,700.00	100.0%	$0.00
2002	$85,200.00	$85,200.00	100.0%	$0.00	$85,200.00	100.0%	$0.00
2003	$106,964.00	$106,964.00	100.0%	$0.00	$106,964.00	100.0%	$0.00
2004	$109,928.20	$109,928.20	100.0%	$0.00	$109,928.20	100.0%	$0.00
2005	$102,192.80	$102,192.80	100.0%	$0.00	$102,192.80	100.0%	$0.00
2006	$96,283.50	$96,283.50	100.0%	$0.00	$96,283.50	100.0%	$0.00
2007	$95,765.10	$95,765.10	100.0%	$0.00	$95,765.10	100.0%	$0.00
2008	$92,688.90	$92,688.90	100.0%	$0.00	$92,688.90	100.0%	$0.00
2009	$102,928.10	$102,928.10	100.0%	$0.00	$102,928.10	100.0%	$0.00
2010	$102,080.40	$102,080.40	100.0%	$0.00	$102,080.40	100.0%	$0.00
2011	$89,642.10	$89,642.10	100.0%	$0.00	$89,642.10	100.0%	$0.00
2012	$45,319.10	$45,319.10	100.0%	$0.00	$45,319.10	100.0%	$0.00
2013	$43,066.10	$43,066.10	100.0%	$0.00	$43,066.10	100.0%	$0.00
2014	$48,377.80	$48,377.80	100.0%	$0.00	$48,377.80	100.0%	$0.00
2015	$43,460.70	$43,460.70	100.0%	$0.00	$43,460.70	100.0%	$0.00
2016	$46,748.10	$46,748.10	100.0%	$0.00	$46,748.10	100.0%	$0.00
2017	$47,784.50	$47,784.50	100.0%	$0.00	$47,784.50	100.0%	$0.00
2018	$70,993.90	$70,993.90	100.0%	$0.00	$47,627.74	67.0%	$23,366.16
2019	$65,963.10	$62,616.50	94.9%	$3,346.60	$50,486.66	76.5%	$15,476.44
2020	$186,684.25	$74,673.70	39.9%	$112,010.55	$4,009.02	2.1%	$182,675.23
2021	$74,862.50	$0.00	0.0%	$74,862.50	$0.00	0.0%	$74,862.50
Total	**$2,259,659.25**	**$2,069,439.60**	**91.5%**	**$190,219.65**	**$1,963,278.92**	**86.8%**	**$296,380.33**

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CHDO Operating Funds (CO)

Fiscal Year	Authorized Amount	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Auth Disb	Available to Disburse
1992	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1993	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1994	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1995	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1996	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1997	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1998	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1999	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2000	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2001	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2002	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2003	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2004	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2005	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2006	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2007	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2008	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2009	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2010	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2011	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2012	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2013	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2014	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2015	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2016	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2017	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2018	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2019	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2020	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2021	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
Total	**$0.00**	**$0.00**	**0.0%**	**$0.00**	**$0.00**	**0.0%**	**$0.00**

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CHDO Funds (CR)

Fiscal Year	CHDO Requirement	Authorized Amount	Amount Suballocated to CL/CC	Amount Subgranted to CHDOS	Balance to Subgrant	Funds Committed to Activities	% Subg Cmtd	Balance to Commit	Total Disbursed	% Subg Disb	Available to Disburse
1992	$84,150.00	$84,150.00	$0.00	$84,150.00	$0.00	$84,150.00	100.0%	$0.00	$84,150.00	100.0%	$0.00
1993	$55,650.00	$55,650.00	$0.00	$55,650.00	$0.00	$55,650.00	100.0%	$0.00	$55,650.00	100.0%	$0.00
1994	$91,050.00	$91,050.00	$0.00	$91,050.00	$0.00	$91,050.00	100.0%	$0.00	$91,050.00	100.0%	$0.00
1995	$98,250.00	$98,250.00	$0.00	$98,250.00	$0.00	$98,250.00	100.0%	$0.00	$98,250.00	100.0%	$0.00
1996	$103,800.00	$103,800.00	$0.00	$103,800.00	$0.00	$103,800.00	100.0%	$0.00	$103,800.00	100.0%	$0.00
1997	$101,400.00	$101,400.00	$0.00	$101,400.00	$0.00	$101,400.00	100.0%	$0.00	$101,400.00	100.0%	$0.00
1998	$107,250.00	$107,250.00	$0.00	$107,250.00	$0.00	$107,250.00	100.0%	$0.00	$107,250.00	100.0%	$0.00
1999	$115,500.00	$115,500.00	$0.00	$115,500.00	$0.00	$115,500.00	100.0%	$0.00	$115,500.00	100.0%	$0.00
2000	$115,350.00	$115,350.00	$0.00	$115,350.00	$0.00	$115,350.00	100.0%	$0.00	$115,350.00	100.0%	$0.00
2001	$128,550.00	$128,550.00	$0.00	$128,550.00	$0.00	$128,550.00	100.0%	$0.00	$128,550.00	100.0%	$0.00
2002	$127,800.00	$127,800.00	$0.00	$127,800.00	$0.00	$127,800.00	100.0%	$0.00	$127,800.00	100.0%	$0.00
2003	$160,446.00	$160,446.00	$0.00	$160,446.00	$0.00	$160,446.00	100.0%	$0.00	$160,446.00	100.0%	$0.00
2004	$159,442.35	$36,668.07	$0.00	$36,668.07	$0.00	$36,668.07	100.0%	$0.00	$36,668.07	100.0%	$0.00
2005	$153,289.20	$367,720.57	$0.00	$367,720.57	$0.00	$367,720.57	100.0%	$0.00	$367,720.57	100.0%	$0.00
2006	$144,425.25	$878,750.50	$0.00	$878,750.50	$0.00	$878,750.50	100.0%	$0.00	$878,750.50	100.0%	$0.00
2007	$143,647.65	$680,857.58	$0.00	$680,857.58	$0.00	$680,857.58	100.0%	$0.00	$680,857.58	100.0%	$0.00
2008	$139,033.35	$139,033.35	$0.00	$139,033.35	$0.00	$139,033.35	100.0%	$0.00	$139,033.35	100.0%	$0.00
2009	$154,392.15	$0.00	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2010	$153,120.60	$169,427.99	$0.00	$169,427.99	$0.00	$169,427.99	100.0%	$0.00	$169,427.99	100.0%	$0.00
2011	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2012	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2013	$64,599.15	$64,599.15	$0.00	$64,599.15	$0.00	$64,599.15	100.0%	$0.00	$64,599.15	100.0%	$0.00
2014	$72,566.70	$72,566.70	$0.00	$72,566.70	$0.00	$72,566.70	100.0%	$0.00	$72,566.70	100.0%	$0.00
2015	$65,191.05	$65,191.05	$0.00	$65,191.05	$0.00	$65,191.05	100.0%	$0.00	$65,191.05	100.0%	$0.00
2016	$70,122.15	$70,122.15	$0.00	$70,122.15	$0.00	$70,122.15	100.0%	$0.00	$70,122.15	100.0%	$0.00
2017	$71,676.75	$71,676.75	$0.00	$71,676.75	$0.00	$71,676.75	100.0%	$0.00	$71,676.75	100.0%	$0.00
2018	$106,490.85	$106,490.85	$0.00	$0.00	$106,490.85	$0.00	0.0%	$106,490.85	$0.00	0.0%	$106,490.85
2019	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2020	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2021	$112,293.75	$112,293.75	$0.00	$0.00	$112,293.75	$0.00	0.0%	$112,293.75	$0.00	0.0%	$112,293.75
Total	**$2,899,486.95**	**$4,124,594.46**	**$0.00**	**$3,905,809.86**	**$218,784.60**	**$3,905,809.86**	**100.0%**	**$218,784.60**	**$3,905,809.86**	**100.0%**	**$218,784.60**

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CHDO Loans (CL)

Fiscal Year	Authorized Amount	Amount Subgranted	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Auth Disb	Available to Disburse
1992	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1993	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1994	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1995	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1996	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1997	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1998	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1999	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2000	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2001	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2002	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2003	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2004	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2005	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2006	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2007	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2008	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2009	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2010	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2011	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2012	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2013	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2014	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2015	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2016	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2017	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2018	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2019	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2020	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2021	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
Total	**$0.00**	**$0.00**	**$0.00**	**0.0%**	**$0.00**	**$0.00**	**0.0%**	**$0.00**

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CHDO Capacity (CC)

Fiscal Year	Authorized Amount	Amount Subgranted	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Auth Disb	Available to Disburse
1992	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1993	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1994	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1995	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1996	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1997	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1998	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1999	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2000	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2001	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2002	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2003	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2004	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2005	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2006	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2007	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2008	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2009	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2010	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2011	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2012	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2013	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2014	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2015	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2016	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2017	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2018	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2019	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2020	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2021	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
Total	**$0.00**	**$0.00**	**$0.00**	**0.0%**	**$0.00**	**$0.00**	**0.0%**	**$0.00**

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Reservations to State Recipients and Subrecipients (SU)

Fiscal Year	Authorized Amount	Amount Subgranted to Other Entities	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Auth Disb	Available to Disburse
1992	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1993	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1994	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1995	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1996	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1997	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1998	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
1999	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2000	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2001	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2002	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2003	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2004	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2005	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2006	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2007	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2008	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2009	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2010	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2011	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2012	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2013	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2014	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2015	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2016	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2017	$9,326.46	$9,326.46	$9,326.46	100.0%	$0.00	$0.00	0.0%	$9,326.46
2018	$374,239.95	$374,239.95	$374,239.95	100.0%	$0.00	$0.00	0.0%	$374,239.95
2019	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2020	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
2021	$0.00	$0.00	$0.00	0.0%	$0.00	$0.00	0.0%	$0.00
Total	**$383,566.41**	**$383,566.41**	**$383,566.41**	**100.0%**	**$0.00**	**$0.00**	**0.0%**	**$383,566.41**

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Total Program Funds

Fiscal Year	Total Authorization	Local Account Funds	Committed Amount	Net Disbursed for Activities	Net Disbursed for AD/CO/CB	Net Disbursed	Disbursed Pending Approval	Total Disbursed	Available to Disburse
1992	$561,000.00	$0.00	$561,000.00	$504,900.00	$56,100.00	$561,000.00	$0.00	$561,000.00	$0.00
1993	$371,000.00	$0.00	$371,000.00	$333,900.00	$37,100.00	$371,000.00	$0.00	$371,000.00	$0.00
1994	$607,000.00	$0.00	$607,000.00	$546,300.00	$60,700.00	$607,000.00	$0.00	$607,000.00	$0.00
1995	$655,000.00	$0.00	$655,000.00	$589,500.00	$65,500.00	$655,000.00	$0.00	$655,000.00	$0.00
1996	$692,000.00	$0.00	$692,000.00	$622,800.00	$69,200.00	$692,000.00	$0.00	$692,000.00	$0.00
1997	$676,000.00	$0.00	$676,000.00	$608,400.00	$67,600.00	$676,000.00	$0.00	$676,000.00	$0.00
1998	$715,000.00	$70,433.48	$785,433.48	$713,933.48	$71,500.00	$785,433.48	$0.00	$785,433.48	$0.00
1999	$770,000.00	$53,645.08	$823,645.08	$811,218.98	$12,426.10	$823,645.08	$0.00	$823,645.08	$0.00
2000	$769,000.00	$186,559.90	$955,559.90	$878,659.90	$76,900.00	$955,559.90	$0.00	$955,559.90	$0.00
2001	$857,000.00	$165,824.42	$1,022,824.42	$937,124.42	$85,700.00	$1,022,824.42	$0.00	$1,022,824.42	$0.00
2002	$852,000.00	$113,934.38	$965,934.38	$880,734.38	$85,200.00	$965,934.38	$0.00	$965,934.38	$0.00
2003	$1,069,640.00	$404,144.28	$1,473,784.28	$1,366,820.28	$106,964.00	$1,473,784.28	$0.00	$1,473,784.28	$0.00
2004	$1,142,157.00	$277,135.46	$1,419,292.46	$1,309,364.26	$109,928.20	$1,419,292.46	$0.00	$1,419,292.46	$0.00
2005	$1,046,376.00	$394,010.17	$1,440,386.17	$1,338,193.37	$102,192.80	$1,440,386.17	$0.00	$1,440,386.17	$0.00
2006	$975,034.00	$483,843.85	$1,458,877.85	$1,362,594.35	$96,283.50	$1,458,877.85	$0.00	$1,458,877.85	$0.00
2007	$969,850.00	$74,542.00	$1,044,392.00	$948,626.90	$95,765.10	$1,044,392.00	$0.00	$1,044,392.00	$0.00
2008	$931,818.00	$0.00	$931,818.00	$839,129.10	$92,688.90	$931,818.00	$0.00	$931,818.00	$0.00
2009	$1,029,281.00	$168,488.27	$1,197,769.27	$1,094,841.17	$102,928.10	$1,197,769.27	$0.00	$1,197,769.27	$0.00
2010	$1,020,803.99	$25,920.21	$1,046,724.20	$944,643.80	$102,080.40	$1,046,724.20	$0.00	$1,046,724.20	$0.00
2011	$896,421.00	$347,383.55	$1,243,804.55	$1,154,162.45	$89,642.10	$1,243,804.55	$0.00	$1,243,804.55	$0.00
2012	$427,521.00	$201,545.29	$629,066.29	$583,747.19	$45,319.10	$629,066.29	$0.00	$629,066.29	$0.00
2013	$430,661.00	$58,421.00	$489,082.00	$446,015.90	$43,066.10	$489,082.00	$0.00	$489,082.00	$0.00
2014	$483,778.00	$27,460.62	$511,238.62	$462,860.82	$48,377.80	$511,238.62	$0.00	$511,238.62	$0.00
2015	$434,607.00	$119,545.85	$554,152.85	$510,692.15	$43,460.70	$554,152.85	$0.00	$554,152.85	$0.00
2016	$467,481.00	$93,369.14	$560,850.14	$514,102.04	$46,748.10	$560,850.14	$0.00	$560,850.14	$0.00
2017	$477,845.00	$27,741.60	$505,586.60	$172,962.64	$47,784.50	$220,747.14	$0.00	$220,747.14	$284,839.46
2018	$709,939.00	$0.00	$445,233.85	$0.00	$47,627.74	$47,627.74	$0.00	$47,627.74	$662,311.26
2019	$659,631.00	$158,214.15	$220,830.65	$90,086.05	$50,486.66	$140,572.71	$0.00	$140,572.71	$677,272.44
2020	$746,737.00	$80,989.00	$74,673.70	$0.00	$4,009.02	$4,009.02	$0.00	$4,009.02	$823,716.98
2021	$748,625.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$748,625.00
Total	**$22,193,205.99**	**$3,533,151.70**	**$23,362,960.74**	**$20,566,313.63**	**$1,963,278.92**	**$22,529,592.55**	**$0.00**	**$22,529,592.55**	**$3,196,765.14**

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Total Program Percent

Fiscal Year	Total Authorization	Local Account Funds	% Committed for Activities	% Disb for Activities	% Disb for AD/CO/CB	% Net Disbursed	% Disbursed Pending Approval	% Total Disbursed	% Available to Disburse
1992	$561,000.00	$0.00	100.0%	90.0%	10.0%	100.0%	0.0%	100.0%	0.0%
1993	$371,000.00	$0.00	100.0%	90.0%	10.0%	100.0%	0.0%	100.0%	0.0%
1994	$607,000.00	$0.00	100.0%	90.0%	10.0%	100.0%	0.0%	100.0%	0.0%
1995	$655,000.00	$0.00	100.0%	90.0%	10.0%	100.0%	0.0%	100.0%	0.0%
1996	$692,000.00	$0.00	100.0%	90.0%	10.0%	100.0%	0.0%	100.0%	0.0%
1997	$676,000.00	$0.00	100.0%	90.0%	10.0%	100.0%	0.0%	100.0%	0.0%
1998	$715,000.00	$70,433.48	100.0%	90.8%	10.0%	100.0%	0.0%	100.0%	0.0%
1999	$770,000.00	$53,645.08	100.0%	98.4%	1.6%	100.0%	0.0%	100.0%	0.0%
2000	$769,000.00	$186,559.90	100.0%	91.9%	10.0%	100.0%	0.0%	100.0%	0.0%
2001	$857,000.00	$165,824.42	100.0%	91.6%	10.0%	100.0%	0.0%	100.0%	0.0%
2002	$852,000.00	$113,934.38	100.0%	91.1%	10.0%	100.0%	0.0%	100.0%	0.0%
2003	$1,069,640.00	$404,144.28	100.0%	92.7%	10.0%	100.0%	0.0%	100.0%	0.0%
2004	$1,142,157.00	$277,135.46	100.0%	92.2%	9.6%	100.0%	0.0%	100.0%	0.0%
2005	$1,046,376.00	$394,010.17	100.0%	92.9%	9.7%	100.0%	0.0%	100.0%	0.0%
2006	$975,034.00	$483,843.85	100.0%	93.4%	9.8%	100.0%	0.0%	100.0%	0.0%
2007	$969,850.00	$74,542.00	100.0%	90.8%	9.8%	100.0%	0.0%	100.0%	0.0%
2008	$931,818.00	$0.00	100.0%	90.0%	9.9%	100.0%	0.0%	100.0%	0.0%
2009	$1,029,281.00	$168,488.27	100.0%	91.4%	10.0%	100.0%	0.0%	100.0%	0.0%
2010	$1,020,803.99	$25,920.21	100.0%	90.2%	10.0%	100.0%	0.0%	100.0%	0.0%
2011	$896,421.00	$347,383.55	100.0%	92.7%	10.0%	100.0%	0.0%	100.0%	0.0%
2012	$427,521.00	$201,545.29	100.0%	92.7%	10.6%	99.9%	0.0%	99.9%	0.0%
2013	$430,661.00	$58,421.00	100.0%	91.1%	9.9%	100.0%	0.0%	100.0%	0.0%
2014	$483,778.00	$27,460.62	100.0%	90.5%	10.0%	100.0%	0.0%	100.0%	0.0%
2015	$434,607.00	$119,545.85	100.0%	92.1%	9.9%	100.0%	0.0%	100.0%	0.0%
2016	$467,481.00	$93,369.14	100.0%	91.6%	9.9%	100.0%	0.0%	100.0%	0.0%
2017	$477,845.00	$27,741.60	100.0%	34.2%	10.0%	43.6%	0.0%	43.6%	56.3%
2018	$709,939.00	$0.00	62.7%	0.0%	6.7%	6.7%	0.0%	6.7%	93.2%
2019	$659,631.00	$158,214.15	27.0%	11.0%	7.6%	17.1%	0.0%	17.1%	82.8%
2020	$746,737.00	$80,989.00	9.0%	0.0%	0.5%	0.4%	0.0%	0.4%	99.5%
2021	$748,625.00	$0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Total	**$22,193,205.99**	**$3,533,151.70**	**90.8%**	**79.9%**	**8.8%**	**87.5%**	**0.0%**	**87.5%**	**12.4%**

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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report Fiscal Year 2021-22

HOME Match Report (HUD-40107-A)

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HOME Match Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506-0171
(exp. 12/31/2012)

Match Contributions for
Federal Fiscal Year (yyyy)

Part I Participant Identification

1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction	3. Name of Contact (person completing this report)
M-21-MC-06-0524	City of Ontario	Hannah Mac Kenzie
5. Street Address of the Participating Jurisdiction		4. Contact's Phone Number (include area code)
303 E. B St.		909-395-2753
6. City	7. State	8. Zip Code
Ontario	CA	91764

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	$ 370,080.04	
2. Match contributed during current Federal fiscal year (see Part III.9.)	$ 0.00	
3. Total match available for current Federal fiscal year (line 1 + line 2)		$ 370,080.04
4. Match liability for current Federal fiscal year		$ 0.00
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		$ 370,080.04

Part III Match Contribution for the Federal Fiscal Year

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match

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Name of the Participating Jurisdiction								Federal Fiscal Year (yyyy)
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match

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Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

Instructions for the HOME Match Report

Applicability:

The HOME Match Report is part of the HOME APR and must be filled out by every participating jurisdiction that incurred a match liability. Match liability occurs when FY 1993 funds (or subsequent year funds) are drawn down from the U.S. Treasury for HOME projects. A Participating Jurisdiction (PJ) may start counting match contributions as of the beginning of Federal Fiscal Year 1993 (October 1, 1992). A jurisdiction not required to submit this report, either because it did not incur any match or because it had a full match reduction, may submit a HOME Match Report if it wishes. The match would count as excess match that is carried over to subsequent years. The match reported on this form must have been contributed during the reporting period (between October 1 and September 30).

Timing:

This form is to be submitted as part of the HOME APR on or before December 31. The original is sent to the HUD Field Office. One copy is sent to the

Office of Affordable Housing Programs, CGHF
Room 7176, HUD, 451 7th Street, S.W.
Washington, D.C. 20410.

The participating jurisdiction also keeps a copy.

Instructions for Part II:

1. **Excess match from prior Federal fiscal year:** Excess match carried over from prior Federal fiscal year.
2. **Match contributed during current Federal fiscal year:** The total amount of match contributions for all projects listed under Part III in column 9 for the Federal fiscal year.
3. **Total match available for current Federal fiscal year:** The sum of excess match carried over from the prior Federal fiscal year (Part II. line 1) and the total match contribution for the current Federal fiscal year (Part II. line 2). This sum is the total match available for the Federal fiscal year.
4. **Match liability for current Federal fiscal year:** The amount of match liability is available from HUD and is provided periodically to PJs. The match must be provided in the current year. The amount of match that must be provided is based on the amount of HOME funds drawn from the U.S. Treasury for HOME projects. The amount of match required equals 25% of the amount drawn down for HOME projects during the Federal fiscal year. Excess match may be carried over and used to meet match liability for subsequent years (see Part II line 5). Funds drawn down for administrative costs, CHDO operating expenses, and CHDO capacity building do not have to be matched. Funds drawn down for CHDO seed money and/or technical assistance loans do not have to be matched if the project does not go forward. A jurisdiction is allowed to get a partial reduction (50%) of match if it meets one of two statutory distress criteria, indicating "fiscal distress," or else a full reduction (100%) of match if it meets both criteria, indicating "severe fiscal distress." The two criteria are poverty rate (must be equal to or greater than 125% of the average national family poverty rate to qualify for a reduction) and per capita income (must be less than 75% of the national average per capita income to qualify for a reduction). In addition, a jurisdiction can get a full reduction if it is declared a disaster area under the Robert T. Stafford Disaster Relief and Emergency Act.
5. **Excess match carried over to next Federal fiscal year:** The total match available for the current Federal fiscal year (Part II. line 3) minus the match liability for the current Federal fiscal year (Part II. line 4). Excess match may be carried over and applied to future HOME project match liability.

Instructions for Part III:

1. **Project No. or Other ID:** "Project number" is assigned by the C/MI System when the PJ makes a project setup call. These projects involve at least some Treasury funds. If the HOME project does not involve Treasury funds, it must be identified with "other ID" as follows: the fiscal year (last two digits only), followed by a number (starting from "01" for the first non-Treasury-funded project of the fiscal year), and then at least one of the following abbreviations: "SF" for project using shortfall funds, "PI" for projects using program income, and "NON" for non-HOME-assisted affordable housing. Example: 93.01.SF, 93.02.PI, 93.03.NON, etc.

   Shortfall funds are non-HOME funds used to make up the difference between the participation threshold and the amount of HOME funds allocated to the PJ; the participation threshold requirement applies only in the PJ's first year of eligibility. [§92.102]

   Program income (also called "repayment income") is any return on the investment of HOME funds. This income must be deposited in the jurisdiction's HOME account to be used for HOME projects. [§92.503(b)]

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Non-HOME-assisted affordable housing is investment in housing not assisted by HOME funds that would qualify as "affordable housing" under the HOME Program definitions. "NON" funds must be contributed to a specific project; it is not sufficient to make a contribution to an entity engaged in developing affordable housing. [§92.219(b)]

2. **Date of Contribution:** Enter the date of contribution. Multiple entries may be made on a single line as long as the contributions were made during the current fiscal year. In such cases, if the contributions were made at different dates during the year, enter the date of the last contribution.

3. **Cash:** Cash contributions from non-Federal resources. This means the funds are contributed permanently to the HOME Program regardless of the form of investment the jurisdiction provides to a project. Therefore all repayment, interest, or other return on investment of the contribution must be deposited in the PJ's HOME account to be used for HOME projects. The PJ, non-Federal public entities (State/local governments), private entities, and individuals can make contributions. The grant equivalent of a below-market interest rate loan to the project is eligible when the loan is not repayable to the PJ's HOME account. [§92.220(a)(1)] In addition, a cash contribution can count as match if it is used for eligible costs defined under §92.206 (except administrative costs and CHDO operating expenses) or under §92.209, or for the following non-eligible costs: the value of non-Federal funds used to remove and relocate ECHO units to accommodate eligible tenants, a project reserve account for replacements, a project reserve account for unanticipated increases in operating costs, operating subsidies, or costs relating to the portion of a mixed-income or mixed-use project not related to the affordable housing units. [§92.219(c)]

4. **Foregone Taxes, Fees, Charges:** Taxes, fees, and charges that are normally and customarily charged but have been waived, foregone, or deferred in a manner that achieves affordability of the HOME-assisted housing. This includes State tax credits for low-income housing development. The amount of real estate taxes may be based on the post-improvement property value. For those taxes, fees, or charges given for future years, the value is the present discounted cash value. [§92.220(a)(2)]

5. **Appraised Land/Real Property:** The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiser. [§92.220(a)(3)]

6. **Required Infrastructure:** The cost of investment, not made with Federal resources, in on-site and off-site infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed no earlier than 12 months before HOME funds were committed. [§92.220(a)(4)]

7. **Site preparation, Construction materials, Donated labor:** The reasonable value of any site-preparation and construction materials, not acquired with Federal resources, and any donated or voluntary labor (see §92.354(b)) in connection with the site-preparation for, or construction or rehabilitation of, affordable housing. The value of site-preparation and construction materials is determined in accordance with the PJ's cost estimate procedures. The value of donated or voluntary labor is determined by a single rate ("labor rate") to be published annually in the Notice Of Funding Availability (NOFA) for the HOME Program. [§92.220(6)]

8. **Bond Financing:** Multifamily and single-family project bond financing must be validly issued by a State or local government (or an agency, instrumentality, or political subdivision thereof). 50% of a loan from bond proceeds made to a multifamily affordable housing project owner can count as match. 25% of a loan from bond proceeds made to a single-family affordable housing project owner can count as match. Loans from all bond proceeds, including excess bond match from prior years, may not exceed 25% of a PJ's total annual match contribution. [§92.220(a)(5)] The amount in excess of the 25% cap for bonds may carry over, and the excess will count as part of the statutory limit of up to 25% per year. Requirements regarding bond financing as an eligible source of match will be available upon publication of the implementing regulation early in FY 1994.

9. **Total Match:** Total of items 3 through 8. This is the total match contribution for each project identified in item 1.

Ineligible forms of match include:

1. Contributions made with or derived from Federal resources e.g. CDBG funds [§92.220(b)(1)]
2. Interest rate subsidy attributable to the Federal tax-exemption on financing or the value attributable to Federal tax credits [§92.220(b)(2)]
3. Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects. [§92.220(b)(3)]
4. Sweat equity [§92.220(b)(4)]
5. Contributions from applicants/recipients of HOME assistance [§92.220(b)(5)]
6. Fees/charges that are associated with the HOME Program only, rather than normally and customarily charged on all transactions or projects [§92.220(a)(2)]
7. Administrative costs

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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report Fiscal Year 2021-22

HOME Annual Performance Report (HUD-40107)

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Annual Performance Report
HOME Program

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

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This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31. Send one copy to the appropriate HUD Field Office and one copy to: **HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410**	This report is for period (mm/dd/yyyy) Starting: M-21-MC-06-0524	Ending:	Date Submitted (mm/dd/yyyy) Hannah Mac Kenzie

Part I Participant Identification

1. Participant Number	2. Participant Name	
	909-395-2753	
3. Name of Person completing this report 303 E. B St.	4. Phone Number (Include Area Code) Ontario	
5. Address CA	6. City 91764	7. State 370,080.04	8. Zip Code 0.00

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
370,080.04	0.00	370,080.04		

Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE) b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	f. White Non-Hispanic
A. Contracts 1. Number						
2. Dollar Amount						
B. Sub-Contracts 1. Number						
2. Dollar Amount						

	a. Total	b. Women Business Enterprises (WBE)	c. Male
C. Contracts 1. Number			
2. Dollar Amount			
D. Sub-Contracts 1. Number			
2. Dollar Amounts			

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Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number						
2. Dollar Amount						

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost
1. Parcels Acquired		
2. Businesses Displaced		
3. Nonprofit Organizations Displaced		
4. Households Temporarily Relocated, not Displaced		

Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number						
6. Households Displaced - Cost						

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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report Fiscal Year 2021-22

ESG CAPER Report

DRAFT

CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report Fiscal Year 2021-22

IDIS CAPER Report

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CITY OF ONTARIO

Consolidated Annual Performance and Evaluation Report
For the period of July 1, 2021 - June 30, 2022

EXECUTIVE SUMMARY

The Consolidated Annual Performance and Evaluation Report (CAPER) provides information to Ontario residents, elected officials, City staff, and the U.S. Department of Housing and Urban Development (HUD) about housing and community development needs, projects, and accomplishments. This report covers activities conducted during Fiscal Year 2021-22 which began July 1, 2021 and ended June 30, 2022. During this period, federal and local funds were used to implement a myriad of housing and community development programs and projects, including projects that were developed and carried out in response to the COVID-19 pandemic. Each activity supported one or more of the priorities originally presented in the City's Five-Year Consolidated Plan.

The following list highlights key housing and community development activities implemented during FY 2021-22:

- The City of Ontario and its partners expended more than $15.4 million in federal, state, and local funds to administer housing and community development programs.

- The City expended approximately $2.3 million to implement 12 infrastructure and community facility activities, four economic development activities, and two public service activities under the Community Development Strategy. The major projects within this strategy include, but are not limited to the following: Alley Pavement Management Rehabilitation, Pavement Management Rehabilitation, Wheelchair Ramp Installation, Sam Alba Park Restroom Renovation, LED Streetlights, Child Care, Youth, and Family Subsidies, Shared Vision Bringing Library to You, Downtown Storefront Facade Renovation, CDBG-CV Small Business Support and Workforce Development Loans, and CDBG-CV Business Utility Assistance Program.

- More than $941,100 was expended to implement 13 housing programs within Ontario as part of the Housing Strategy. The major projects within this strategy include, but are not limited to, the following: Tenant Based Rental Assistance Program, Community Improvement Team, Conservation Home Improvement Program, Ontario Shines Single Family Solar, Ontario Shines Multi Family Solar, MyHome Assistance Program, School Teacher and Employee Assistance Program, and My Home Loan Program.

- Over $1.7 million was expended as part of the Homeless Strategy to implement 12 activities. The major projects within this strategy include, but are not limited to, the following: Project Gateway (Supportive Housing Program), Mercy House Ontario Access Center, Assisi House and Aftercare Services, Family Stabilization at Sova Program Center, Services for Victims of Domestic Violence and Their Children, ESG-CV Rapid Re-Housing Program, ESG-CV Street Outreach, and ESG-CV Motel Voucher Program.

The tables below and on the following pages demonstrate the breakdown of funds received and expended within each identified strategy: Community Development, Housing, Homeless, Special Needs, Fair Housing, and Public Housing.

FUNDING SOURCES

FUNDING SOURCE	ACTIVITIES FUNDED	ACTUAL AMOUNT AWARDED/RECEIVED/ ON HAND FOR FY 2021-22
Community Development Block Grant (CDBG)	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$1,909,738[1]
CDBG Program Income	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$0
CDBG Rollover from prior years and reallocated funds	Infrastructure improvements, code enforcement, housing rehabilitation, and social services.	$197,777[2]
CDBG-CARES (CDBG-CV)	Infrastructure improvements, code enforcement, housing rehabilitation, and social services in response to COVID-19.	$589,987[1]
HOME Investment Partnership (HOME)	Tenant Based Rental Assistance	$748,625[1]
HOME Program Income	Tenant Based Rental Assistance	$25,925[2]
HOME Rollover from prior years and reallocated funds	Tenant Based Rental Assistance	$0
Emergency Solutions Grant (ESG)	Essential support services and operating expenses for homeless facilities and programs.	$159,018[1]
ESG-CARES (ESG-CV)	Essential support services and operating expenses for homeless facilities and programs in response to COVID-19	$1,709,484[1]
Housing Asset Fund (HAF)	Home ownership assistance, housing acquisition and rehabilitation, and homeless services.	$1,063,082[2]
Ontario Housing Authority (OHA)	Housing acquisition, property rehabilitation and maintenance.	$2,189,849[2]
Transformative Climate Communities Grant (TCC)	California Climate Investment programs, including affordable housing, active transportation programs, low income weatherization programs, and urban greening	$19,241,975[2]

[1] This amount represents the total funds awarded during FY 2021-22
[2] This amount represents funds on hand during FY 2021-22

FUNDING SOURCE	ACTIVITIES FUNDED	ACTUAL AMOUNT AWARDED/RECEIVED/ ON HAND FOR FY 2021-22
BEGIN Program Reuse Account	Program provides deferred-payment second mortgage loans to qualified buyers of new homes and/or homeowners rehabilitation loans.	$62,798[2]
BEGIN Program Reuse Account	Program provides deferred-payment second mortgage loans to qualified buyers of new homes and/or homeowners rehabilitation loans.	$51,560[2]
Permanent Local Housing Allocation	Housing construction, rehabilitation activities, homebuyer activities, and homeless prevention.	$1,429,994[1]
	TOTAL	**$29,379,812**

HOUSING STRATEGY

Program/Project	Funding Source	Expenses	Annual Accomplishment
Priority 1: Expand affordable rental housing opportunities, particularly for low-income persons.			
Tenant Based Rental Assistance Program	HOME	**$195,908**	A total of thirty-eight (38) households were assisted through this program during FY 2021-22. Sixteen (16) households had their TBRA certificates renewed, fourteen (14) households completed their TBRA program assistance, and eight (8) households leased new units with assistance this year.
Sites for Future Affordable Housing Development	HAF	**$9,310**	The Ontario Housing Authority acting as the successor agency to the Ontario Redevelopment Agency and the City of Ontario acting as the successor agency to the Ontario Redevelopment Agency are currently maintaining approximately 7 sites for future development of affordable housing. During FY 2021-22, Disposition and Development Agreements for two of the seven properties were amended.
TOTAL HOUSING PRIORITY #1		**205,218**	
Priority 2: Create new, preserve and rehabilitate existing rental and owner-occupied housing units.			
Community Improvement Team	CDBG	**$41,489**	A total of 294 inspections were completed during the reporting period. 28 citations were given, 157 notices issued and 128 cases closed at 186 unique parcels.
Low-Mod Assisted Housing Developments		**$0**	Continued ongoing monitoring efforts of affordable housing developments consisting of 2,010 units throughout Ontario.
Guadalupe Residence (411 North Parkside Avenue)	CDBG HOME **Subtotal**	$0 $0 **$0**	The acquisition was completed in February 2018. Coordination with the solar energy installation through the City's Transformative Climate Communities Grant and the COVID-19 pandemic has delayed the project. Rehabilitation work is expected to be complete during 2023.
Ontario Shines: Single Family Solar PV	CDBG	**$287,500**	During FY 21-22, 34 homeowners were assisted with no-cost solar installations.

Program/Project	Funding Source	Expenses	Annual Accomplishment
Ontario Shines: Multi-Family PV	CDBG	**$299,760**	During FY 2021-22, the program began working on installations for two multi-family solar projects, Assisi House and Francis Apartments. Assisi House is a transitional housing facility serving homeless men, single women, and single mothers and Francis Apartments is a multi-family low income-based apartment complex. Construction for both projects is expected to be completed by end of 2022.
Conservation Home Improvement Program	CDBG	**$44,739**	During FY 21-22, two (2) applications were approved and loans were issued for qualifying improvements. Work on both homes was completed in the Fall of 2021.
TOTAL HOUSING PRIORITY #2		**$673,488**	
Priority 3: Increase affordable homeownership opportunities, particularly for low- and moderate-income persons.			
MyHome Assistance Program	Bond Financing	**$62,400**	Five (5) homebuyers were assisted in Ontario during FY 21-22.
Home Buyer Assistance (County of San Bernardino Mortgage Revenue Bond Program)	Bond Financing	**$0**	No Mortgage Credit Certificates (MCC) were issued to homebuyers in Ontario during FY 2021-22. At the end of 2021 the MCC program funding was exhausted.
Neighborhood Partnership Housing Services (NPHS) Programs	Private Financing	N/A	During FY 2021-22, NPHS provided homeownership services to 267 Ontario residents. Foreclosure prevention assistance was provided to 3 homeowners, no first-time Ontario homebuyers received down payment assistance grants through the WISH program, 190 residents were provided pre-purchase/financial wellness education, and 74 residents received reverse mortgage counseling. This year, NPHS was not able to provide any senior home repair grants due to a lack of funding.
Good Neighbor Next Door Program	HUD & FHA	**$0**	No homebuyers were assisted in Ontario during FY 2021-22.
Police Residence Assistance Program	Ontario General Fund	**$0**	No new loans or payoffs were processed during FY 2021-22.
TOTAL HOUSING PRIORITY #3		**$62,400**	
GRAND TOTAL – HOUSING STRATEGY		**$941,106**	

HOMELESS STRATEGY

Program/Agency	Funding Source	Expenses	Accomplishments
Priority 1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services.			
Assisi House and Aftercare Services Program	CDBG	**$37,914**	A total of 27 unduplicated homeless persons were served.
Mercy House Living Centers - Ontario Access Center	ESG	**$134,325**	A total of 992 unduplicated homeless persons were served at the Ontario Access Center.
House of Ruth – Services for Victims of Domestic Violence and Their Children	ESG	**$11,162**	A total of 54 unduplicated victims of domestic violence and their children were provided with services.
Inland Valley Hope Partners – Family Stabilization Program at Sova Program Center	CDBG	**$18,410**	A total of 785 unduplicated persons were served.
Project Gateway (Supportive Housing Program)	HUD	**$177,900**	Thirteen (13) households consisting of eighteen (18) persons were housed using Supportive Housing Program (SHP) vouchers.
Continuum of Care	CDBG and OHA	**$199,436**	In FY 2021-22, this position provided oversight and implemented all programs related to the provision of homeless services throughout the community.
ESG-CV Rapid Re-Housing Program	ESG-CV	**$27,536**	Two households were assisted during FY 2021-22.
ESG CV Motel Voucher Program	ESG-CV	**$178,128**	During FY 2021-22, 119 households received assistance through this program for a total of 1,294 bed nights.
ESG-CV Diversion Program	ESG-CV	**$0**	No households received assistance from the Diversion Program in FY 2021-22. Due to lack of interest funding was reprogrammed to ESG-CV Emergency Rent and Utility Assistance.
ESG-CV Emergency Rent and Utility Assistance Program	ESG-CV	**$862,441**	During FY 2021-22 the program began to process applications for approval. A total of 110 households were assisted with emergency rent and utility assistance payments.
ESG-CV Street Outreach and Engagement	ESG-CV	**$43,063**	This program allowed street outreach hours to be increased from 10 hours per month to 40 hours per week.

Program/Agency	Funding Source	Expenses	Accomplishments
Expanded Hours at the Ontario Access Center	General Fund	**$84,938**	This program allowed hours at the Ontario Access Center to be expanded from 16 hours a week to over 40 hours per week, including hours on Saturday.
GRAND TOTAL – HOMELESS STRATEGY		**$1,775,252**	

SPECIAL NEEDS STRATEGY

Program/Agency	Funding Source	Expenses	Accomplishments
Priority 1: Provide supportive services for special needs populations.			
Inland Fair Housing and Mediation Board – Senior Services	CDBG	**$10,000**	A total of 13 seniors were served.
GRAND TOTAL – SPECIAL NEEDS STRATEGY		**$10,000**	

FAIR HOUSING STRATEGY

Program/Agency	Funding Source	Expenses	Accomplishments
Priority 1: Continue to implement the Fair Housing Laws by providing funding to further fair housing.			
Inland Fair Housing and Mediation Board – Fair Housing (AFFH) Program	CDBG	**$22,000**	A total of 100 persons were provided with fair housing services.
Inland Fair Housing and Mediation Board – Landlord/Tenant Mediation Services	CDBG	**$10,200**	A total of 750 persons were provided with landlord/tenant mediation services.
GRAND TOTAL – FAIR HOUSING STRATEGY		**$32,200**	

PUBLIC HOUSING STRATEGY

Program/Agency	Funding Source	Expenses	Accomplishments
Priority 1: Continue to support ongoing efforts of the Housing Authority of the County of San Bernardino and the Ontario Housing Authority to maximize the use of rental assistance subsidies and other resources in the City.			
Housing Authority of the County of San Bernardino (Housing Choice Voucher Program)	HUD	**$9,844,920**	730 households consisting of 1,763 persons were assisted in Ontario.
Housing Authority of the County of San Bernardino (Family Self-Sufficiency)	HUD	**N/A**	Thirteen (13) Ontario residents served.
GRAND TOTAL – PUBLIC HOUSING STRATEGY		**$9,844,920**	

COMMUNITY DEVELOPMENT STRATEGY

Program/Project	Funding Source	Expenses	Accomplishments
Priority 1: Provide needed infrastructure improvements in target lower and moderate-income neighborhoods.			
Community Block Wall Along Mountain Ave	CDBG	**$4,988**	During FY 2021-22 an architectural firm designed the wall taking into consideration the work arounds required to construct around disinterested owners. Project is expected to be complete in FY 2022-23.
FY 2021-22 Pavement Management Rehabilitation Program	CDBG Gas Tax Measure I A.D. Administration	$272,704 $388,695 $234,224 $591,836	This project provided for pavement rehabilitation in various low- and moderate-income areas throughout Ontario to extend the useful life of the street surfaces for at least ten years. During the FY 2021-22, the project was bid and a contract was awarded to Pavement Coatings, Co. in July

Program/Project	Funding Source	Expenses	Accomplishments
	Subtotal	**$1,487,459**	2021. Construction began in August 2021 and was completed in October 2021. The contract included the rehabilitation of 9 streets, which total over 65,000 square feet of asphalt roadway. The project served to rehabilitate existing street pavement surfacing in eligible CDBG areas by installing a Rubberized-Modified Slurry Seal, extending the service life of the asphalt concrete pavement by an estimated 10 to 15 years. The project served to rehabilitate existing street pavement surfacing in eligible CDBG areas by installing a Rubberized-Modified Slurry Seal, extending the service life of the asphalt concrete pavement by an estimated 10-15 years. This project is an aesthetic infrastructure improvement for the entire neighborhood with resurfaced asphalt.
FY 2020-21 Alley Pavement Management Program	CDBG Gas Tax A.D. Administration	$574,971 $0 $0	The FY 2020-21 Alley Pavement Management program was combined with the FY 2021-22 Alley Pavement Management program and work for both projects is expected to be completed by Fall of 2022. The Alley Pavement Rehabilitation Program will provide for major alley improvements in low and moderate-income areas that will extend the useful life of the alley surface for 20 to 30 years. During FY 2021-2022, the project was bid and a contract was awarded to Onyx Paving Company, Inc.
	Subtotal	**$574,971**	
FY 2020-21 and FY 2021-22 LED Streetlight Conversion	CDBG	**$50**	Funding for the FY 2020-21 project was rolled over to the FY 2021-22 LED streetlights project. Engineering conducted environmental assessments and awarded an initial construction contact of $167,028 on April 21, 2022 to California Professional Engineering Inc. to install 12 new street lights with LED fixtures. This project will begin construction in late August 2022.
Wheelchair Ramp Installation	CDBG	**$171,500**	The Parks and Maintenance Department installed a total of 36 wheelchair ramps and adjoining sidewalks.
TOTAL COMMUNITY DEVELOPMENT PRIORITY #1		**$2,238,968**	

Program/Project	Funding Source	Expenses	Accomplishments
Priority 2: Provide for new community facilities and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.			
Sam Alba Park Restroom Renovation	CDBG	**$27,288**	During FY 2021-22, architectural plans were prepared for this project replacing the existing restroom with a prefabricated restroom that will present a safer and improved restroom facility for park users. Construction is expected to take place in FY 2022-23.
TOTAL COMMUNITY DEVELOPMENT PRIORITY #2		**$27,288**	
Priority 3: Provide needed community services to serve lower- and moderate-income residents.			
Shared Vision Bringing Library to You	CDBG Library Projects **Subtotal**	$2,298 $33,027 **$35,325**	The mobile vehicle provides educational and physical activities such as science, technology, engineering, art and math (STEAM) activities and literacy services to community members. During FY 2021-22 Ontario on the Go made 141 park visits and served 1,435 community members since launching in August 2021.
Ontario-Montclair YMCA - Child Care Subsidies Program	CDBG	**$22,000**	Thirty-Four (34) unduplicated youths were served.
TOTAL COMMUNITY DEVELOPMENT PRIORITY #3		**$57,325**	
Priority 4: Expand the City's economic base and promote greater employment opportunities.			
Downtown Storefront Façade Improvement Program	CDBG	**$0**	During FY 2021-22 zero (0) qualified applicants participated in the program. Program guidelines were updated to expand the program area to coincide with the City's Downtown District. New marketing materials were developed and staff intends on advertising the revitalized program in FY 22-23.
Mission & Mountain Storefront Façade Improvement Program	CDBG	**$0**	During FY 21-22 program guidelines were updated to make the program more appealing to applicants. No applications have been finalized to date. Funding should begin to be allocated in FY 22-23.

Program/Project	Funding Source	Expenses	Accomplishments
CDBG-CV Business Utility Assistance Program	CDBG-CV	**$3,480**	During FY 21-22 one (1) business received assistance with deferred utility payments. Program funding will be reallocated in FY 22-23 due to lack of program demand.
CDBG-CV Small Business Stabilization Program	CDBG-CV	**$10,000**	During FY 21-22 one (1) business received a loan to overcome the temporary loss of revenue due to the coronavirus pandemic. Program funding will be reallocated in FY 22-23 due to lack of program demand
TOTAL COMMUNITY DEVELOPMENT PRIORITY #4		**$13,480**	
GRAND TOTAL – COMMUNITY DEVELOPMENT STRATEGY		**$2,337,061**	

ADMINISTRATIVE COSTS

Program/Project	Funding Source	Expenses	Accomplishments
CDBG Administration	CDBG	**$231,917**	Administration of the CDBG Program.
CDBG-CV Administration	CDBG-CV	**$172,701**	Administration of the CDBG-CV Program.
HOME Administration	HOME	**$113,196**	Administration of HOME Program.
ESG Administration	ESG	**$2,945**	Administration of ESG Program.
ESG-CV Administration	ESG-CV	**$16,990**	Administration of the ESG-CV Program.
GRAND TOTAL – Administrative Costs		**$537,750**	
GRAND TOTAL – All Projects & Administration		**$15,478,289**	

CITY OF ONTARIO *Agenda Report* **September 20, 2022**	**SECTION:** **PUBLIC HEARINGS**
Department: Planning Prepared By: Alexis Vaughn Department: Planning Prepared By: Edmelynne V Hutter Staff Member Presenting: Scott Murphy, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 12

SUBJECT: **A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING FILE NO. PZC19-001, A ZONE CHANGE AT 1063 EAST ELMA STREET**

RECOMMENDATION: That the City Council introduce and waive further reading of an Ordinance approving File No. PZC19-001, a Zone Change amending the zoning designation on 0.07-acres of land from MDR-11 (Low-Medium Density Residential - 5.11 to 11.0 du/ac) to MDR-18 (Medium Density Residential - 11.1 to 18.0 du/ac), for property located at 1063 East Elma Street.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: The proposed Zone Change would facilitate the future construction of five multiple-family residential units. This subsequent development would result in the one-time collection of Building plan check and permitting fees, development impact fees, as well as on-going increased property tax.

BACKGROUND & ANALYSIS: The Applicant is requesting the approval of a Zone Change, amending the zoning designation on a 0.07-acre parcel of land from MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac). It is the intent of the Applicant to merge, by Lot Line Adjustment, the subject site with the neighboring 0.21-acre property to the west, to create a 0.28-acre project site. The Zone Change will facilitate the Development Plan (File No. PDEV19-028) approval of a 6,649-square-foot apartment building consisting of five residential units with enclosed garages. The proposed development will replace an existing 1,880-square-foot, three-unit apartment building that was likely constructed in or near 1948. The existing building is not considered a historic resource. In conjunction with the Development Plan, a Variance (File No. PVAR19-004) is necessary to increase the maximum allowable percentage of tandem parking spaces from 12 percent (one tandem space) to 23 percent (three tandem spaces). This will allow for the requisite number of covered parking stalls to be provided for the Project.

The proposed Zone Change is in the interest of good planning practice as it will:

- Bring the entire project site's zoning into conformance with The Ontario Plan 2050 General Plan Update (File No. PGPA20-002), which changed the site's Policy Plan land use designation from LMDR (Low-Medium Density Residential) to MDR (Medium Density Residential);
- Make zoning designation of the smaller subject parcel consistent with the zoning designation of the majority of the project site; and
- Allow for the development of five multiple-family dwelling units on the overall 0.28-acre Project site.

On August 23, 2022, the Planning Commission conducted a public hearing to consider the Zone Change, along with the Development Plan and Variance, and unanimously voted (6-0) to recommend approval of the Zone Change. Additionally, the Development Plan and Variance were approved, subject to the City Council's approval of the Zone Change.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

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

ENVIRONMENTAL REVIEW: The environmental impacts specific to this project were previously reviewed in conjunction with File No. PGPA20-002, a General Plan update for which an Environmental Impact Report (State Clearing House No. 2021070364) was certified by the City Council on August 16, 2022. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures will be a condition of subsequent Development Plan approval.

CITY OF ONTARIO PLANNING DEPARTMENT

PLANNING COMMISSION STAFF REPORT

August 23, 2022

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

FILE NOS.: PZC19-001, PVAR19-004, and PDEV19-028

SUBJECT: A Zone Change (File No. PZC19-001) amending the zoning designation on 0.07-acre of land from MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac), to enable development of a 0.28-acre project site, in conjunction with a Variance to deviate from the maximum Development Code standard for percentage of tandem parking spaces, from 12 percent to 23 percent, and a Development Plan (File No. PDEV19-028) to construct five multiple-family residential units located at 1063 East Elma Street, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district (APNs: 1048-461-17 and 1048-491-23); **submitted by Maria G. Oseguera. City Council action is required for File No. PZC19-001.**

PROPERTY OWNER: Maria G. Oseguera

RECOMMENDED ACTION: That the Planning Commission consider and approve File Nos. PDEV19-028 and PVAR19-004, and consider and recommend to the City Council for approval File No. PZC19-001, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

PROJECT SETTING: The Project site is comprised of 0.28-acre of land located at 1063 East Elma Street, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) and MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning districts, and is depicted in Figure 1: Project Location. The site is currently developed with a three-



Figure 1: Project Location

Case Planner:	Alexis Vaughn
Planning Director Approval:	
Submittal Date:	05/14/2019

Hearing Body	*Date*	*Decision*	*Action*
DAB	08/15/22	Approval	Recommend
PC	08/23/22	Approval	Final
CC	09/20/22		ZC - Final

unit multiple-family residence, which will be razed to accommodate the development of the Project site.

The land use surrounding the Project site is residential and includes a mix of single-family and multiple-family dwellings. The land to the north of the Project site is zoned LDR-5 (Low-Density Residential – 2.1 to 5.0 du/ac), the land to the east is zoned MDR-18, the land to the west is zoned MDR-11, and the land to the south is a mix of both MDR-11 and MDR-18 zoning districts. The existing surrounding land uses, zoning, and general plan and specific plan land use designations are summarized in the "Surrounding Zoning & Land Uses" table located in the Technical Appendix of this report.

PROJECT ANALYSIS:

(1) Background — The Applicant is requesting to construct a 6,649-square-foot apartment building, consisting of five residential units with enclosed garages, as well as a detached trash enclosure and recreational patio with trellis. A Variance is being processed in conjunction with the Development Plan to increase the maximum allowable percentage of tandem parking spaces (refer to Development Code Section 6.03.025.C.3), from 12 percent to 23 percent, which will allow for the requisite covered parking stalls to be provided for the Project. The Project site currently consists of two parcels, and the applicant will file a Lot Line Adjustment to create one contiguous Project site.

In order to facilitate the Project, a Zone Change (File No. PZC19-001) has also been requested for the smaller, 0.07-acre parcel, from MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac). The Zone Change is reviewed by the Planning Commission for recommendation to the City Council and will:

- Bring the full Project site's zoning into conformance with The Ontario Plan 2050 General Plan Update (File No. PGPA20-002, which changed the site's Policy Plan land use designation from LMDR (Low-Medium Density Residential) to MDR (Medium Density Residential));
- Make the smaller parcel consistent with the zoning designation of the remainder of the Project site; and
- Allow for the development of five dwelling units on the overall 0.28-acre Project site.

While the existing residential structure does not have a building permit on file, it is likely it was constructed in or near 1948, based on the Building Department's permit history records. The building is not considered a historic resource.

On August 15, 2022, the Development Advisory Board conducted a hearing to consider the Variance and the Development Plan, and concluded the hearing on that date, and

unanimously voted to recommend that the Planning Commission approve the Applications.

(2) Zone Change (File No. PZC19-001) — The westerly portion of the Project site is a 0.07-acre parcel making up approximately one quarter of the overall Project area and is currently zoned MDR-11 (Medium-Density Residential – 5.1 to 11.0 du/ac). The westerly parcel is 23.6 feet wide and unbuildable as a stand-alone parcel. As such, the applicant filed a Zone Change request to rezone this parcel to be consistent with the main Project parcel, which is zoned MDR-18 (Medium-Density Residential – 11.1 to 18.0 du/ac, and the current underlying TOP land use designation (Medium Density Residential (11.1-25 du/ac)). Once the Zone Change is approved, the Applicant will submit a Lot Line Adjustment application to merge the Project site into one parcel. As conditioned, Project approval is contingent on City Council approval of the Zone Change application.

(3) Variance (File No. PVAR19-004) — The Applicant is requesting approval of a Variance to exceed the maximum allowable percentage of tandem parking spaces within a multiple-family residential project, from 12 percent to 23 percent. The Project site's dimensions, in combination with an unbuildable sewer easement, and surrounding existing one-story development, impose substantial limitations on development that would preclude the Project from attaining the maximum percent of tandem parking spaces allowed, while at the same time providing the required landscaping and recreation improvements, meeting building setbacks and drive aisle dimensions, meeting the minimum density requirement, and limiting potential impacts to the surrounding neighborhood, such as excessive building height, in a neighborhood consisting of predominantly one- and two-story structures.

Staff believes that the Variance request is consistent with TOP Goal LU3, which promotes flexibility in order to respond to special conditions and circumstances in order to achieve the Vision. The Variance request to increase the number of tandem parking spaces, each pair of which have been conditioned to be assigned to a single dwelling unit, will result in a superior development that will achieve the following:

- Allow for the residential building, accessory buildings, outdoor parking stalls, and central drive aisle to meet all current Development Code standards.
- Allow for the required landscape improvements to be provided.
- Allow for the installation of a recreational area for the Project's residents.
- Prevent the building from increasing in height to three or more stories, which could negatively impact the predominantly one- and two-story neighborhood.
- Allow for first-floor dwelling units that provide an additional option for residents who may require accessibility accommodations.

In acting on a Variance request, the Planning Commission must consider and clearly establish certain findings of fact, which are prescribed by State law and the City's Development Code. The facts and findings have been provided in the attached

resolution for Variance File No. PVAR19-004, as basis for approval of the requested Variance.

(4) Development Plan (File No. PDEV19-028)

(a) Site Design/Building Layout — The Project site currently consists of two parcels, the smaller of which is generally undevelopable as a stand-alone lot due to the lot's narrow width (approximately 23.6 feet). As conditioned, the Applicant will pursue a Lot Line Adjustment to incorporate the smaller lot into the Project site to allow for more flexibility in development of the site. The apartment building will be sited along the eastern portion of the Project site and the ancillary recreational facility, outdoor parking, and trash enclosure will be sited along the western portion of the Project site. The access drive will occupy the center of the Project site and allow for vehicular access to the enclosed and unenclosed parking spaces. Pedestrian access to the site will be provided via a walkway that connects from the apartment building to the public sidewalk (see Exhibit B—Site Plan). The current residential building and ancillary structures will be demolished to accommodate construction of the proposed Project.

The two dwelling units on the first floor will have a private, enclosed patio between the building and the eastern property line. The three dwelling units on the second floor will each have a private balcony, also facing east. Two exterior stairwells provide access to the second-floor units and are located along the northern and southern ends of the building. One one-bedroom and four two-bedroom units will be provided, ranging from approximately 500 to 1,140 square feet in area (see Exhibit D—Floor Plans).

(b) Site Access/Circulation — The apartment complex will be served by one centrally-located vehicular drive aisle. Enclosed garages for each unit will be situated at ground level and accessed by the drive aisle. Additional open parking spaces will be provided opposite the garages.

(c) Parking — The Development Code requires multiple-family residential land uses to provide 1.75 parking spaces for each one-bedroom dwelling, including one space in a garage or carport, and 2.0 spaces for each two-bedroom dwelling, including one space in a garage or carport, in addition to guest parking spaces at the rate of 0.25 space for each dwelling. The Development Code thus requires 13 on-site parking spaces, and 13 spaces have been provided, as demonstrated in Figure 2: Parking Table, below.

Figure 2: Parking Table

Type of Use	*No. Dwellings*	*Parking Ratio*	*Spaces Required*	*Spaces Provided*
One-Bedroom Unit	1	1.75 parking spaces, including one space in a garage or carport	1.75	2
Two-Bedroom Unit	4	2.0 parking spaces, including one space in a garage or carport	8	8

Guest Parking		*0.25 spaces per dwelling (minimum 3 spaces)*	*3*	*3*
TOTAL	**5**		**13**	**13**

Garage spaces have been provided with a 60 to 65-square-foot storage area, having an approximate volume of 480 to 520 cubic feet. A minimum of 240 cubic feet of storage area is required by the Development Code.

The Development Code limits the amount of tandem parking for a multiple-family-dwelling project to 12 percent of the required parking. Given the development constraints on the site, the applicant filed for a Variance to increase the percentage of tandem spaces from 12 to 23 percent. Two units will have one enclosed garage space and one outdoor parking space, and three units will have two enclosed garage spaces in a tandem configuration. The Project has been conditioned such that tandem parking spaces within an enclosed garage will be assigned to one dwelling unit. Further, the project has been conditioned such that the storage of personal items may occur in a garage only to the extent that such storage does not impede vehicle parking nor reduce the number or required minimum size of the required garage space; and, no dwelling or home occupation activities shall be allowed to occur within the garage spaces, which will serve to ensure that adequate on-site parking remains in place.

(d) Architecture — The proposed building has a contemporary architectural design with Spanish influences, using arches as a key element (see Exhibit C—Exterior Elevations). The exterior walls will be treated with white stucco and furnished with wood outlookers, shutters, gable end detailing, wrought-iron elements, decorative Spanish-style arched garage and front doors, and enhanced window trim. Spanish roof tile will be provided, in addition to a decorative wrought-iron porch and arcade railing. The second floor's private balconies will feature an open trellis to provide partial shade. Additional screening will be provided for any outdoor mechanical equipment.

A small recreational facility has been proposed to the rear of the lot, at the northwest corner of the Project site. The facility will be comprised of a picnic area with overhead trellis and decorative chimney feature, as well as a small lawn area and dog run.

(e) Landscaping — The Project provides landscaping improvements throughout the site, including areas along the building frontage and perimeter of the property (See Exhibit E—Conceptual Landscape Plan). For multiple-family residential projects, the Development Code requires all areas not occupied by buildings and hardscape, such as sidewalks or parking stalls, to be fully landscaped. The Project proposes a total of 3,290 square feet of landscaped areas (26.4 percent of the Project site), and will utilize a variety of trees, shrubs, vines, and groundcovers such as Valley Oak, Brisbane Box, Mexican Redbud, Crape Myrtle, True Green Elm, Dwarf Strawberry Tree, Southern Moon Hawthorn, Parry's Agave, Flax Lily, Cleveland Sage, Creeping Fig, Dymondia, and St. Augustine Grass.

The front setback will be fully landscaped, as will a small greenspace area toward the northeast corner of the Project site. Additionally, a small lawn will be provided next to the picnic area. Beyond the picnic area, the applicant has proposed a small dog run, as no major plantings or structures may occupy this area due to a sewer easement.

(f) Signage — All signage and addressing for the site will need to meet Development Code, Building Code, and Municipal Code standards and will be reviewed in the Plan Check process.

(g) Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the Project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP") which establishes the Project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration. The proposed development will not substantially alter the existing drainage pattern.

A sewer easement exists to the rear of the Project site, which impacts placement of substantial landscaping and does not permit the construction of permanent features or wall footings. The main area impacted by this easement is the northwest corner of the Project site. As such, simple plantings and a moveable wrought iron fence have been proposed for this area to accommodate the easement.

(5) Senate Bill 18 (SB-18) — At the time of project submittal, a General Plan Amendment was attributed to the file, which was later absorbed by The Ontario Plan 2050 Update, approved by the City Council on August 16, 2022. Tribal notification was required for the project pursuant to the requirements of SB-18, which requires cities and counties to consult with Native American tribes when adopting and amending general plans and specific plans. Staff received responses from two Tribes:

- The San Manuel Band of Mission Indians (SMBMI) stated that the Project site is located outside of their ancestral territory and as such no consultation would be required.
- The Morongo Band of Mission Indians stated that the area is located within the Tribe's aboriginal territory and requested to be provided future notices but declined to initiate a consultation.

Pursuant to SB-18, staff provided The Morongo Band of Mission Indians with notification of the Planning Commission public hearing a minimum of ten days prior to the hearing.

(6) Code Enforcement Case — The Project site has an active Community Improvement (previously Code Enforcement) case for several issues. Since the Applicant has been actively pursuing redevelopment of the site, the Community Improvement

Department has granted deadline extensions for code compliance improvements and actions, which will be eliminated with redevelopment and construction activities.

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

(1) City Council Goals.

- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

(2) Vision.

Distinctive Development:

- Commercial and Residential Development

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

(3) Governance.

Decision Making:

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

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

(4) Policy Plan (General Plan)

Land Use Element:

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

➢ LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of

choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

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

Housing Element:

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

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

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

Community Economics Element:

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

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

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

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

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

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

Safety Element:

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

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

Community Design Element:

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

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

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

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

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

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

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

  - CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.

- CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

- CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

- Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

- CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

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

ENVIRONMENTAL REVIEW: The environmental impacts specific to this project were previously reviewed in conjunction with File No. PGPA20-002, a General Plan update for which an Environmental Impact Report (State Clearing House No. 2021070364) was certified by the City Council on August 16, 2022. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act ("CEQA")" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by this reference.

CONDITIONS OF APPROVAL: See attached department reports.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	Existing Land Use	*General Plan Designation*	*Zoning Designation*	*Specific Plan Land Use*
Site:	Vacant and single-family residential	LMDR (Low-Medium Density, 5.1-11 du/ac) and MDR (Medium-Density, 11.1-25 du/ac)	MDR-11 (Medium Density, 5.1-11 du/ac) and MDR-18 (Medium-Density, 11.1-18 du/ac)	N/A
North:	Single-family residential	LDR (Low-Density Residential, 2.1-5 du/ac)	LDR-5 (Low-Density, 2.1-5 du/ac)	N/A
South:	Multi-family residential	LMDR (Low-Medium Density, 5.1-11 du/ac) and MDR (Medium-Density, 11.1-25 du/ac)	MDR-11 (Medium Density, 5.1-11 du/ac) and MDR-18 (Medium-Density, 11.1-18 du/ac)	N/A
East:	Multi-family residential	MDR (Medium-Density, 11.1-25 du/ac)	MDR-18 (Medium-Density, 11.1-18 du/ac)	N/A
West:	Single-family residential	LMDR (Low-Medium Density, 5.1-11 du/ac)	MDR-11 (Medium Density, 5.1-11 du/ac)	N/A

General Site & Building Statistics

Item	*Required Min./Max.*	*Provided (Ranges)*	*Meets Y/N*
Project area (in acres):	0.23-acre min.	0.28 acres	Y
Maximum project density (dwelling units/ac):	11.1-18 du/ac	18 du/ac	Y
Maximum coverage (in %):	60%	27%	Y
Front yard setback (in FT):	20 FT	20FT	Y
Side yard setback (in FT):	5	10	Y
Rear yard setback (in FT):	5	10	Y
Parking setback (in FT):	5 FT (interior), 10 FT (front)	5 FT (interior), 40 FT (front)	Y
Maximum height (in FT):	45 FT	26'	Y
Parking – resident:	10 spaces	10 spaces	Y
Parking – guest:	3 spaces	3 spaces	Y
Open space – private:	200 SF/unit	257.5 SF/unit avg	Y
Open space – common:	300 SF/unit	473.4 SF/unit	Y

Dwelling Unit Statistics:

Unit Type	*Size (in SF)*	*No. Bedrooms*	*No. Bathrooms*	*No. Stories*	*Private Open Space (in SF)*
1	500	1	1	1	390
2	1,140	2	1	1	135 - 390

Exhibit A—PROJECT LOCATION MAP



Exhibit B—SITE PLAN

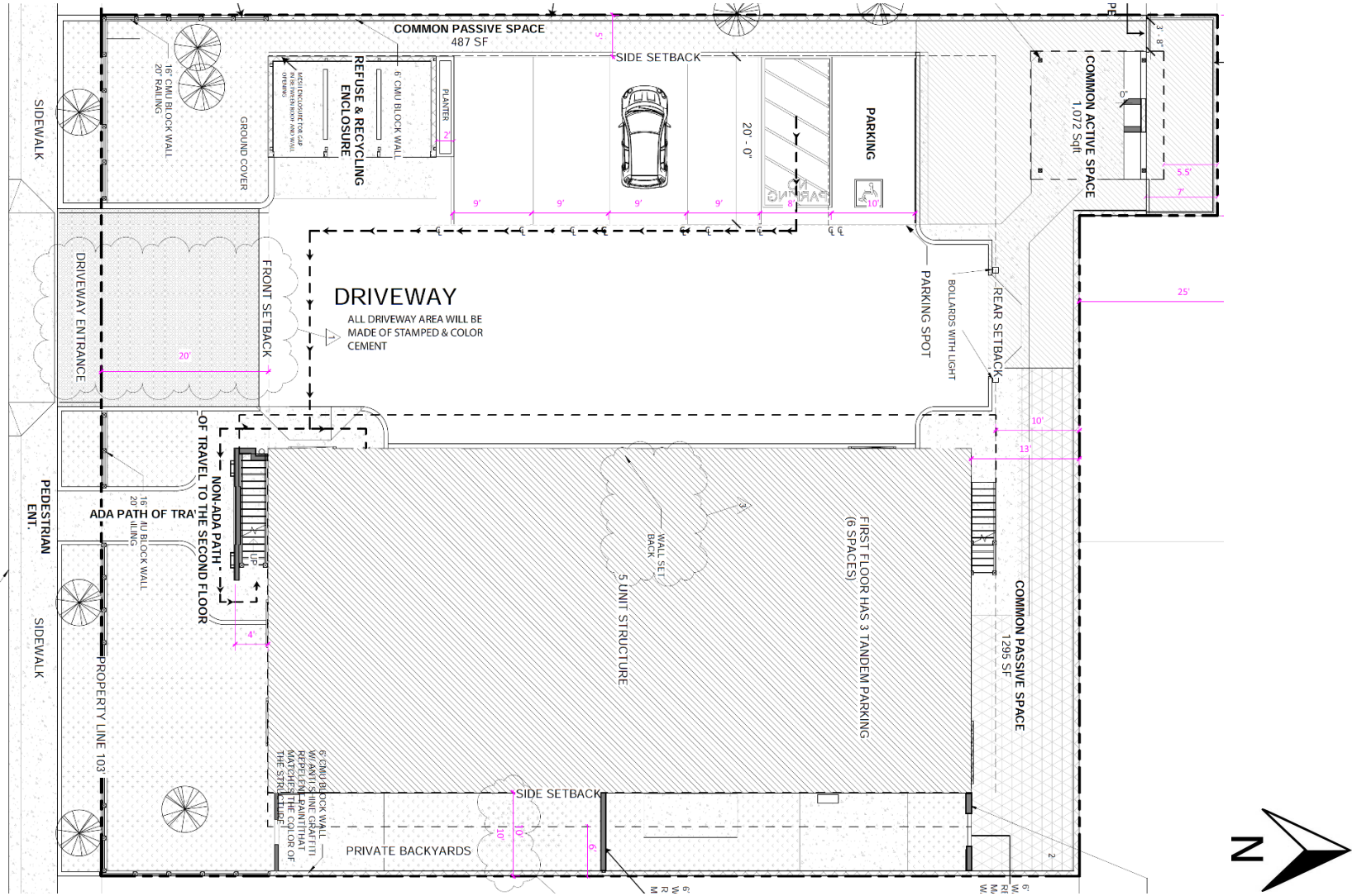
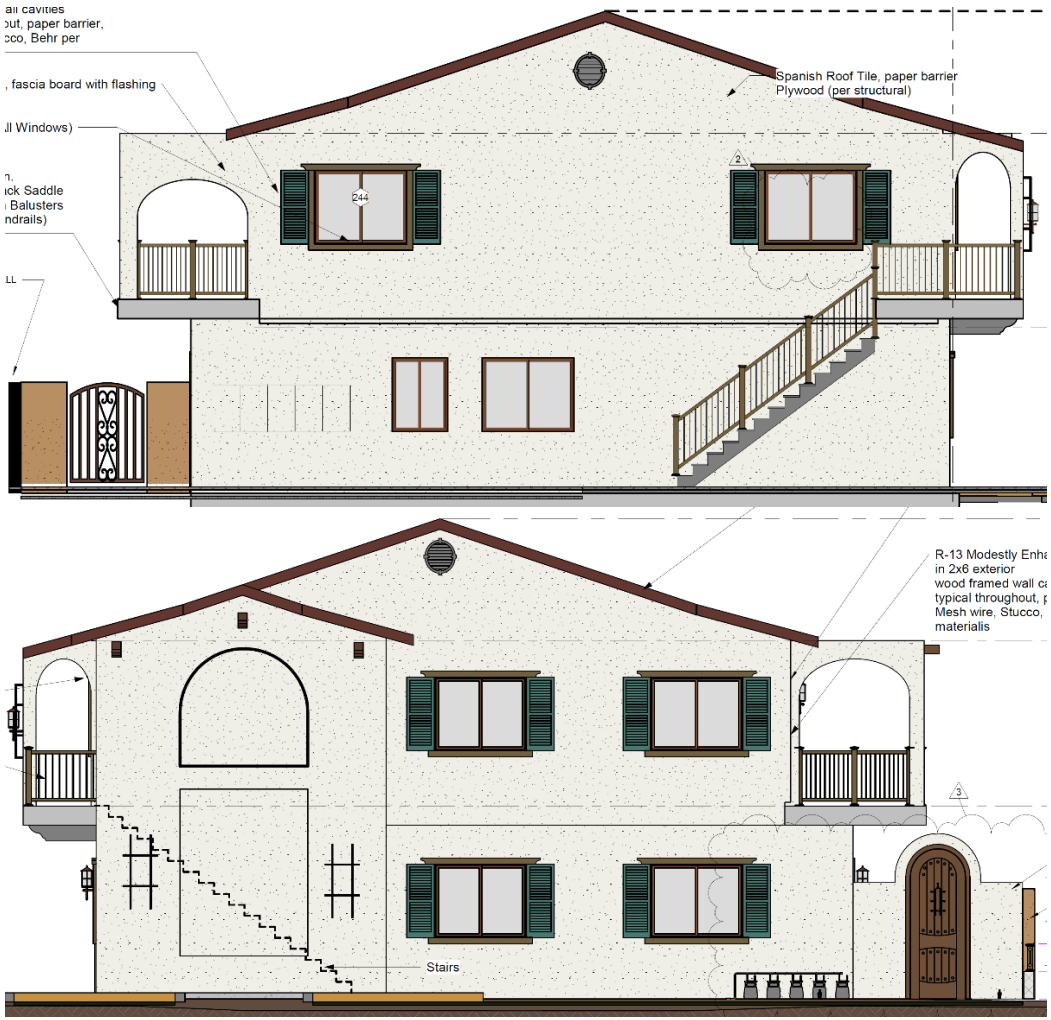


Exhibit C—EXTERIOR ELEVATIONS



East and West Elevations

Exhibit C—EXTERIOR ELEVATIONS (CONTINUED)



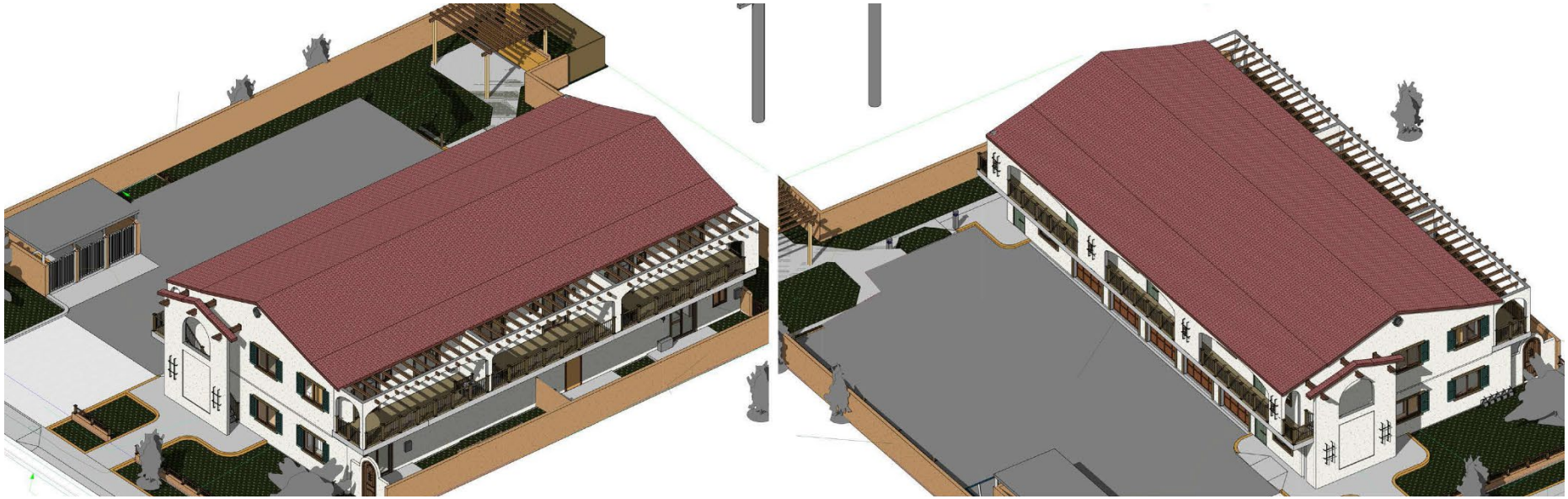
North and South Elevations

Exhibit C—EXTERIOR ELEVATIONS (CONTINUED) – RENDERINGS



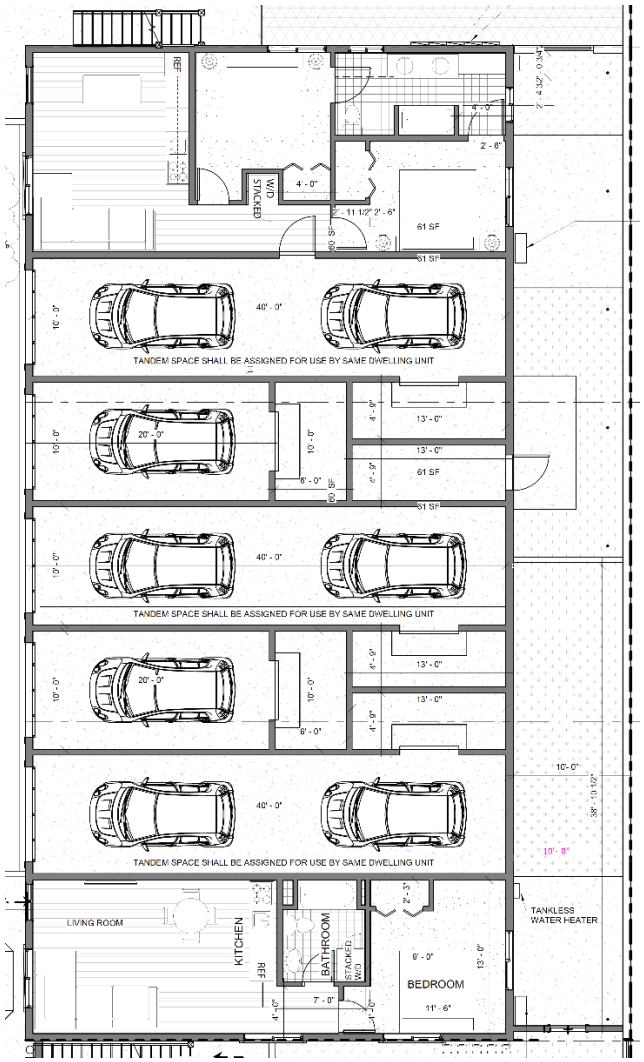
Rear Project View: East-Facing and West-Facing Elevations

Exhibit C—EXTERIOR ELEVATIONS (CONTINUED) – RENDERINGS

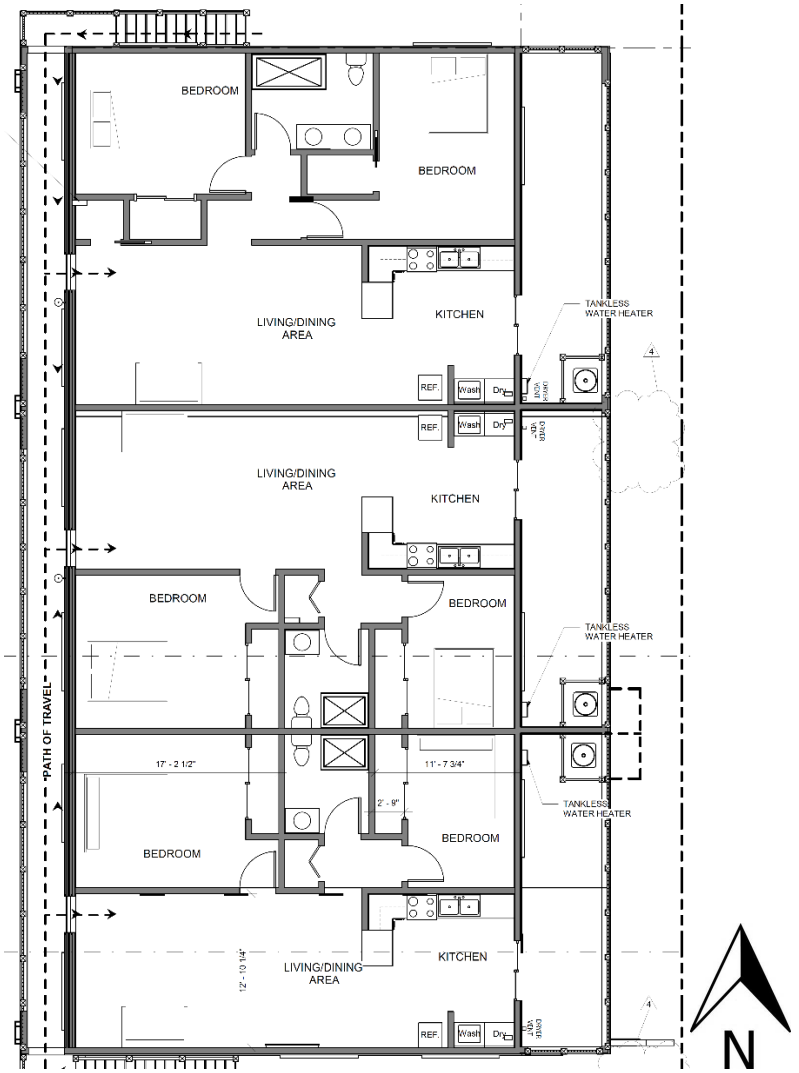


Front Project View: West-Facing and East-Facing Elevations

Exhibit D—FLOOR PLANS

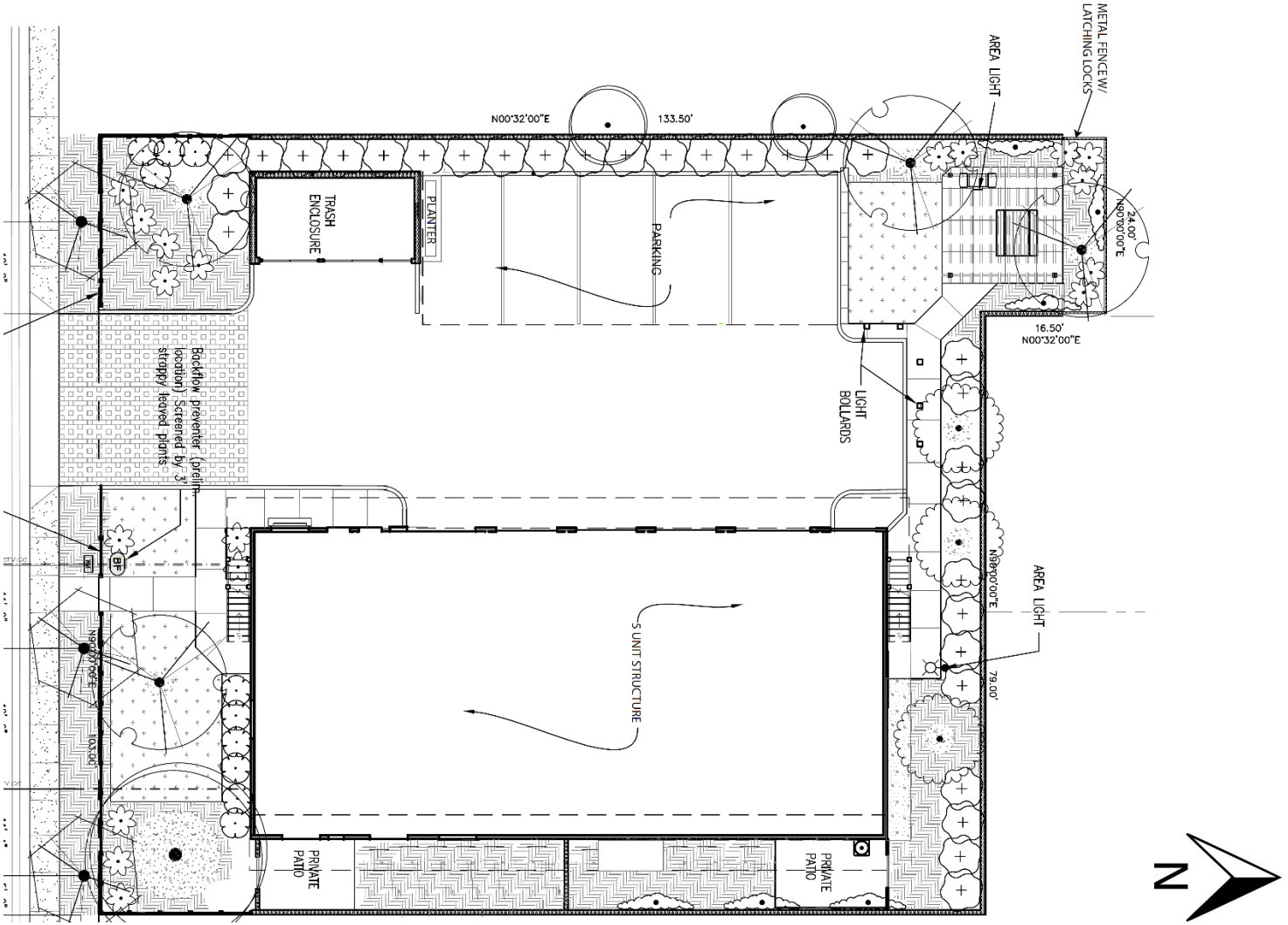


First Floor



Second Floor

Exhibit E—CONCEPTUAL LANDSCAPE PLAN



RESOLUTION NO. PC22-049

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING APPROVAL FOR FILE NO. PZC19-001, A ZONE CHANGE AMENDING THE ZONING DESIGNATION ON 0.07-ACRE OF LAND FROM MDR-11 (LOW-MEDIUM DENSITY RESIDENTIAL – 5.1 TO 11.0 DU/AC) TO MDR-18 (MEDIUM DENSITY RESIDENTIAL – 11.1 TO 18.0 DU/AC) TO ENABLE DEVELOPMENT OF A 0.28-ACRE PROJECT SITE, AND MAKING FINDINGS IN SUPPORT THEREOF— APNS: 1048-461-17 AND 1048-491-23.

WHEREAS, MARIA G. OSEGUERA ("Applicant") has filed an Application for a Zone Change, File No. PZC19-001, as described in the title of this Resolution. The term “Project” or “Project parcel” shall refer to the subject Zone Change Application and the referenced 0.07-acre site, and the term “development project” refers to the greater 0.28-acre development project site tied to and inclusive of the Zone Change Application; and

WHEREAS, the Application applies to 0.07 acres of land located at 1063 East Elma Street, within the MDR-11 (Medium-Density Residential – 5.1 to 11.0 du/ac) zoning district, and is presently vacant; and

WHEREAS, the Application proposes to modify the zoning district of the Project site, from MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac); and

WHEREAS, the Application has been filed in conjunction with File Nos. PDEV19-028 and PVAR19-004, and will facilitate the orderly development of the adjacent approximately 0.21-acre parcel with a five-unit apartment complex; and

WHEREAS, the property to the north of the Project site is within the LDR-5 (Low-Density Residential – 2.1 to 5.0 du/ac) zoning district and is developed with single-family homes. The property to the east is within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district and is developed with multiple-family dwellings. The property to the south is within the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district and is developed with multiple-family dwellings. The property to the west is within the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district and is developed with a single-family dwelling; and

WHEREAS, the Zone Change Project’s parcel is currently unbuildable due to its shallow width. As such, the Applicant has filed for a Zone Change to make the zoning of this parcel consistent with the adjacent 0.21-acre parcel and the underlying TOP Land Use Designation (Medium Density Residential (11.1-25 du/ac) – Exhibit “A” proposed Zone Change included in this Resolution), in order to facilitate a lot line adjustment to create one cohesive developable parcel; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the environmental impacts of this Project were previously reviewed in conjunction with File No. PGPA20-002, a General Plan update for which an Environmental Impact Report (State Clearing House No. 2021070364) was certified by the City Council on August 16, 2022. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act ("CEQA")" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of Project approval, and are incorporated herein by this reference; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

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

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

WHEREAS, on August 23, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1: ***Environmental Determination and Findings.*** As the recommending authority for the Project, the Planning Commission has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the Planning Commission finds as follows:

(1) The environmental impacts specific to this Project were previously reviewed in conjunction with File No. PGPA20-002, update to the City's General Plan for which a Certified EIR (State Clearinghouse No. 2021070364) was adopted by the City Council on August 16, 2022.

(2) The previous Certified EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(4) The previous Certified EIR reflects the independent judgment of the Planning Commission; and

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

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

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

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

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

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

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

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

SECTION 3: ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending authority for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 4: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as "ONT"), which encompasses lands

within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed Zone Change is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The Project parcel is currently unbuildable, and is not consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan) and City Council Priorities components of The Ontario Plan. The proposed Zone Change will enable consistency and compatibility with these items, by creating consistency with the underlying The Ontario Plan Policy Plan Land Use Designation (Medium Density Residential, 11.1-25 du/ac), which envisions a variety of well-designed medium-density housing options. Further, the Zone Change will allow for flexible redevelopment of the overall development project site with approval of the related Development Plan (File No. PDEV19-028) and Variance (File No. PVAR19-004) application requests. Without approval of the Zone Change, the Project parcel will remain vacant and underutilized, and the development project area will remain in poor condition and underutilized.

(2) ***The proposed Zone Change would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The proposed Zone Change Project will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. With approval of the related Development Plan (File No. PDEV19-028) and Variance (File No. PVAR19-004) application requests, the Project will enable orderly redevelopment of the overall development project site and will provide a public benefit for both the Project site and development project site, by allowing for public right-of-way improvements, an increase in landscaping in the neighborhood, and elimination of public nuisances and Community Improvement (Code Enforcement) infractions. The development project will also provide visual improvements

from public view, including cleaning up and redesigning the deteriorating site. The Project site and development project site are located within a residential neighborhood, surrounded by existing single-family and multiple-family developments and will neither expose others nor be exposed to any impacts not typically found in residential neighborhoods. Without approval of the Zone Change, the Project parcel will remain vacant and underutilized, and the development project area will remain in poor condition and underutilized.

(3) ***The proposed Zone Change will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The Zone Change Application will bring the subject Project parcel into compliance with The Ontario Plan's General Plan Land Use Plan. Further, the proposed zoning designation is the same as the adjacent neighborhood to the east and is complementary to and compatible with the zoning designations of the neighborhoods to the north, west, and south. As the overall development project's site is currently developed with a three-unit multiple-family dwelling that does not meet Development Code standards (including setbacks, landscaping, and parking), the Zone Change will allow for redevelopment of the site that meets major development standards and the multiple-family development intent for the overall zoning district.

(4) ***The subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** The current Project site is not physically suitable for development, as the dimensions of the subject Project parcel are substandard for residential development. As such, the Applicant has requested a Zone Change application in order to make the Project parcel consistent with the adjacent 0.21-acre parcel to the east. The consistency will allow the Applicant to apply for a Lot Line Adjustment to facilitate the orderly development of a five-unit apartment complex on the overall development project site. The Zone Change will thus enable the subject Project parcel to be physically suitable for development. With approval of the Zone Change Application, access and utilities will be available to serve the overall development project site.

SECTION 6: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVES the herein described Application.

SECTION 7: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 9: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of August, 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC22-049, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on August 23, 2022 by the following roll call vote, to wit:

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

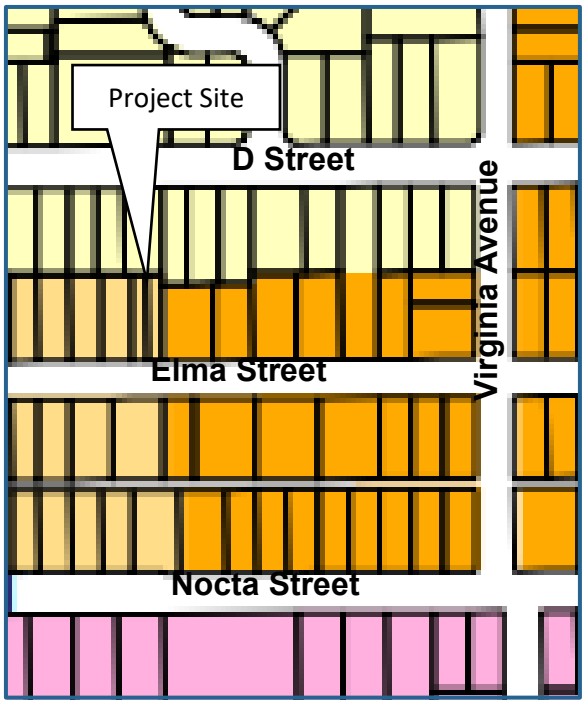
NOES: None

ABSENT: DeDiemar

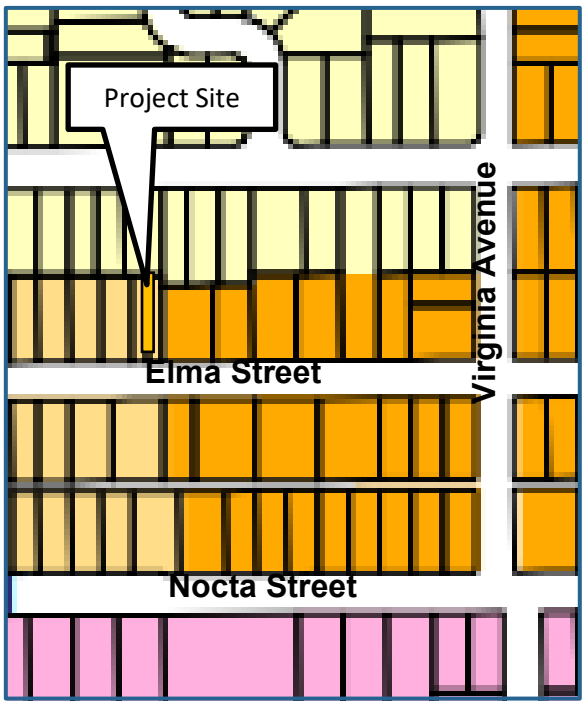
ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

Exhibit “A” – Proposed Zone Change



Existing Zoning:
MDR -11, Low Medium Density Residential



Proposed Zoning:
MDR -18, Medium Density Residential



ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PZC19-001, A ZONE CHANGE AMENDING THE ZONING DESIGNATION ON 0.07-ACRE OF LAND FROM MDR-11 (LOW-MEDIUM DENSITY RESIDENTIAL – 5.1 TO 11.0 DU/AC) TO MDR-18 (MEDIUM DENSITY RESIDENTIAL – 11.1 TO 18.0 DU/AC) TO ENABLE DEVELOPMENT OF A 0.28-ACRE PROJECT SITE, AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 1048-491-23.

WHEREAS, MARIA G. OSEGUERA ("Applicant") has filed an Application for the approval of a Zone Change, File No. PZC19-001, as described in the title of this Ordinance. The term “Project” or “Project parcel” shall refer to the subject Zone Change Application and the referenced 0.07-acre site, and the term “development project” refers to the greater 0.28-acre development project site tied to and inclusive of the Zone Change Application; and

WHEREAS, the Application applies to 0.07 acre of land generally located 1063 East Elma Street, within the MDR-11 (Medium-Density Residential – 5.1 to 11.0 du/ac), and is presently vacant; and

WHEREAS, the Application proposes to modify the zoning district of the Project site from MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac); and

WHEREAS, the Application has been filed in conjunction with File Nos. PDEV19-028 and PVAR19-004, and will facilitate the orderly development of the adjacent approximately 0.21-acre parcel with a five-unit apartment complex; and

WHEREAS, the property to the north of the Project site is within the LDR-5 (Low-Density Residential – 2.1 to 5.0 du/ac) zoning district and is developed with single-family homes. The property to the east is within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district and is developed with multiple-family dwellings. The property to the south is within the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district and is developed with multiple-family dwellings. The property to the west is within the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district and is developed with a single-family dwelling; and

WHEREAS, the Zone Change Project’s parcel is currently unbuildable due to its shallow width. As such, the Applicant has filed for a Zone Change to make the zoning of this parcel consistent with the adjacent 0.21-acre parcel and the underlying TOP Land Use Designation (Medium Density Residential (11.1-25 du/ac) – Exhibit “A” proposed Zone Change included in this Ordinance), in order to facilitate a lot line adjustment to create one cohesive developable parcel; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the environmental impacts of this Project were previously reviewed in conjunction with File No. PGPA20-002, a General Plan update for which a Subsequent Environmental Impact Report (State Clearing House No. 2021070364) was certified by the City Council on August 16, 2022. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (“CEQA”)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of Project approval, and are incorporated herein by this reference; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

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

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (“ONT ALUCP”), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

WHEREAS, on August 15, 2022, the Development Advisory Board of the City of Ontario conducted a hearing to consider the related Variance (File No. PVAR19-004) and Development Plan (File No. PDEV19-028), and concluded said hearing on that date, voting to issue Decision Nos. DAB22-031 and DAB22-032 recommending the Planning Commission approve the Variance and Development Plan; and

WHEREAS, on August 23, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the related Variance (File No. PVAR19-004) and Development Plan (File No. PDEV19-028), and concluded said hearing on that date, voting (6-0-1) to issue Decision Nos. PC22-050 and PC22-051, approving the related Variance and Development Plan, respectively; and

WHEREAS, on August 23, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting (6 – 0) to issue Resolution No. PC22-049, recommending the City Council approve the Application; and

WHEREAS, on September 20, 2022, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1. *Environmental Determination and Findings.* As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the City Council finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with File No. PGPA20-002, an update to the City's General Plan for which a Subsequent Environmental Impact Report (State Clearinghouse No. 2021070364) was certified by the City Council on August 16, 2022.

(2) The previous Certified EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(4) The previous Certified EIR reflects the independent judgment of the City Council; and

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

SECTION 2. *Subsequent or Supplemental Environmental Review Not Required.* Based on the information presented to the City Council, and the specific findings set forth in Section 1, above, the City Council finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

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

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

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

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

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

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

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

SECTION 3. *Housing Element Compliance.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the City Council finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 4. *Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.* The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted

Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5. *Concluding Facts and Reasons.* Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the City Council hereby concludes as follows:

(1) *The proposed Zone Change is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.* The Project parcel is currently unbuildable, and is not consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan) and City Council Priorities components of The Ontario Plan. The proposed Zone Change will enable consistency and compatibility with these items, by creating consistency with the underlying The Ontario Plan Policy Plan Land Use Designation (Medium Density Residential, 11.1-25 du/ac), which envisions a variety of well-designed medium-density housing options. Further, the Zone Change will allow for flexible redevelopment of the overall development project site with approval of the related Development Plan (File No. PDEV19-028) and Variance (File No. PVAR19-004) application requests. Without approval of the Zone Change, the Project parcel will remain vacant and underutilized, and the development project area will remain in poor condition and underutilized.

(2) *The proposed Zone Change would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.* The proposed Zone Change Project will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. With approval of the related Development Plan (File No. PDEV19-028) and Variance (File No. PVAR19-004) application requests, the Project will enable orderly redevelopment of the overall development project site and will provide a public benefit for both the Project site and development project site, by allowing for public right-of-way improvements, an increase in landscaping in the neighborhood, and elimination of public nuisances and Community Improvement (Code Enforcement) infractions. The development project will also provide visual improvements from public view, including cleaning up and redesigning the deteriorating site. The Project site and development project site are located within a residential neighborhood, surrounded by existing single-family and multiple-family developments and will neither expose others nor

be exposed to any impacts not typically found in residential neighborhoods. Without approval of the Zone Change, the Project parcel will remain vacant and underutilized, and the development project area will remain in poor condition and underutilized.

(3) *The proposed Zone Change will not adversely affect the harmonious relationship with adjacent properties and land uses.* The Zone Change Application will bring the subject Project parcel into compliance with The Ontario Plan's General Plan Land Use Plan. Further, the proposed zoning designation is the same as the adjacent neighborhood to the east and is complementary to and compatible with the zoning designations of the neighborhoods to the north, west, and south. As the overall development project's site is currently developed with a three-unit multiple-family dwelling that does not meet Development Code standards (including setbacks, landscaping, and parking), the Zone Change will allow for redevelopment of the site that meets major development standards and the multiple-family development intent for the overall zoning district.

(4) *The subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.* The current Project site is not physically suitable for development, as the dimensions of the subject Project parcel are substandard for residential development. As such, the Applicant has requested a Zone Change application in order to make the Project parcel consistent with the adjacent 0.21-acre parcel to the east. The consistency will allow the Applicant to apply for a Lot Line Adjustment to facilitate the orderly development of a five-unit apartment complex on the overall development project site. The Zone Change will thus enable the subject Project parcel to be physically suitable for development. With approval of the Zone Change Application, access and utilities will be available to serve the overall development project site.

SECTION 6. *City Council Action.* Based upon the findings and conclusions set forth in Sections 1 through 5, above, the City Council hereby APPROVES the herein described Zone Change, attached hereto as "Exhibit A," and incorporated herein by this reference.

SECTION 7. *Indemnification.* The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8. *Custodian of Records.* The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 9. *Severability.* If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not

affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 10. *Effective Date.* This Ordinance shall become effective 30 days following its adoption.

SECTION 11. *Publication and Posting.* The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this ____ day of _____ 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. ____ was duly introduced at a regular meeting of the City Council of the City of Ontario held _____ and adopted at the regular meeting held _____, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

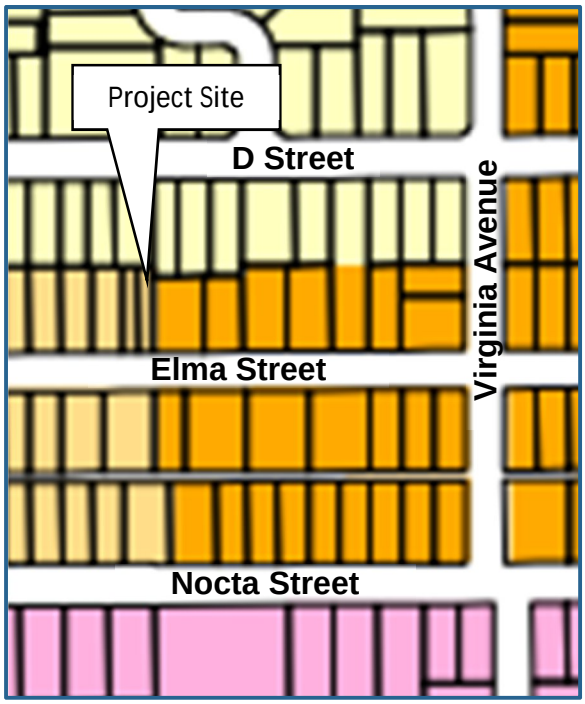
I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____, and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

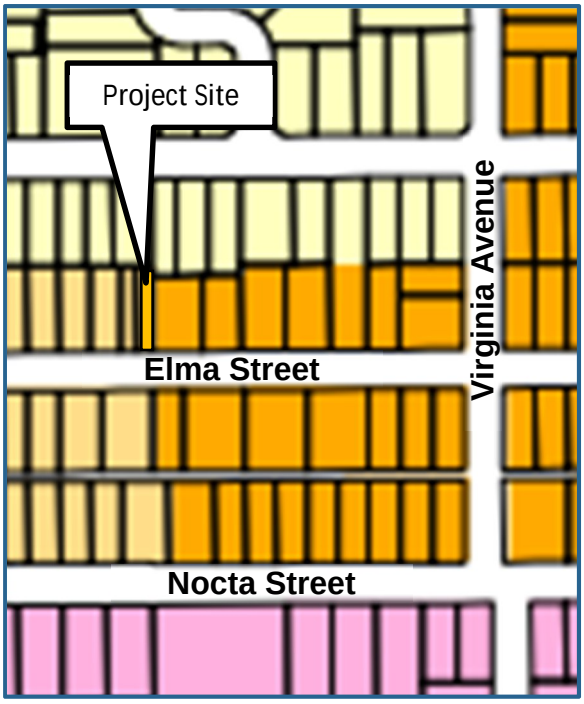
(SEAL)

EXHIBIT A:

File No. PZC19-001;
Zone Change for 1063 East Elma Street



Existing Zoning:
MDR -11, Low Medium Density Residential



Proposed Zoning:
MDR -18, Medium Density Residential



CITY OF ONTARIO *Agenda Report* **September 20, 2022**	**SECTION:** **PUBLIC HEARINGS**
Department: Planning Prepared By: Luis Batres Staff Member Presenting: Scott Murphy, Executive Director Community Development Reviewed By: Charles Mercier, Rudy Zeledon Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 13

SUBJECT: **A PUBLIC HEARING TO CONSIDER AN ORDINANCE FOR A PLANNED UNIT DEVELOPMENT (FILE NO. PUD20-001) TO ESTABLISH DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE REQUIREMENTS FOR THE DEVELOPMENT OF 0.81-ACRE OF LAND LOCATED AT 549 WEST HOLT BOULEVARD**

RECOMMENDATION: That the City Council introduce and waive further reading of an Ordinance approving a Planned Unit Development, File No. PUD20-001, establishing development standards, design guidelines, and infrastructure requirements to facilitate the development of a mixed-use project located at 549 West Holt Boulevard.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy
Operate in a Businesslike Manner
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: There is not a direct fiscal impact associated with this action.

BACKGROUND & ANALYSIS: On September 6, 2022, the City Council opened the public hearing to consider the subject application and continued the public hearing to the next regular City Council meeting. The continuance was requested to allow city Staff the opportunity to review and address written comments provided by Mitchell M. Tsai, Attorney at Law, on behalf of the Southwest Regional Council of Carpenters ("SWRCC"), included as Exhibit A of this agenda report. Staff's response to the comments are included as Exhibit B of this report.

The project site is composed of 0.81-acres of vacant land located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. Property to the north of the Project site is within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and is developed with the Ontario Village Commercial Shopping Center. The property to the south is within the IL (Light Industrial) zoning district and is developed with a mix of industrial uses. The property to the east and west are within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and are developed with multi-tenant commercial uses.

The Ontario Plan Policy Plan (General Plan) designates the project area as Mixed-Use, permitting residential uses at a density of 25.0 to 75.0 du/ac and commercial development at an intensity of up to 2.0 FAR for office and retail developments. The Ontario Plan ("TOP") describes the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office and residential uses in a pedestrian friendly atmosphere. The most intensive uses are envisioned along Euclid and Holt Avenue. The Downtown Mixed-Use District is also intended to provide new housing opportunities that will provide increased demand for retail at more concentrated, strategic locations. The densities and intensities of the Mixed-Use land use designation represented within TOP are the range of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development (PUD).

The Policy Plan specifies that the Downtown Mixed-Use Area is to be implemented through the approval of an Area Plan or PUD prior to the development of properties within the area. In compliance with this requirement, the Applicant has submitted " The Roosevelt Tower Planned Unit Development" (included as Attachment "A" to the Ordinance), which is consistent with the vision and the goals and policies of the Policy Plan. The purpose of the Roosevelt Tower PUD is to implement TOP vision for the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office and residential uses in a pedestrian friendly atmosphere; to promote high standards in urban design; and to encourage the development of exceptionally high quality residential and commercial uses, while establishing regulations and standards for uses with special conditions and regulatory needs to ensure harmonious relationships with other surrounding land uses. The PUD will establish the development standards, design guidelines and infrastructure to serve the site and to facilitate the development of a mixed-use development project at a density of 72.8 dwelling units per acre. In conjunction with the PUD submittal, the applicant has submitted a Development Plan application (File No. PDEV20-009) to construct a 5-story (three-stories of residential units over two-stories of podium parking) 59 unit apartment project and 2,500 square feet of first floor retail space. Consistent with the requirements of the MU-1 (Downtown Mixed-Use) zoning district, the proposed PUD allows for uses intended to encourage retail and commercial uses to service local residents, visitors and employees, and attract pedestrian traffic along Holt Boulevard. The development regulations set forth in the PUD will govern the placement, height, and bulk of permitted buildings and structures; establish locational criteria for vehicular access to the site; establish parking and loading requirements; and, establish landscape and sign standards.

On July 26, 2022, the Planning Commission conducted a public hearing to consider the above-described PUD and concluded the hearing on that date. After considering all public testimony on the application, the Planning Commission unanimously approved (7-0) Resolution No. PC22-037, recommending that the City Council approve the PUD document and adopted Resolution No. PC22-038 approving the Development Plan contingent on City Council approval of the PUD.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of TOP, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The project site is located within

the Airport Influence Area of the Ontario International Airport, and has been found to be consistent with the policies and criteria set forth within the Ontario International Airport Land Use Compatibility Plan.

ENVIRONMENTAL REVIEW: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development) of the CEQA Guidelines, which consists of projects characterized as infill developments, meeting the following conditions:

(a) The Project is consistent with the applicable General Plan designation and all applicable General Plan policies, as well as with applicable zoning designation. The proposed Project is located within the MU (Mixed Use) land use district of the Policy Plan Land Use Map and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. The proposed project is consistent with all applicable Policy Plan (general plan) policies, as well as with the requirements of the Roosevelt Tower PUD, and applicable Development Code regulations;

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The Project is proposed within the established boundaries of the City of Ontario, on a project site totaling 0.81-acre of land, which is surrounded by established commercial land uses;

(c) The Project site has no value as habitat for endangered, rare, or threatened species. The site is void of any flora or fauna, was previously graded, and is regularly maintained to prevent the growth of weeds and grasses;

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The proposed mixed-use development is similar to, and of no greater impact than other allowed residential uses and commercial development projects within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district; and

(e) The site can be adequately served by all required utilities and public services. The site is located within an area that is currently served by all required utilities and public services, including, but not limited to sewer, water, gas, electric and municipal solid waste services.

Exhibit A

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Mitchell M. Tsai
Attorney At Law

139 South Hudson Avenue
Suite 200
Pasadena, California 91101

VIA E-MAIL

September 6, 2022

Luis Batres, Senior Planner
City of Ontario
303 East B Street
Ontario, CA 91764
Em: Lbatres@ontarioca.gov

RE: **City of Ontario, 549 West Holt Boulevard Mixed-Use Development Project [PDEV20-009, PUD20-001]**

Dear Luis Batres,

On behalf of the Southwest Regional Council of Carpenters ("**SWRCC**" or "**Southwest Carpenters**"), my Office is submitting these comments regarding the 549 West Holt Boulevard Mixed-Use Development Project ("**Project**"), PDEV20-009 and PUD20-001. The project site is located at 549 West Holt Boulevard in the City of Ontario. The Project approval includes various approvals and actions from the City of Ontario ("**City**" or "**Lead Agency**"). The Project will be coming before the City Council on **September 6, 2022** seeking various approvals, including the approval of a Development Plan (**"PDEV"**) application and Plan Unit Development (**"PUD"**) application which were approved by the Planning Commission on July 26, 2022.

The Project calls for the construction of a mixed-use development consisting of 59 multiple-family dwellings over two stories of podium parking and 2,500 square feet of first-floor retail space.

SWRCC is a labor union representing more than 50,000 union carpenters in six states, including California, and has a strong interest in well-ordered land use planning, addressing the environmental impacts of development projects and equitable economic development. Individual members of the Southwest Carpenters live, work and recreate in the area and surrounding communities and would be directly affected by the Project's environmental impacts.

SWRCC expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this

Project. (Cal. Gov't Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal.App.4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal.App.4th 1109, 1121.)

SWRCC incorporates by reference all comments raising issues regarding the PUD and PDEV, its CEQA exemption, and the Staff Report submitted prior to approval of the PUD and PDEV. (*Citizens for Clean Energy v City of Woodland* (2014) 225 Cal.App.4th 173, 191 [finding that any party who has objected to the Project's environmental documentation may assert any issue timely raised by other parties].)

I. THE CITY SHOULD REQUIRE THE USE OF A LOCAL SKILLED AND TRAINED WORKFORCE

The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

> [A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

> . . . labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.[1]

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area's jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.[2]

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."[3]

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City "[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . ."[4] In addition, the City of Hayward requires

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[1] California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at* https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf.

[2] South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, *available at* http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10

[3] City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf.

[4] City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf.

all projects 30,000 square feet or larger to "utilize apprentices from state-approved, joint labor-management training programs."[5]

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

> People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.[6]

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.[7] Some municipalities have tied local hire and skilled and trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

> In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing." The city's First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

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[5] City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

[6] California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf

[7] Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, *available at* http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

II. THE CITY SHOULD REQUIRE MITIGATION FOR THE SPREAD OF COVID-19

CEQA establishes that environmental effects also encompass adverse effects on human beings stemming from a project. Cal. Code Regs. 14 § 15065(a)(4). Public health risks related to construction work constitutes adverse effects on human beings as it has been defined as a Lower to High-risk activity for COVID-19 spread by the Occupations Safety and Health Administration. In fact, several construction sites have been identified as sources of community spread of COVID-19.[8] Accordingly, the Project may cause significant environmental effects on human beings, which the City should consider in an EIR along with feasible mitigation measures. In particular, based upon SWRCC's experience with safe construction site work practices, SWRCC recommends that the City require the following while construction activities are being conducted at the Project Site:

Construction Site Design:

- The Project Site will be limited to two controlled entry points.
- Entry points will have temperature screening technicians taking temperature readings when the entry point is open.
- The Temperature Screening Site Plan shows details regarding access to the Project Site and Project Site logistics for conducting temperature screening.
- A 48-hour advance notice will be provided to all trades prior to the first day of temperature screening.
- A perimeter fence directly adjacent to the entry points will be clearly marked indicating the appropriate 6-foot social

[8] Santa Clara County Public Health (June 12, 2020) COVID-19 CASES AT CONSTRUCTION SITES HIGHLIGHT NEED FOR CONTINUED VIGILANCE IN SECTORS THAT HAVE REOPENED, *available at* https://www.sccgov.org/sites/covid19/Pages/press-release-06-12-2020-cases-at-construction-sites.aspx.

distancing position for when you approach the screening area.

- There will be clear signage posted at the Project site directing you through temperature screening.
- Provide hand washing stations throughout the construction site.

Testing Procedures:

- The temperature screening being used are non-contact devices.
- Temperature readings will not be recorded.
- Personnel will be screened upon entering the testing center and should only take 1-2 seconds per individual.
- Hard hats, head coverings, sweat, dirt, sunscreen or any other cosmetics must be removed on the forehead before temperature screening.
- Anyone who refuses to submit to a temperature screening or does not answer the health screening questions will be refused access to the Project Site.
- Screening will be performed at entrances from 5:30 am to 7:30 am.
- After 7:30 a.m., only the main gate entrance [ZONE 1] will continue to be used for temperature testing for anybody gaining entry to the project site such as returning personnel, deliveries, and visitors.
- If the digital thermometer displays a temperature reading above 100.0 degrees Fahrenheit, a second reading will be taken to verify an accurate reading.
- If the second reading confirms an elevated temperature, the individual will be instructed that he/she will not be allowed to enter the Project Site. The individual will also be

instructed to promptly notify his/her supervisor and his/her human resources (HR) representative.

Planning

- Require the development of an Infectious Disease Preparedness and Response Plan that will include basic infection prevention measures (requiring the use of personal protection equipment), policies and procedures for prompt identification and isolation of sick individuals, social distancing (prohibiting gatherings of no more than 10 people including all-hands meetings and all-hands lunches), and training and workplace controls that meet standards that may be promulgated by the Center for Disease Control, Occupational Safety and Health Administration, Cal/OSHA, California Department of Public Health, or applicable local public health agencies.[9]

The United Brotherhood of Carpenters and Carpenters International Training Fund has developed COVID-19 Training and Certification to ensure that Carpenter union members and apprentices conduct safe work practices. Likewise, the City should require that all construction workers undergo COVID-19 Training and Certification before being allowed to conduct construction activities at the Project Site.

III. THE CITY SHOULD PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT

CEQA is a California statute designed to inform decision makers and the public about the potential, significant environmental effects of a project. 14 Cal. Code of Regulations ("**CEQA Guidelines**") § 15002(a)(1).[10] At its core, "[i]ts purpose is to

[9] *See also* The Center for Construction Research and Training, North America's Building Trades Unions (April 27 2020) NABTU and CPWR COVIC-19 Standards for U.S Constructions Sites, *available at* https://www.cpwr.com/wp-content/uploads/publications/NABTU_CPWR_Standards_COVID-19.pdf; Los Angeles County Department of Public Works (2020) Guidelines for Construction Sites During COVID-19 Pandemic, *available at* https://dpw.lacounty.gov/building-and-safety/docs/pw_guidelines-construction-sites.pdf.

[10] The CEQA Guidelines, codified in Title 14 of the California Code of Regulations, section 15000 *et seq*, are regulatory guidelines promulgated by the state Natural Resources Agency for the implementation of CEQA. (Cal. Pub. Res. Code § 21083.) The CEQA Guidelines are given "great weight in interpreting CEQA except when . . . clearly unauthorized or

inform the public and its responsible officials of the environmental consequences of their decisions *before* they are made." *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564.

To achieve this purpose, CEQA mandates preparation of an Environmental Impact Report ("**EIR**") for projects so that the foreseeable impacts of pursuing the project can be understood and weighed. *Communities for a Better Environment v. Richmond* (2010) 184 Cal.App.4th 70, 80. The EIR requirement "is the heart of CEQA." CEQA Guidelines, § 15003(a).

A strong presumption in favor of requiring preparation of an EIR is built into CEQA. This presumption is reflected in what is known as the "fair argument" standard, under which an agency must prepare an EIR whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602; *Friends of "B" St.* v. *City of Hayward* (1980) 106 Cal.3d 988, 1002.

The fair argument test stems from the statutory mandate that an EIR be prepared for any project that "may have a significant effect on the environment." PRC § 21151; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.App.3d 68, 75*; Jensen v. City of Santa Rosa* (2018) 23 Cal.App.5th 877, 884. Under this test, if a proposed project is not exempt and may cause a significant effect on the environment, the lead agency must prepare an EIR. PRC §§ 21100(a), 21151; CEQA Guidelines § 15064(a)(1), (f)(1). An EIR may be dispensed with only if the lead agency finds no substantial evidence in the initial study or elsewhere in the record that the project may have a significant effect on the environment. *Parker Shattuck Neighbors v. Berkeley City Council* (2013) 222 Cal.App.4th 768, 785. In such a situation, the agency must adopt a negative declaration. PRC § 21080(c)(1); CEQA Guidelines §§ 15063(b)(2), 15064(f)(3).

"Significant effect upon the environment" is defined as "a substantial or potentially substantial adverse change in the environment." PRC § 21068; CEQA Guidelines § 15382. A project "may" have a significant effect on the environment if there is a "reasonable probability" that it will result in a significant impact. *No Oil, Inc. v. City of Los Angeles*, 13 Cal. 3d at 83 fn. 16; *Sundstrom v. County of Mendocino* (1988) 202

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erroneous." *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) 62 Cal. 4th 204, 217.

Cal.App.3d 296, 309. If any aspect of the project may result in a significant impact on the environment, an EIR must be prepared even if the overall effect of the project is beneficial. CEQA Guidelines § 15063(b)(1). See *County Sanitation Dist. No. 2 v. County of Kern* (2005) 127 Cal.App.4th 1544, 1580.

This standard sets a "low threshold" for preparation of an EIR. *Consolidated Irrig. Dist. v. City of Selma* (2012) 204 Cal.App.4th 187, 207; *Nelson v. County of Kern* (2010) 190 Cal.App.4th 252; *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 928; *Bowman v. City of Berkeley* (2004) 122 Cal.App.4th 572, 580; *Citizen Action to Serve All Students v. Thornley* (1990) 222 Cal.App.3d 748, 754; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 310. If substantial evidence in the record supports a fair argument that the project may have a significant environmental effect, the lead agency must prepare an EIR even if other substantial evidence before it indicates the project will have no significant effect. See *Jensen v. City of Santa Rosa* (2018) 23 Cal.App.5th 877, 886; *Clews Land & Livestock v. City of San Diego* (2017) 19 Cal.App.5th 161, 183; *Stanislaus Audubon Soc'y, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150; *Brentwood Ass'n for No Drilling, Inc. v. City of Los Angeles* (1982) 134 Cal.App.3d 491; *Friends of "B" St. v. City of Hayward* (1980) 106 Cal.App.3d 988; CEQA Guidelines § 15064(f)(1).

As there is a fair argument that the Project may cause significant environmental impacts, as explained below, the low threshold is met and the City should prepare an EIR for the Project.

IV. THE CITY SHOULD EVALUATE THE POTENTIAL FOR HAZARDOUS CONTAMINATION ON THE SITE DUE TO ADJACENCY OF LISTED HAZARDOUS WASTE AND SUBSTANCE FACILITIES

CEQA does not allow a project located on a listed hazardous waste site to be exempt from environmental review. PRC § 21084(d)' CEQA Guidelines § 15300.2(e). Specifically, section 15300.2 of the CEQA Guidelines provides that "[a] categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code."

Listed hazardous sites under section 65962.5 of the Government Code include sites listed by the Department of Toxics Substances Control, State Department of Health Services and State Water Resources Control Board as hazardous waste facilities,

hazardous waste property, border zone property, hazardous substance release sites, as well as solid waste disposal facilities, Section 65932.5 of the Government Code includes all sites listed by the Department of Toxic Substances Control. While the Project Site itself is not listed, it is directly adjacent to a number of listed hazardous waste and substance facilities compiled on lists pursuant to 65962.5 of the Government Code.

The Project Site is directly across from Ontario Village that is subject to a voluntary clean-up and land use restrictions for Tetrachloroethylene (PCE) contamination. that cleaned up the Ontario Village site to a cancer risk level of 9.3 cases per million individuals and is therefore restricted only to commercial land use.[11] The Project Site is directly adjacent to the Ontario Village and is proposing using the Project Site for mixed-use residential.

In addition, there are a number of listed sites nearby the Project Site at 316 West Holt Boulevard (Imperial Thrift and Loan), 310 S San Antonio Avenue (O.H. Kruse Grain and Milling), 555 State Street (Cash Equipment Rental), and 320 S Laurel Avenue (Rice Roof Company).[12]

The City should require that a Phase II Environmental Site Assessment be conducted to ensure that the Project Site is suitable for residential development. study and ensure that the Project Site has not been cross contaminated by the numerous adjacent sites.

V. THE CITY SHOULD DETERMINE THAT THE PROJECT DOES NOT QUALIFY FOR THE CLASS 32 CEQA EXEMPTION

CEQA exemptions must be construed narrowly. See C*ounty of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 966. Regarding Class 32 exemptions for in-fill development projects, the project must meet all of the conditions identified in CEQA Guidelines section 15332, as follows:

[11] Department of Toxic Substances Control, Envirostor (2022) Ontario Village (60002435), *available at* https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002435.

[12] State Water Resources Control Board, Geotracker (2022) Imperial Thrift and Loan Prop (T0607100428), *available at* https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100428; State Water Resources Control Board, Geotracker (2022) O.H. Kruse Grain and Milling (T0607100617), *available at* https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100617; State Water Resources Control Board, Geotracker (2022) Cash Equipment Rental (T0607100515), *available at* https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100515.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;

(c) The project site has no value, as habitat for endangered, rare or threatened species;

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and

(e) The site can be adequately served by all required utilities and public services.

Here, the Project fails to comply with all the required conditions, as explained below. Therefore, the Project does not qualify for the Class 32 CEQA exemption.

A. <u>The Project Does Not Fit Within the Class 32 Categorical Exemption from CEQA</u>

The Project is not eligible for the Class 32 CEQA exemption because it may have significant environmental effects. CEQA exemptions are reserved for projects without potential to have significant environmental effects. See *Salmon Protection & Watershed Network v. County of Marin* (2004) 125 Cal.App.4th 1098, 1107 ["If a project may have a significant effect on the environment, CEQA review must occur"]. The Project at hand has the potential to cause a number of significant environmental effects, as follows.

1. *The Project May Cause Significant Air Quality Impacts*

The Staff Report directly states that due to the proximity of the active rail lines to the south of the Project area, air quality is a concern for the Project Site resulting from the diesel emissions from trains. (Staff Report, p. 69.)

The Staff Report provides a list of standards for reducing the air quality impacts of the diesel emissions (Staff Report, p. 69), and the Planning Commission Resolution for PUD20-001 provides that conditions of approval have been imposed on the Project to mitigate any significant effects relating to air quality. (Planning Commission Resolution, File No. PUD20-001, p. 6.) However, it is well established that "whether a

project is eligible for a categorical exemption" should be decided "without reference to or reliance upon any proposed mitigation measures". *Salmon Protection & Watershed Network*, 125 Cal.App.4th at 1106. Accordingly, the proposed conditions of approval cannot overcome the Project's disqualification for a Class 32 exemption due to its potentially significant air quality effects.

2. *The Project May Cause Significant Traffic Impacts*

The very nature of the 59 multiple-family dwellings with two-stories of podium parking and 2,500 square feet of retail space in the Downtown area indicates that Project may have significant traffic impacts. In particular, when considering that the Project site is currently vacant land, the Project's 59 multiple family dwellings with two-stories of parking plus retail space indicates that the Project will result in new net daily commutes, along with traffic to and from the retail space. Coupled with the fact that construction of the Project may result in road closures and detours, the Project may have significant traffic impacts which should be assessed in an EIR pursuant to CEQA Guidelines section 15064.3.

Although the Planning Commission Resolution provides that the "conditions of approval have been imposed on the Project, which will mitigate any significant effects relating to traffic, . . ." (Planning Commission Resolution, File No. PUD20-001), it is well established that "whether a project is eligible for a categorical exemption" should be decided "without reference to or reliance upon any proposed mitigation measures". *Salmon Protection & Watershed Network*, 125 Cal.App.4th at 1106. Accordingly, the conditions of approval cannot overcome the Project's disqualification for a Class 32 exemption due to its potentially significant traffic effects.

3. *The Project Site May Not be Adequately Served By All Utility Services*

Yet another reason why the Class 32 CEQA exemption is inapplicable is because the Project site may not be adequately served by all utility services. CEQA Guidelines § 15332(e). Per the Roosevelt Tower Planned Unit Development memorandum prepared for the Project, "[a]ll existing dry utilities (electricity, cable, telephone, gas, etc.) along Holt Boulevard and Brooks Street shall be relocated and re-routed as required and approved by the affected utility agencies/companies." (Staff Report, Attachment A, Roosevelt Tower Planned Unit Development at p. 62.)

III. CONCLUSION

SWRCC requests that the City require a local and skilled workforce for the Project. SWRCC further requests that the City determine that the Project is not exempt from CEQA and prepare an EIR for the Project. If the City has any questions, feel free to contact my Office.

Sincerely,

Stephanie Papayanis

Stephanie Papayanis
Attorneys for Southwest Regional
Council of Carpenters

Attached:

Exhibit A: March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling;

Exhibit B: Air Quality and GHG Expert Paul Rosenfeld CV; and

Exhibit C: Air Quality and GHG Expert Matt Hagemann CV.

EXHIBIT A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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March 8, 2021

Mitchell M. Tsai
155 South El Molino, Suite 104
Pasadena, CA 91101

Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai,

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects."[1] CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.[2]

The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[3]

[1] "California Emissions Estimator Model." CAPCOA, 2017, *available at:* http://www.aqmd.gov/caleemod/home.
[2] "California Emissions Estimator Model." CAPCOA, 2017, *available at:* http://www.aqmd.gov/caleemod/home.
[3] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled ("VMT") associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.[4]

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

> "$VMT_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$
>
> Where:
>
> n = Number of land uses being modeled."[5]

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

> "$\text{Emissions}_{pollutant} = VMT * EF_{running,pollutant}$
>
> Where:
>
> $\text{Emissions}_{pollutant}$ = emissions from vehicle running for each pollutant
>
> VMT = vehicle miles traveled
>
> $EF_{running,pollutant}$ = emission factor for running emissions."[6]

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[7] In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence.[8] The default number of construction-related worker trips is calculated by multiplying the

[4] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14-15.
[5] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 23.
[6] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.
[7] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.
[8] CalEEMod User Guide, *available at:* http://www.caleemod.com/, p. 1, 9.

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.[9] Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively."[10] Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.[11] The operational home-to-work vehicle trip lengths are:

> "[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings" (emphasis added). [12]

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).[13]

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Minimum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

[9] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.
[10] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.
[11] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14.
[12] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 21.
[13] "Appendix D Default Data Tables." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8-miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7-miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.[14] In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO_2e)	3,623
Amortized Construction GHG Emissions (MT CO_2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized Construction GHG Emissions (MT CO_2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project's urbanization level and location.

[14] "Appendix D Default Data Tables." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-85.

Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

Location Type	Location Name	Rural H-W (miles)	Urban H-W (miles)
Air Basin	Great Basin	16.8	10.8
Air Basin	Lake County	16.8	10.8
Air Basin	Lake Tahoe	16.8	10.8
Air Basin	Mojave Desert	16.8	10.8
Air Basin	Mountain	16.8	10.8
Air Basin	North Central	17.1	12.3
Air Basin	North Coast	16.8	10.8
Air Basin	Northeast	16.8	10.8
Air Basin	Sacramento	16.8	10.8
Air Basin	Salton Sea	14.6	11
Air Basin	San Diego	16.8	10.8
Air Basin	San Francisco	10.8	10.8
Air Basin	San Joaquin	16.8	10.8
Air Basin	South Central	16.8	10.8
Air Basin	South Coast	19.8	14.7
Air District	Amador County	16.8	10.8
Air District	Antelope Valley	16.8	10.8
Air District	Bay Area AQMD	10.8	10.8
Air District	Butte County	12.54	12.54
Air District	Calaveras	16.8	10.8
Air District	Colusa County	16.8	10.8
Air District	El Dorado	16.8	10.8
Air District	Feather River	16.8	10.8
Air District	Glenn County	16.8	10.8
Air District	Great Basin	16.8	10.8
Air District	Imperial County	10.2	7.3
Air District	Kern County	16.8	10.8
Air District	Lake County	16.8	10.8
Air District	Lassen County	16.8	10.8
Air District	Mariposa	16.8	10.8
Air District	Mendocino	16.8	10.8
Air District	Modoc County	16.8	10.8
Air District	Mojave Desert	16.8	10.8
Air District	Monterey Bay	16.8	10.8
Air District	North Coast	16.8	10.8
Air District	Northern Sierra	16.8	10.8
Air District	Northern	16.8	10.8
Air District	Placer County	16.8	10.8
Air District	Sacramento	15	10

Air District	San Diego	16.8	10.8
Air District	San Joaquin	16.8	10.8
Air District	San Luis Obispo	13	13
Air District	Santa Barbara	8.3	8.3
Air District	Shasta County	16.8	10.8
Air District	Siskiyou County	16.8	10.8
Air District	South Coast	19.8	14.7
Air District	Tehama County	16.8	10.8
Air District	Tuolumne	16.8	10.8
Air District	Ventura County	16.8	10.8
Air District	Yolo/Solano	15	10
County	Alameda	10.8	10.8
County	Alpine	16.8	10.8
County	Amador	16.8	10.8
County	Butte	12.54	12.54
County	Calaveras	16.8	10.8
County	Colusa	16.8	10.8
County	Contra Costa	10.8	10.8
County	Del Norte	16.8	10.8
County	El Dorado-Lake	16.8	10.8
County	El Dorado-	16.8	10.8
County	Fresno	16.8	10.8
County	Glenn	16.8	10.8
County	Humboldt	16.8	10.8
County	Imperial	10.2	7.3
County	Inyo	16.8	10.8
County	Kern-Mojave	16.8	10.8
County	Kern-San	16.8	10.8
County	Kings	16.8	10.8
County	Lake	16.8	10.8
County	Lassen	16.8	10.8
County	Los Angeles-	16.8	10.8
County	Los Angeles-	19.8	14.7
County	Madera	16.8	10.8
County	Marin	10.8	10.8
County	Mariposa	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Merced	16.8	10.8
County	Modoc	16.8	10.8
County	Mono	16.8	10.8
County	Monterey	16.8	10.8
County	Napa	10.8	10.8

County	Nevada	16.8	10.8
County	Orange	19.8	14.7
County	Placer-Lake	16.8	10.8
County	Placer-Mountain	16.8	10.8
County	Placer-	16.8	10.8
County	Plumas	16.8	10.8
County	Riverside-	16.8	10.8
County	Riverside-	19.8	14.7
County	Riverside-Salton	14.6	11
County	Riverside-South	19.8	14.7
County	Sacramento	15	10
County	San Benito	16.8	10.8
County	San Bernardino-	16.8	10.8
County	San Bernardino-	19.8	14.7
County	San Diego	16.8	10.8
County	San Francisco	10.8	10.8
County	San Joaquin	16.8	10.8
County	San Luis Obispo	13	13
County	San Mateo	10.8	10.8
County	Santa Barbara-	8.3	8.3
County	Santa Barbara-	8.3	8.3
County	Santa Clara	10.8	10.8
County	Santa Cruz	16.8	10.8
County	Shasta	16.8	10.8
County	Sierra	16.8	10.8
County	Siskiyou	16.8	10.8
County	Solano-	15	10
County	Solano-San	16.8	10.8
County	Sonoma-North	16.8	10.8
County	Sonoma-San	10.8	10.8
County	Stanislaus	16.8	10.8
County	Sutter	16.8	10.8
County	Tehama	16.8	10.8
County	Trinity	16.8	10.8
County	Tulare	16.8	10.8
County	Tuolumne	16.8	10.8
County	Ventura	16.8	10.8
County	Yolo	15	10
County	Yuba	16.8	10.8
Statewide	Statewide	16.8	10.8

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Mininum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1713	1.8242	1.1662	2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1969	213.1969	0.0601	0.0000	214.6993
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6826	1,721.6826	0.1294	0.0000	1,724.9187
2023	0.6148	3.3649	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5295	1,627.5295	0.1185	0.0000	1,630.4925
2024	4.1619	0.1335	0.2810	5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9078	52.9078	8.0200e-003	0.0000	53.1082
Maximum	**4.1619**	**4.1142**	**6.1625**	**0.0189**	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6826**	**1,721.6826**	**0.1294**	**0.0000**	**1,724.9187**

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1713	1.8242	1.1662	2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1967	213.1967	0.0601	0.0000	214.6991
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6823	1,721.6823	0.1294	0.0000	1,724.9183
2023	0.6148	3.3648	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5291	1,627.5291	0.1185	0.0000	1,630.4921
2024	4.1619	0.1335	0.2810	5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9077	52.9077	8.0200e-003	0.0000	53.1082
Maximum	**4.1619**	**4.1142**	**6.1625**	**0.0189**	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6823**	**1,721.6823**	**0.1294**	**0.0000**	**1,724.9183**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**9-1-2021**	**11-30-2021**	1.4103	1.4103
2	**12-1-2021**	**2-28-2022**	1.3613	1.3613
3	**3-1-2022**	**5-31-2022**	1.1985	1.1985
4	**6-1-2022**	**8-31-2022**	1.1921	1.1921
5	**9-1-2022**	**11-30-2022**	1.1918	1.1918
6	**12-1-2022**	**2-28-2023**	1.0774	1.0774
7	**3-1-2023**	**5-31-2023**	1.0320	1.0320
8	**6-1-2023**	**8-31-2023**	1.0260	1.0260

9	**9-1-2023**	**11-30-2023**	1.0265	1.0265
10	**12-1-2023**	**2-29-2024**	2.8857	2.8857
11	**3-1-2024**	**5-31-2024**	1.6207	1.6207
		Highest	2.8857	2.8857

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.7000e-004	7.5000e-004	8.5100e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
Total	**2.9000e-003**	**0.0641**	**0.0233**	**2.0000e-004**	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.7000e-004	7.5000e-004	8.5100e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
Total	**2.9000e-003**	**0.0641**	**0.0233**	**2.0000e-004**	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
Total	**7.7000e-004**	**6.0000e-004**	**6.8100e-003**	**2.0000e-005**	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
Total	**7.7000e-004**	**6.0000e-004**	**6.8100e-003**	**2.0000e-005**	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
Total	**1.6400e-003**	**1.2700e-003**	**0.0144**	**4.0000e-005**	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
Total	**1.6400e-003**	**1.2700e-003**	**0.0144**	**4.0000e-005**	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
Total	**2.8000e-004**	**2.1000e-004**	**2.4400e-003**	**1.0000e-005**	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
Total	**2.8000e-004**	**2.1000e-004**	**2.4400e-003**	**1.0000e-005**	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	**0.4616**	**2.0027**	**3.9885**	**0.0152**	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	**0.4616**	**2.0027**	**3.9885**	**0.0152**	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	**0.4135**	**1.5218**	**3.5707**	**0.0144**	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	**0.4135**	**1.5218**	**3.5707**	**0.0144**	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
Total	**3.7000e-004**	**2.7000e-004**	**3.1200e-003**	**1.0000e-005**	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
Total	**3.7000e-004**	**2.7000e-004**	**3.1200e-003**	**1.0000e-005**	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
Total	**5.9000e-004**	**4.1000e-004**	**4.9200e-003**	**2.0000e-005**	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
Total	**5.9000e-004**	**4.1000e-004**	**4.9200e-003**	**2.0000e-005**	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
Total	**0.0101**	**6.9900e-003**	**0.0835**	**2.8000e-004**	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
Total	**0.0101**	**6.9900e-003**	**0.0835**	**2.8000e-004**	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1521
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1520
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0643	0.0442	0.6042	1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
Total	**0.1916**	**4.1394**	**1.5644**	**0.0136**	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0643	0.0442	0.6042	1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
Total	**0.1916**	**4.1394**	**1.5644**	**0.0136**	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
Total	**0.0772**	**0.0530**	**0.7250**	**2.0600e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
Total	**0.0772**	**0.0530**	**0.7250**	**2.0600e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
Total	**0.0857**	**0.0589**	**0.8056**	**2.2900e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
Total	**0.0857**	**0.0589**	**0.8056**	**2.2900e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
Total	**0.0803**	**0.0532**	**0.7432**	**2.2100e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
Total	**0.0803**	**0.0532**	**0.7432**	**2.2100e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
Total	**0.0566**	**0.0361**	**0.5133**	**1.5900e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
Total	**0.0566**	**0.0361**	**0.5133**	**1.5900e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
Total	**0.0535**	**0.0329**	**0.4785**	**1.5400e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
Total	**0.0535**	**0.0329**	**0.4785**	**1.5400e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0715	0.0489	0.5524	1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
Total	**0.2019**	**4.1943**	**1.5706**	**0.0133**	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0715	0.0489	0.5524	1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
Total	**0.2019**	**4.1943**	**1.5706**	**0.0133**	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
Total	**0.0858**	**0.0587**	**0.6629**	**1.9400e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
Total	**0.0858**	**0.0587**	**0.6629**	**1.9400e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
Total	**0.0954**	**0.0652**	**0.7365**	**2.1500e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
Total	**0.0954**	**0.0652**	**0.7365**	**2.1500e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
Total	**0.0896**	**0.0589**	**0.6784**	**2.0800e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
Total	**0.0896**	**0.0589**	**0.6784**	**2.0800e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
Total	**0.0633**	**0.0400**	**0.4677**	**1.5000e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
Total	**0.0633**	**0.0400**	**0.4677**	**1.5000e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
Total	**0.0601**	**0.0364**	**0.4354**	**1.4500e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
Total	**0.0601**	**0.0364**	**0.4354**	**1.4500e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1704	1.8234	1.1577	2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7654	210.7654	0.0600	0.0000	212.2661
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6554	1,418.6554	0.1215	0.0000	1,421.6925
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4412	1,342.4412	0.1115	0.0000	1,345.2291
2024	4.1592	0.1313	0.2557	5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6355	44.6355	7.8300e-003	0.0000	44.8311
Maximum	**4.1592**	**4.0240**	**5.1546**	**0.0155**	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6554**	**1,418.6554**	**0.1215**	**0.0000**	**1,421.6925**

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1704	1.8234	1.1577	2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7651	210.7651	0.0600	0.0000	212.2658
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6550	1,418.6550	0.1215	0.0000	1,421.6921
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4409	1,342.4409	0.1115	0.0000	1,345.2287
2024	4.1592	0.1313	0.2557	5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6354	44.6354	7.8300e-003	0.0000	44.8311
Maximum	**4.1592**	**4.0240**	**5.1546**	**0.0155**	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6550**	**1,418.6550**	**0.1215**	**0.0000**	**1,421.6921**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**9-1-2021**	**11-30-2021**	1.4091	1.4091
2	**12-1-2021**	**2-28-2022**	1.3329	1.3329
3	**3-1-2022**	**5-31-2022**	1.1499	1.1499
4	**6-1-2022**	**8-31-2022**	1.1457	1.1457
5	**9-1-2022**	**11-30-2022**	1.1415	1.1415
6	**12-1-2022**	**2-28-2023**	1.0278	1.0278
7	**3-1-2023**	**5-31-2023**	0.9868	0.9868
8	**6-1-2023**	**8-31-2023**	0.9831	0.9831

9	**9-1-2023**	**11-30-2023**	0.9798	0.9798
10	**12-1-2023**	**2-29-2024**	2.8757	2.8757
11	**3-1-2024**	**5-31-2024**	1.6188	1.6188
		Highest	2.8757	2.8757

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2000e-004	5.3000e-004	6.0900e-003	2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
Total	**2.6500e-003**	**0.0639**	**0.0209**	**2.0000e-004**	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2000e-004	5.3000e-004	6.0900e-003	2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
Total	**2.6500e-003**	**0.0639**	**0.0209**	**2.0000e-004**	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
Total	**5.8000e-004**	**4.3000e-004**	**4.8700e-003**	**1.0000e-005**	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
Total	**5.8000e-004**	**4.3000e-004**	**4.8700e-003**	**1.0000e-005**	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
Total	**1.2200e-003**	**9.0000e-004**	**0.0103**	**3.0000e-005**	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
Total	**1.2200e-003**	**9.0000e-004**	**0.0103**	**3.0000e-005**	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	**0.3578**	**1.9125**	**2.9812**	**0.0119**	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	**0.3578**	**1.9125**	**2.9812**	**0.0119**	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	**0.3177**	**1.4420**	**2.6646**	**0.0112**	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	**0.3177**	**1.4420**	**2.6646**	**0.0112**	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
Total	**2.8000e-004**	**1.9000e-004**	**2.2300e-003**	**1.0000e-005**	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
Total	**2.8000e-004**	**1.9000e-004**	**2.2300e-003**	**1.0000e-005**	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
Total	**4.4000e-004**	**2.9000e-004**	**3.5100e-003**	**1.0000e-005**	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
Total	**4.4000e-004**	**2.9000e-004**	**3.5100e-003**	**1.0000e-005**	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
Total	**7.4800e-003**	**4.9300e-003**	**0.0596**	**1.9000e-004**	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
Total	**7.4800e-003**	**4.9300e-003**	**0.0596**	**1.9000e-004**	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0956
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0955
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0487	0.0313	0.4282	1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
Total	**0.1760**	**4.1265**	**1.3884**	**0.0131**	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0487	0.0313	0.4282	1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
Total	**0.1760**	**4.1265**	**1.3884**	**0.0131**	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
Total	**0.0584**	**0.0375**	**0.5139**	**1.4100e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
Total	**0.0584**	**0.0375**	**0.5139**	**1.4100e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
Total	**0.0649**	**0.0417**	**0.5710**	**1.5700e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
Total	**0.0649**	**0.0417**	**0.5710**	**1.5700e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
Total	**0.0607**	**0.0376**	**0.5263**	**1.5100e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
Total	**0.0607**	**0.0376**	**0.5263**	**1.5100e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
Total	**0.0427**	**0.0255**	**0.3633**	**1.0900e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
Total	**0.0427**	**0.0255**	**0.3633**	**1.0900e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
Total	**0.0403**	**0.0233**	**0.3384**	**1.0600e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
Total	**0.0403**	**0.0233**	**0.3384**	**1.0600e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0532	0.0346	0.3963	1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
Total	**0.1835**	**4.1800**	**1.4144**	**0.0128**	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0532	0.0346	0.3963	1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
Total	**0.1835**	**4.1800**	**1.4144**	**0.0128**	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
Total	**0.0638**	**0.0415**	**0.4755**	**1.3300e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
Total	**0.0638**	**0.0415**	**0.4755**	**1.3300e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
Total	**0.0709**	**0.0462**	**0.5284**	**1.4800e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
Total	**0.0709**	**0.0462**	**0.5284**	**1.4800e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
Total	**0.0665**	**0.0416**	**0.4861**	**1.4300e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
Total	**0.0665**	**0.0416**	**0.4861**	**1.4300e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
Total	**0.0469**	**0.0282**	**0.3349**	**1.0300e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
Total	**0.0469**	**0.0282**	**0.3349**	**1.0300e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
Total	**0.0444**	**0.0257**	**0.3114**	**1.0000e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
Total	**0.0444**	**0.0257**	**0.3114**	**1.0000e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,623
Amortized (MT CO2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized (MT CO2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

EXHIBIT B

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

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Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

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Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference.* Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference.* Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*.. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs,* vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant.*
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case: No 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No 1923
Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No.: LC102019 (c/w BC582154)
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., *Plaintiffs,* vs. Meritor Inc., et al., *Defendants*
Case Number: 4:16-cv-52-DMB-JVM
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Doug Pauls, et al.,, et al., Plaintiffs vs. Richard Warren, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward DeRuyter, Defendants
Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the United States District Court Western District of Oklahoma
Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City Landfill, et al. Defendants.
Case No. 5:12-cv-01152-C
Rosenfeld Deposition: July 2014

In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division
Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs,* vs. BP Products North America, Inc., *Defendant.*
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland
Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

EXHIBIT C

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Santa Monica, California 90401
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Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

Exhibit B

549 West Holt Boulevard Mixed-Use Development Project [PDEV20-009, PUD20-001]

Responses to September 6, 2022 Comments of the Southwest Regional Council of Carpenters

Comment #1:

The Commenter states that the City "should require the use of a local skilled and trained workforce," which, it asserts will result in environmental benefits.

Response #1

The Comment reflects a policy recommendation regarding the use of local skill and trained workforce and will be considered by the City Council during their deliberations on the Project.

Comment #2

The Commenter suggests that the City prepare an environmental impact report (EIR) for the Project and that this EIR include mitigation measures with regard to COVID-19 and construction activities on the Project site.

Response #2

As detailed below, pursuant to CEQA Guidelines section 15332, the Project is categorically exemption from further environmental review, such as preparation of an EIR. Further, nothing in the Comment provides substantial evidence that the Project would result in a significant impact related to the transmission of COVID-19

Comment #3

The Commenter asserts that "[a]s there is a fair argument that the Project may cause significant environmental impacts… the City should prepare an EIR for the Project."

Response #3

The Commenter has misstated the standard of review by which the City evaluates the appropriateness of the application of the Infill Development to the Project. It is not "fair argument." Instead, the City's factual determination that the Project satisfies the criteria of a categorical exemption must be upheld if it is supported by **substantial evidence**. (*San Francisco Beautiful v. City and County of San Francisco* (2014) 226 Cal.App.4th 1012, 1021; (*Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego (*"*Banker's Hill*") (2006) 139 Cal.App.4th 249, 267-269 [substantial evidence test governs review of city's determination that project falls within the In-Fill Development exemption].) Substantial evidence includes "facts, reasonable assumptions predicated on facts, and expert opinion supported by facts" and is "enough relevant information and reasonable inferences from this

information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached." (CEQA Guidelines § 15384.) Substantial evidence does not include "[a]rgument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts …." (Pub. Res. Code § 21080.2(c); CEQA Guidelines § 15384.)

In applying this substantial evidence standard, a court may not "weigh conflicting evidence," "determine who has the better argument," or set aside the City's decision "on the ground that an opposite conclusion would have been equally or more reasonable." (*Laurel Heights Improvement Ass'n of San Francisco, Inc. v. Regents of the Univ. of Cal.* (1988) 47 Cal.3d 376, 393.) The "[City] is the finder of fact," and a court "must indulge all reasonable inferences from the evidence that would support the agency's determinations and resolve all conflicts in the evidence in favor of the agency's decision." (*Save Our Peninsula Com. v. Monterey County Bd. of Supervisors* (2001) 87 Cal.App.4th 99, 117.) Courts presume that the City's decisions are correct and supported by substantial evidence, and the challenger bears the burden of proving the contrary. (*Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329, 1338.) The City's decision that the Project is categorically exempt is to be affirmed unless "there is no basis in the record for its determination that the project was exempt from CEQA." (*World Bus. Academy v. Cal. State Lands Comm'n* (2018) 24 Cal.App.5th 476, 496.)

In *Banker's Hill* the Court expressly considered the standard of review that applies to the question of whether the In-Fill Development exemption applies, by its own terms, to a project. (CEQA Guidelines § 15332(d); *Banker's Hill*, at 268-269.) The Court held that the In-Fill Development exemption "requires the agency to determine that '[a]pproval of the project would not result in a significant effect to traffic, noise, air quality, or water quality. Thus, the [exemption] calls for the agency to make a definitive finding, at the preliminary review stage, as to whether or not there will be a significant environmental effect. The use of this language leads us to conclude that the fair argument standard does not apply." *(Banker's Hill, supra*, 139 Cal.App.4th at 268-269.) Accordingly, use of the In-fill Development exemption does not depend on whether a Project may have a significant effect, but instead depends on if it will have a significant effect. The Court concluded "[w]e inquire whether the record contains substantial evidence to support the City's finding that the Project will not have a significant effect. If we locate substantial evidence in the record to support that conclusion, we will uphold the City's determination, even if other evidence arguably supports a different conclusion." (*Id*.)

Comment #4

While the Commenter concedes that the "Project Site itself is not [a] listed [hazardous waste site]" the Commenters asserts that because the Project Site "is directly adjacent to a number of listed hazardous waste and substance facilities compiled on lists pursuant to 65962.5 of the of Government Code" the City "should require that a Phase II Environmental Site Assessment be conducted…"

Response #4

While, per CEQA Guidelines section 15300.2, a project located on a listed hazardous waste site cannot be exempted from environmental review, as the Commenter agrees, the Project

is not located on a hazardous waste site. Further, the Commenter has provided no substantial evidence that the Project site contains hazardous waste or substances.

Comment #5

The Commenter assets that because the City proposes conditions of approval to reduce the effects on future Project residents of diesel emissions from existing rail operations in the vicinity of the Project the City cannot find the Project exempt from further environmental review under CEQA Guidelines section 15332. Commenter's basis for this asserts is that projects requiring mitigation cannot be found categorically exempt from CEQA.

Response #5

The Commenter is correct that that projects requiring mitigation cannot be found categorically exempt from CEQA. However, the City is does not propose any mitigation measures with regard to environmental impacts of the Project, and thus nothing precludes the City's determination that the Project is exempt from further environmental review under CEQA Guidelines section 15332. In *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369, the California Supreme Court confirmed that CEQA does not generally require lead agencies to consider how existing environmental conditions might impact a project's users or residents. Accordingly, while the City is proposing measures to reduce the effects of existing environmental conditions, namely emissions from existing diesel emissions from rail operations, such measures do not constitute mitigation under CEQA. Indeed, they could never be mitigation, as CEQA does not concern the impact of the existing environment on a project.

Comment #6

The Commenter asserts that because the Project's residents may engage in daily commutes and the construction of the Project "may result in road closures and detours" the Project "may have significant traffic impacts which should be assessed in an EIR…"

Response #6

The Commenter provides no substantial evidence to support the contention that the Project "have significant traffic impacts."

Comment #7

The Commenter asserts that the Planning Commission Resolution provides that the "conditions of approval have been imposed on the Project, which will mitigate any significant effects relating to traffic, . . ." the Project is not eligible for a categorical exemption

Response #7

The conditions of approval discussed within the Ordinance were in refer to the development entitlement, which were processed concurrently with the PUD. The Ordinances has been modified to clarify the inconsistencies.

Comment #8

The Commenter asserts that because the Roosevelt Tower Planned Unit Development memorandum states, “[a]ll existing dry utilities (electricity, cable, telephone, gas, etc.) along Holt Boulevard and Brooks Street shall be relocated and re-routed as required and approved by the affected utility agencies/companies” the Project may not be adequately served by all utility services and thus is ineligible for the CEQA In-Fill Development exemption.

Response #8

The project is served by existing dry utilities. The Roosevelt Tower Planned Unit Development memorandum does state that “all existing dry utilities (electricity, cable, telephone, gas, etc.) along Holt Boulevard and Brooks Street shall be relocated and re-routed as required and approved by the affected utility agencies/companies.” This is a standard condition in the event that when certain right-of way dedications, sidewalk or parkways improvements are required, those existing dry utilities may have to be relocated or re-routed to accommodate those improvements.

Comment #9

The Commenter states that it incorporates by reference all comments raising issues regarding the PUD and PDEV, its CEQA exemption, and the Staff Report submitted prior to approval of the PUD and PDEV.

Response #9

The Commenter did not provide comments prior to or during the Planning Commission hearing on July 26, 2022.

CITY OF ONTARIO PLANNING DEPARTMENT

PLANNING COMMISSION STAFF REPORT

July 26, 2022

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

FILE NOS: PUD20-001 and PDEV20-009

SUBJECT: A Planned Unit Development (File No. PUD20-001) to establish development standards, design guidelines and infrastructure requirement for 0.81-acres of land, in conjunction with a Development Plan (File No. PDEV20-009) to construct a mixed-use project consisting of 59 multiple-family dwellings (three-stories of residential units) over two-stories of podium parking and 2,500 square feet of first floor retail space, on property located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district; (APN: 1049-021-09) **submitted by Kathy Huynh. City Council action required for PUD only.**

PROPERTY OWNER: Roosevelt Property Management

RECOMMENDED ACTION: That the Planning Commission consider and 1) adopt the resolution recommending the City Council approve the Planned Unit Development, File No. PUD20-001, and 2) adopt the resolution approving the Development Plan, File No. PDEV20-009, pursuant to the facts and reasons contained in the staff report and resolution, and subject to the departmental conditions of approval included as Attachment A to the resolution.

PROJECT SETTING: The project site is comprised of 0.81-acres of vacant land located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and is depicted in Figure 1: Project Location Map. The property is relatively flat, with a gentle slope to the southwest corner of the site and is covered with perennial

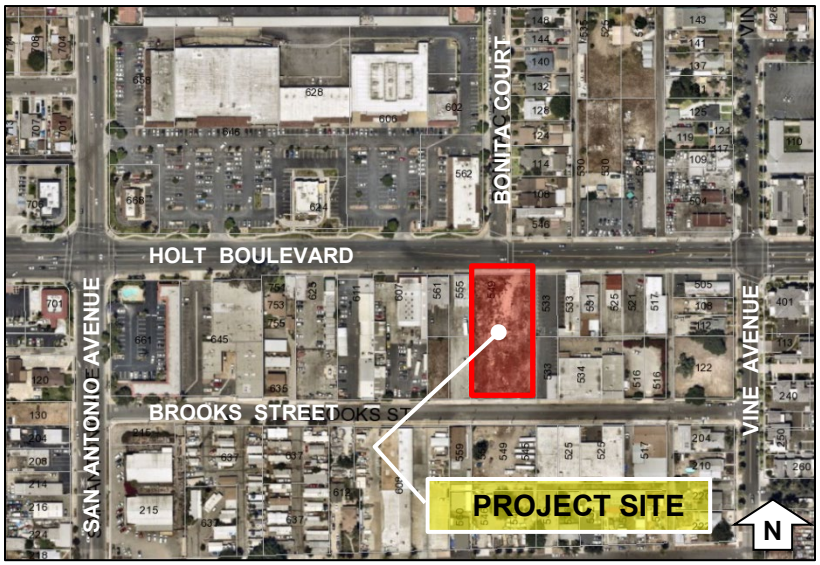


Figure 1: Project Location

Case Planner:	Luis E. Batres
Planning Director Approval:	
Submittal Date:	4/13/20

Hearing Body	*Date*	*Decision*	*Action*
DAB	7/6/22	Approval	Recommend
PC	7/26/22	Approval / Approved	Recommend (PUD) Final (PDEV)
CC	9/6/22		Final (PUD)

grasses. The Project site is rectangular in shape, with a lot depth of approximately 270 feet and a lot width of 140 feet. The property to the north of the Project site is within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and is currently developed with the Ontario Village Commercial Shopping Center. The property to the south is within the IL (Light Industrial) land use district and is developed with a mix of industrial uses. The properties to the east and west are located within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and are developed with multi-tenant commercial buildings. The existing surrounding land uses, zoning, and general plan and specific plan land use designations are summarized in the "Surrounding Zoning & Land Uses" table located in the Technical Appendix of this report.

PROJECT ANALYSIS:

(1) Background — On April 13, 2020, the Applicant submitted a Planned Unit Development application (File No. PUD20-001, Roosevelt Tower Planned Unit Development) that will establish the development standards, design guidelines, and infrastructure requirements for the Project site. In conjunction with the Planned Unit Development ("PUD"), the Applicant submitted a Development Plan (File No. PDEV20-009) application requesting approval to construct a mixed-use project consisting of 59 multiple-family dwellings and 2,500 square feet of retail space (four tenant spaces), and two levels of podium parking. Pursuit to the Ontario Development Code, the PUD requires approval by both the Planning Commission and City Council.

On July 6, 2022, the Development Advisory Board ("DAB") conducted a hearing and unanimously voted to recommend that the Planning Commission approve the subject Development Plan (File No. PDEV20-009). The DAB's purview does not extend to the proposed Planned Unit Development.

(2) Planned Unit Development —The Ontario Plan Policy Plan (general plan) designates the project area as Mixed-Use, permitting residential uses at a density of 25.0 to 75.0 du/ac, and a development intensity of up to 2.0 FAR for office and retail development. The Ontario Plan describes the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office and residential uses in a pedestrian friendly atmosphere. The most intensive uses are envisioned along Euclid and Holt Avenue. The Downtown Mixed-Use District is also intended to provide new housing opportunities that will also provide increased demand for retail in more concentrated, strategic locations. The densities and intensities of the Mixed-Use land use designation represented within The Ontario Plan ("TOP") are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or PUD.

The Policy Plan specifies that the Downtown Mixed-Use Area is to be implemented through the approval of an Area Plan or PUD prior to the development of properties within the area. In compliance with this requirement, the Applicant has submitted the "Roosevelt Tower Planned Unit Development" (included as Attachment "A" to the

attached resolution), which is consistent with this vision and the goals and policies of the Policy Plan.

The purpose of the PUD is to secure a fuller realization of the Policy Plan than would result from the strict application of present zoning district regulations and to:

- Promote high standards in urban design;
- Encourage the development of exceptionally high quality, mixed-use, while establishing regulations and standards for uses with unique regulatory and design needs; and
- Ensure harmonious relationships with surrounding land uses.

A PUD is comparable to a Specific Plan in that it sets development regulations that are unique to a specific area; however, it is also unlike a Specific Plan in that a PUD is typically intended to apply to a single development project or several interrelated development projects that function together as a single, comprehensive project.

(a) Land Use and Development Regulations — Consistent with the requirements of the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district, the "Roosevelt Tower Planned Unit Development" land use restrictions only permit commercial uses, or a mix of commercial and residential uses in the same building or on the same site, or stand-alone multiple-family projects. The maximum building height allowed is 75 feet. The minimum building setbacks allowed are two feet from the Holt Boulevard (north) property line, two feet from the Brooks Street (south) property line, and one-foot from the east and west property lines.

(b) Landscaping and Drainage — A conceptual landscape plan is required to be submitted with the Development Plan for construction of the project site. The plan will be required to specify all landscape and hardscape elements for the development plan site. Water conservation will be provided through low water using plant materials, hydro zones, water efficient irrigation and weather-based controllers. Landscaped areas may be used for storm water infiltration through vegetated swales, retention basins, or dry wells as needed with the use of appropriate planting materials. Broad canopy shade trees can be used to reduce heat gain on buildings, paving and parking areas. The landscape design shall meet the requirements of the Landscape Development Standards and shall create well-functioning spaces within a sustainable design. Trees along street frontages shall comply with the variety, size, and spacing as directed by the City of Ontario Master Street Tree Plan.

(c) Off-Street Parking and Circulation\Access — Parking, circulation, transit and infrastructure improvements will be provided as follows:

(i) **Parking:** Off-street parking is required to be provided on-site, at the rates required by the City of Ontario Development Code. No on-street parking will be allowed on Holt Boulevard, in front of the Project site.

(ii) **Circulation/Access:** Vehicular access for the project site is provided at two points, including one 20-foot-wide driveway on Holt Boulevard, at the northeast corner of the Project site, and one 20-foot-wide driveway on Brooks Street, at the southeast corner of the Project site. After improvements are made from the West Valley Connector ("BRT") Project, vehicular access from Holt Boulevard will be limited to right-in/right-out movements. Pedestrian connections to the project site will be provided from sidewalks within the PUD site.

(iii) **Mass Transit:** The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary rights-of-way dedications for street widening and to accommodate the future BRT line for the SBX West Valley Connector.

(iv) **Street Improvements:** The City of Ontario, as part of its street widening plan, and the developers of the PUD site, will be responsible to improve Holt Boulevard and Brooks Street to their ultimate widths. The proposed project will be required to dedicate 20 feet along the Project's Holt Boulevard street frontage and two feet along the Project's Brooks Street frontage.

(d) Architecture/Design Guidelines — The architectural design and details, outlined within the PUD, focus on the following elements:

- Appropriate scale and massing;
- Architectural style and design that are complementary and appropriate to its setting;
- Use of high-quality materials that will create visual interest, high quality, durable and appropriate for the architectural style;
- Appropriate site planning to ensure building orientation visibility from the street;
- Roof form; and
- Building entry design.

The PUD requires the architectural theme of the project area to be contemporary or a modern style that generally responds to the region's climate, including such features as outdoor circulation, outdoor courtyards/plazas, recessed window frames, awnings, and decorative canopies/trellises. Additionally, buildings are to be oriented toward Holt Boulevard, and incorporate entry elements, interesting architecture, enhanced materials, and a pedestrian scale, to provide connection between the development and the public street.

Due to the size and scale of the PUD area, all sides of the buildings will be visible from the public street. As such, appropriate massing becomes more important to maintain the human-scale of the development and create a visually pleasing environment. Bay windows, stepped buildings, height changes, and setback variations between stores help to break up large buildings, as well as indicate entries and store locations to customers.

(3) Development Plan—In conjunction with the Planned Unit Development, the Applicant is requesting Development Plan approval (File No. PDEV20-009) to construct a mixed-use project consisting of 59 multiple-family dwellings (three-stories of residential units) over two-stories of podium parking and 2,500 square feet of first floor retail space. Staff has worked with the Applicant to design a project that meets the goals and requirements of the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district, the Roosevelt Tower PUD, and the goals and policies of The Ontario Plan ("TOP"). The project characteristics are described below:

(a) Site Design/Building Layout —The proposed building is set back five feet from the Holt Boulevard (north) property line, two feet from the Brooks Street (south) property line, and one-foot from the east and west property lines. The residential structures above the two stories of podium parking will be set back 17 feet from Holt Boulevard (north) property line, 18 feet from the Brooks Street (south) property line and a zero-setback has been provided along the east and west property lines.

The Project has been oriented in a north-south orientation, with the front of the building and primary building entrance facing Holt Boulevard. The rear of the building will face Brooks Street.

The building is proposed at five-stories in height (68 feet), comprised of three-stories of residential units constructed over two-stories of podium parking. Additionally, 2,500 square feet of retail space has been incorporated into the building's ground floor, facing the Project's Holt Boulevard street frontage. The retail space is divided into four separate units ranging from 540 to 760 square feet in area (see Exhibits B—Site Plan and Exhibit C—Floor Plans, attached). The retail unit characteristics are shown in Table 1, below.

Table 1: Retail Unit Characteristics

Unit No.	*Area (in SF)*
Unit 1	760
Unit 2	600
Unit 3	600
Unit 4	540

The Project has been designed with two points of vehicular access, one on Holt Boulevard (north) and the second on Brooks Street (south). Holt Boulevard will serve as the primary access point for both residential and commercial units. The residential parking area is gated, limiting access to residents only. Designated parking for the commercial component is located on the ground floor, immediately behind the four retail units (see Exhibit C—Floor Plans, attached).

The Project is proposed at a residential density of 72.8 du/ac, consisting of 13 studio units, 30 one-bedroom units, and 16 two-bedroom units. The residential units range from 403 to 987 square feet in area. The residential unit characteristics are shown in Table 2, below.

Table 2: Residential Unit Characteristics

Plan No.	*Area (In SF)*	*Total Units*	*No. Bedrooms*	*No. Baths*
U-1	403	13	Studio	1 bath
U-2	987	6	2-bedrooms	2 baths
U-3	804	3	2 bedrooms	1 bath
U-4	571	21	1 bedroom	1 bath
U-5	532	9	1 bedroom	1 bath
U-6	860	7	2 bedrooms	2 baths

(b) Site Access/Circulation — The project has been designed in conformance with the development regulations, standards and design guidelines of the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and the Roosevelt Tower PUD. The project proposes two points of vehicular access. Primary access is provided from Holt Boulevard, at the northeast corner of the Project site. Secondary access is provided from Brooks Street, at the southeast corner of the Project site. Pedestrian access into the building is proposed at the northwest corner of the building, through a lobby with elevator access. Pedestrian access to the retail units is proposed from the Holt Boulevard public sidewalk. Residential units will be accessed through interior corridors located on each floor. Emergency access stairs have been incorporated at all four corners of the building (see Exhibits B—Site Plan and Exhibit C—Floor Plans, attached).

(c) Parking —The project has been parked in accordance with the Ontario Development Code and the Roosevelt Tower PUD requirements. The Project's total required number of off-street parking spaces is 127 and 128 off-street parking spaces have been provided, exceeding the minimum requirement. All required parking will be located within the first two floors of the 5-story structure. Parking was calculated as shown on Table 3, below.

Table 3: Off-Street Parking Requirements

Use	*Ratio*	*Area (in SF) or No. Dwelling Units (DUs)*	*Total Required*	*Provided*
Commercial	4 spaces/1,000 SF	2,500 SF	10	10
Studio	1.5 spaces/DU	13 DUs	19	19
One-Bedroom	1.75 spaces/DU	30 DUs	52	53 **
Two-Bedroom	2 spaces/DU	16 DUs	32	32

Table 3: Off-Street Parking Requirements

Use	*Ratio*	*Area (in SF) or No. Dwelling Units (DUs)*	*Total Required*	*Provided*
Guest	1Portion DUs <50: 0.25 space/DU Portion DUs 50 to 100: 0.2 space/DU	50 DUs 9 DUs	14	14
Total			**127**	**128**

*Note: **14 residential parking spaces (12%) are tandem*

(d) Architecture —The Project proposes a Contemporary Architectural Design, exemplifying the type of high-quality architecture promoted by the Ontario Development Code, The Ontario Plan, and the Roosevelt Tower PUD (see Figure 2: Holt Boulevard Perspective, Figure 3: Brooks Street Perspective, and Exhibit E—Elevations, attached). The mass and scale of the building along the Holt Boulevard frontage will serve to establish an urban sensibility, as envision by the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. Additionally, the varying stacked massing of the building, in combination with the articulated roof line, deep exterior wall insets, and the various story step-downs along the front of the building, provides visual interest and helps soften the pedestrian interface between the building façade and the street frontage along both Holt Boulevard and Brooks Street.

Special attention was given to the use of color, finished materials, building form, massing, and the use of architectural details. This is exemplified through the use of:

- Articulation in the building's roof lines;
- Focal architectural towers that have been incorporated at different heights to add interest;
- A variety of horizontal cement board siding;
- Concrete Masonry;
- Spandrel glass;
- Cantilevered balconies and decorative canopies at the third, fourth and fifth floors;
- Extensive vision glass at the first and second floors;
- Exterior smooth stucco finish;
- Enhanced lighting fixtures;
- Front and side facing decorative railings at the third, fourth and fifth floor balconies;
- Incorporation of contrasting exterior building colors to add interest;
- Decorative aluminum storefront framing; and
- Deep insets and pop-outs (2.5 feet to 16 feet) at key areas of the building.



Figure 2: Holt Boulevard Perspective



Figure 3: Brooks Street Perspective

(e) Landscaping — The project exceeds the minimum landscape requirements established by the City's Development Code and the Roosevelt Tower PUD (see Exhibit F—Landscape Plan and Exhibit G—Landscape Plan Perspective, attached). The project will provide an average of 66 square feet of private open space per unit (60 square feet minimum required), in the form of private balconies, and 251.5 square feet of common open space for each unit (250 square feet minimum required). The common open space (14,853 square feet) will be provided on the third floor (podium deck) of the proposed five-story building, which is fully landscaped and amenitized. The third floor includes an exercise room, entertainment area, restrooms, built-in barbecues and serving counters, rubberized play surface, a decorative steel shade structure, decorative pavers, wood decking, decorative masonry block raised planters, decorative benches, lounge seating, dining tables and chairs, several decorative umbrella shades, two play structures and ping pong tables. The Holt Boulevard and Brooks Street setback areas both feature decorative paving and decorative potted plants.

(f) Signage —The project is required to comply with the Ontario Development Code and the Roosevelt Towers PUD. A sign program is required to be submitted for review and approval prior to any signs being installed on the property.

(g) Utilities (drainage, sewer) —The applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP"), which establishes the Project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration, bio treatment, and evapotranspiration. The PWQMP proposes an underground infiltration system located beneath the podium parking structure along the south portion of the building. The system is designed to accept runoff from the building's roof and third floor courtyard.

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

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy;
- Operate in a Businesslike Manner;
- Focus Resources in Ontario's Commercial and Residential Neighborhoods; and
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

(2) Vision.

Distinctive Development:

- Commercial and Residential Development

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

(3) Governance.

Decision Making:

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

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

(4) Policy Plan (General Plan)

Land Use Element:

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

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

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

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

➢ LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

Housing Element:

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

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

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

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

Community Economics Element:

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

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

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

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

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

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

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

Safety Element:

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

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

Community Design Element:

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

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

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

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

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

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

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

➢ CD2-2 Neighborhood Design. We create distinct residential neighborhoods

that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

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

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

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

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

➢ CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.

➢ CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

➢ CD2-12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

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

- Goal CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

- CD3-1 Design. We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.

- CD3-2 Connectivity Between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.

- CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.

- CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

- CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

- Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

- CD5-1 Maintenance of Buildings and Property. We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.

- CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires

that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

ENVIRONMENTAL REVIEW: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development) of the CEQA Guidelines, which consists of:

(1) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations. The proposed Project is located within the MU (Mixed Use) land use district of the Policy Plan Land Use Map, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. The proposed project is consistent with all applicable Policy Plan (general plan) policies, as well as with the requirements of the Roosevelt Tower PUD, and applicable Development Code regulations.

(2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The Project is proposed within the established boundaries of the City of Ontario, on a project site totaling 0.81-acre of land, which is surrounded by established commercial land uses.

(3) The Project site has no value as habitat for endangered, rare, or threatened species. The site is void of any flora or fauna, was previously graded, and is regularly maintained to prevent the growth of weeds and grasses.

(4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The proposed mixed-use development is similar to, and of no greater impact than other allowed residential uses and commercial development projects within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district.

(5) The site can be adequately served by all required utilities and public services. The site is located within an area that is currently served by all required utilities and public services, including, but not limited to sewer, water, gas, electric and municipal solid waste services.

CONDITIONS OF APPROVAL: See attached department reports.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	Existing Land Use	*General Plan Designation*	*Zoning Designation*	*Specific Plan Land Use*
Site	Vacant Land	MU (Mixed-Use)	MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District)	N/A
North	Ontario Village Commercial Shopping Center & Auto Smog Shop	MU (Mixed-Use)	MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District)	N/A
South	Industrial	Industrial	IL (Light Industrial)	N/A
East	Multi-Tenant Commercial	MU (Mixed-Use)	MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District)	N/A
West	Commercial	MU (Mixed-Use)	MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District)	N/A

Off-Street Parking:

Use	*Ratio*	*Area (in SF) or No. Dwelling Units (DUs)*	*Total Required*	*Provided*
Commercial	4 spaces/1,000 SF	2,500 SF	10	10
Studio	1.5 spaces/DU	13 DUs	19	19
One-Bedroom	1.75 spaces/DU	30 DUs	52	53 **
Two-Bedroom	2 spaces/DU	16 DUs	32	32
Guest	Portion DUs <50: 0.25 space/du Portion DUs 50 to 100: 0.2 space/DU	50 DUs 9 DUs	14	14
Total			127	128

Note: **14 residential parking spaces (12%) are tandem

General Site & Building Statistics

Item	*Required Min./Max.*	*Provided (Ranges)*	*Meets Y/N*
Project area (in acres):	0.81 Acres	0.81 Acres	Y
Maximum project density (dwelling units/ac):	25.1 -75.0 du/ac	72.8 du/ac	Y
Front yard setback (in FT):	2'	5'	Y
Side yard setback (in FT):	1'	1'	Y
Rear yard setback (in FT):	2'	2'	Y
Maximum dwelling units:	59	59	Y

Item	*Required Min./Max.*	*Provided (Ranges)*	*Meets Y/N*
Maximum height (in FT):	75'	68'	Y
Parking – resident:	11	118	Y
Commercial -Parking	10	10	Y
Parking – guest:	14	14	Y
Open space – private:	60 sq. ft.	66 sq. ft.	Y
Open space – common:	250 sq. ft. per unit	251.5 sq. ft. per unit	Y

Dwelling Unit Statistics:

Plan No.	*Area (In SF)*	*Total Units*	*No. Bedrooms*	*No. Baths*	*Private Open Space (in FT)*
U-1	403	13	Studio	1 bath	66
U-2	987	6	2-bedrooms	2 baths	66
U-3	804	3	2 bedrooms	1 bath	66
U-4	571	21	1 bedroom	1 bath	66
U-5	532	9	1 bedroom	1 bath	66
U-6	860	7	2 bedrooms	2 baths	66

Exhibit A—PROJECT LOCATION MAP



Exhibit B—SITE PLAN

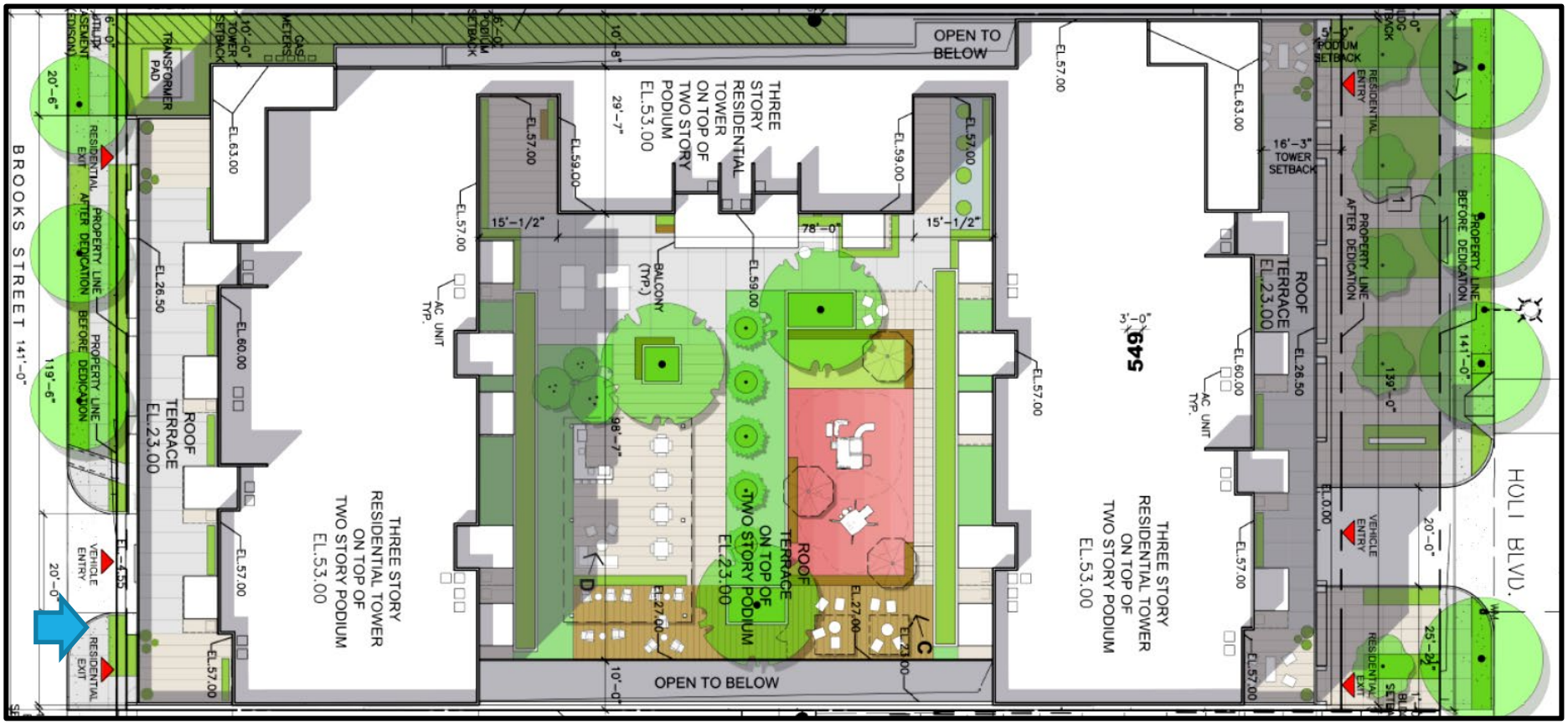


Exhibit C—FLOOR PLANS

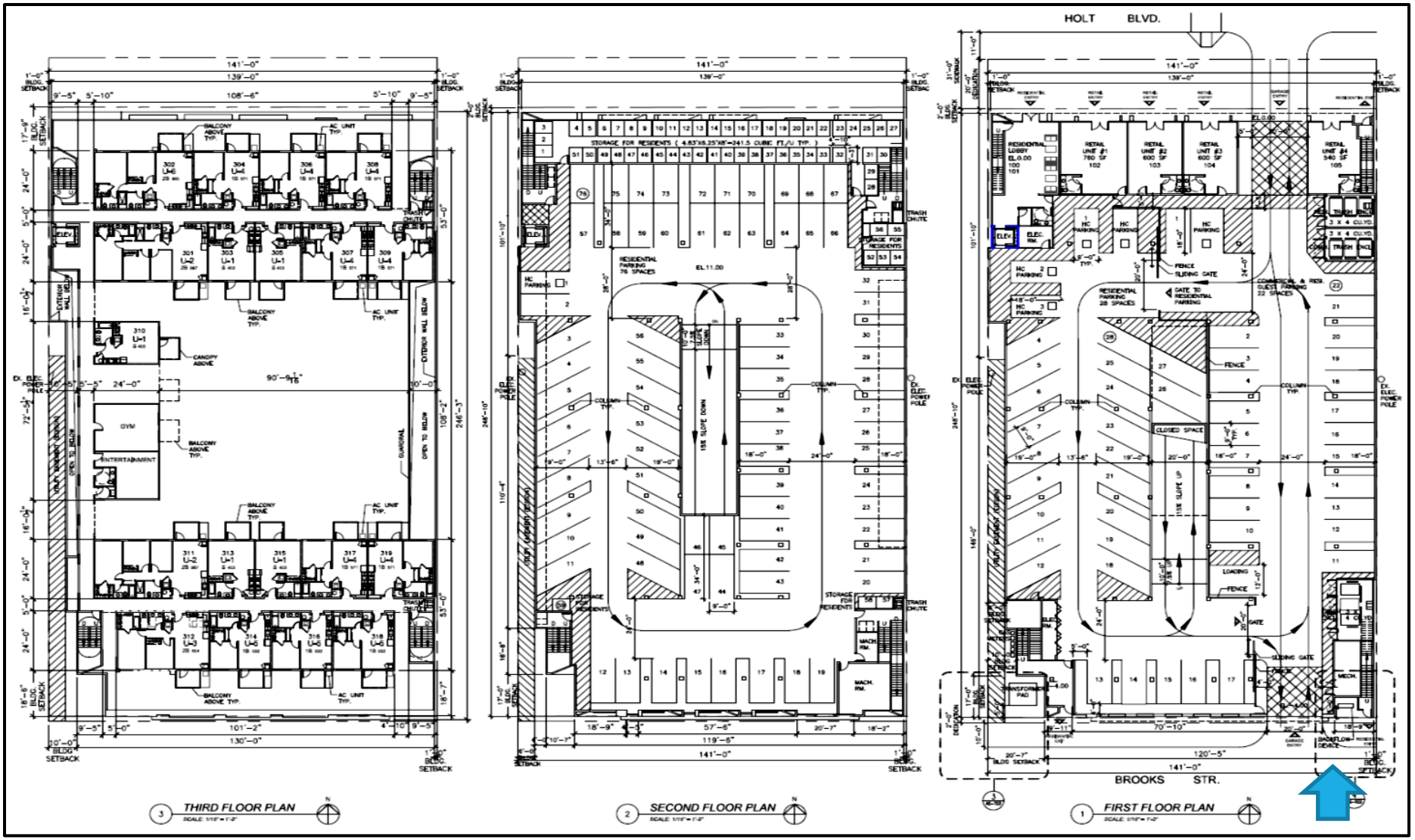


Exhibit D—FLOOR PLANS

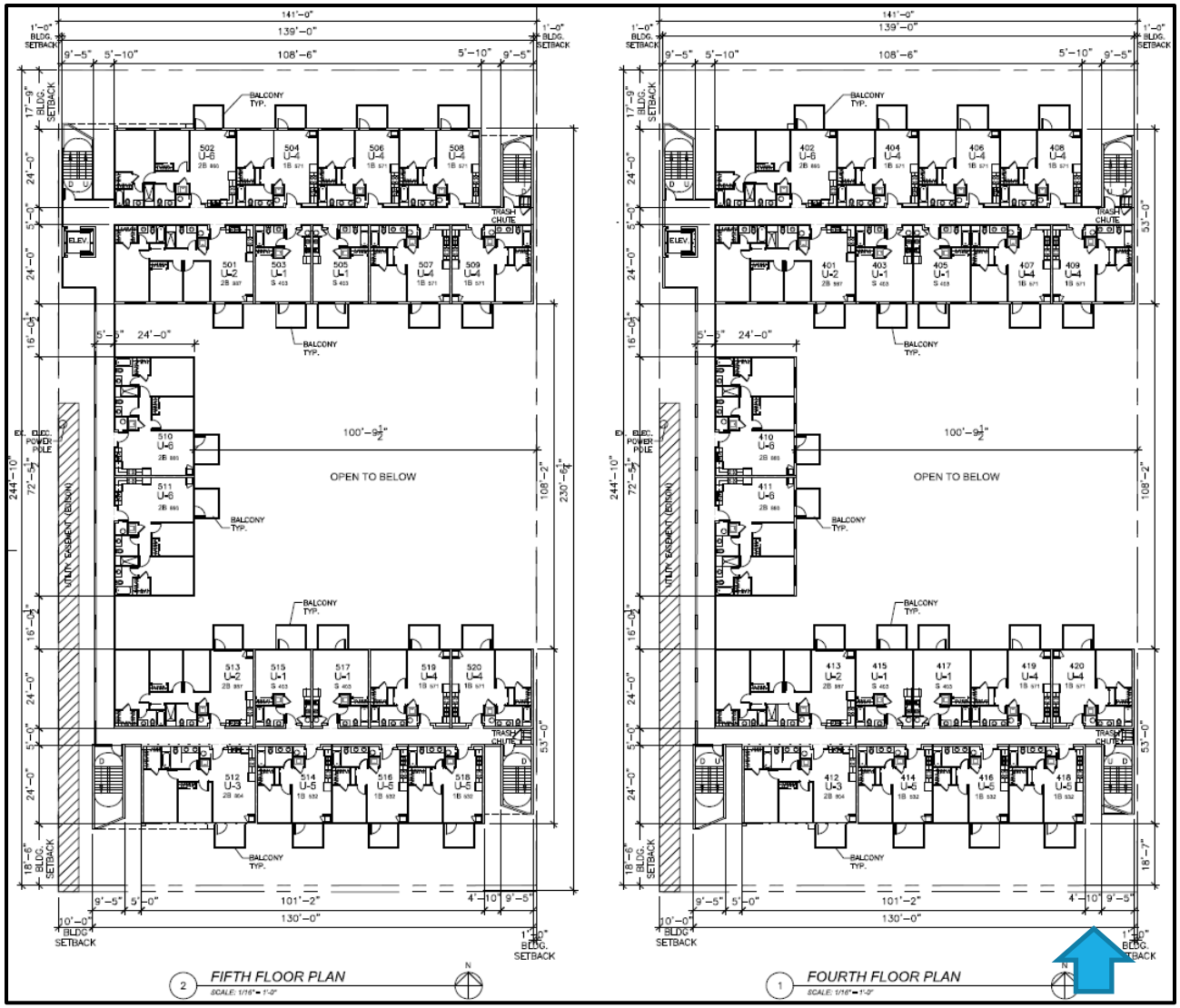


Exhibit E—ELEVATIONS



Font Elevation - Holt Blvd.



Rear Elevation - Brooks Street

Exhibit E—ELEVATIONS (Continued)



West Elevation



East Elevation

Exhibit F— LANDSCAPE PLAN

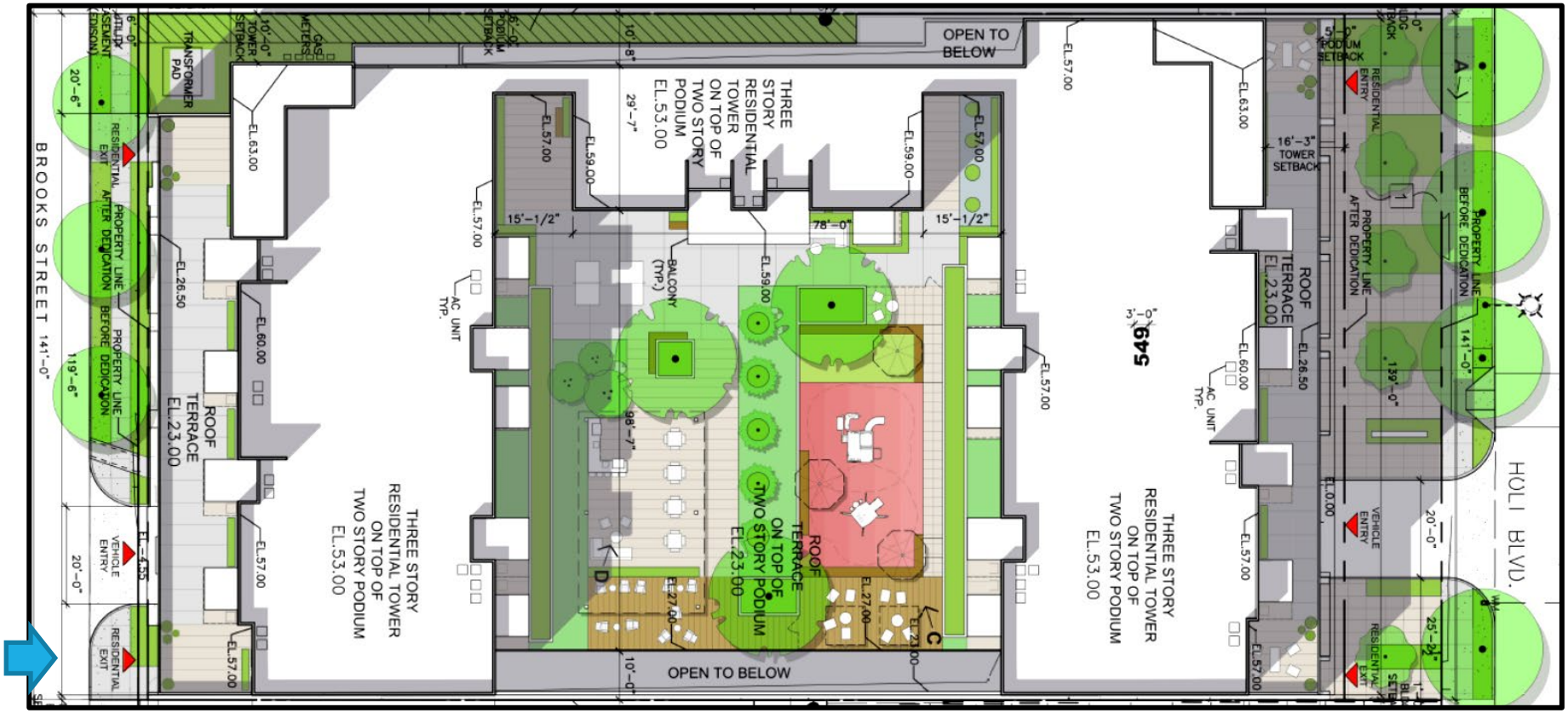
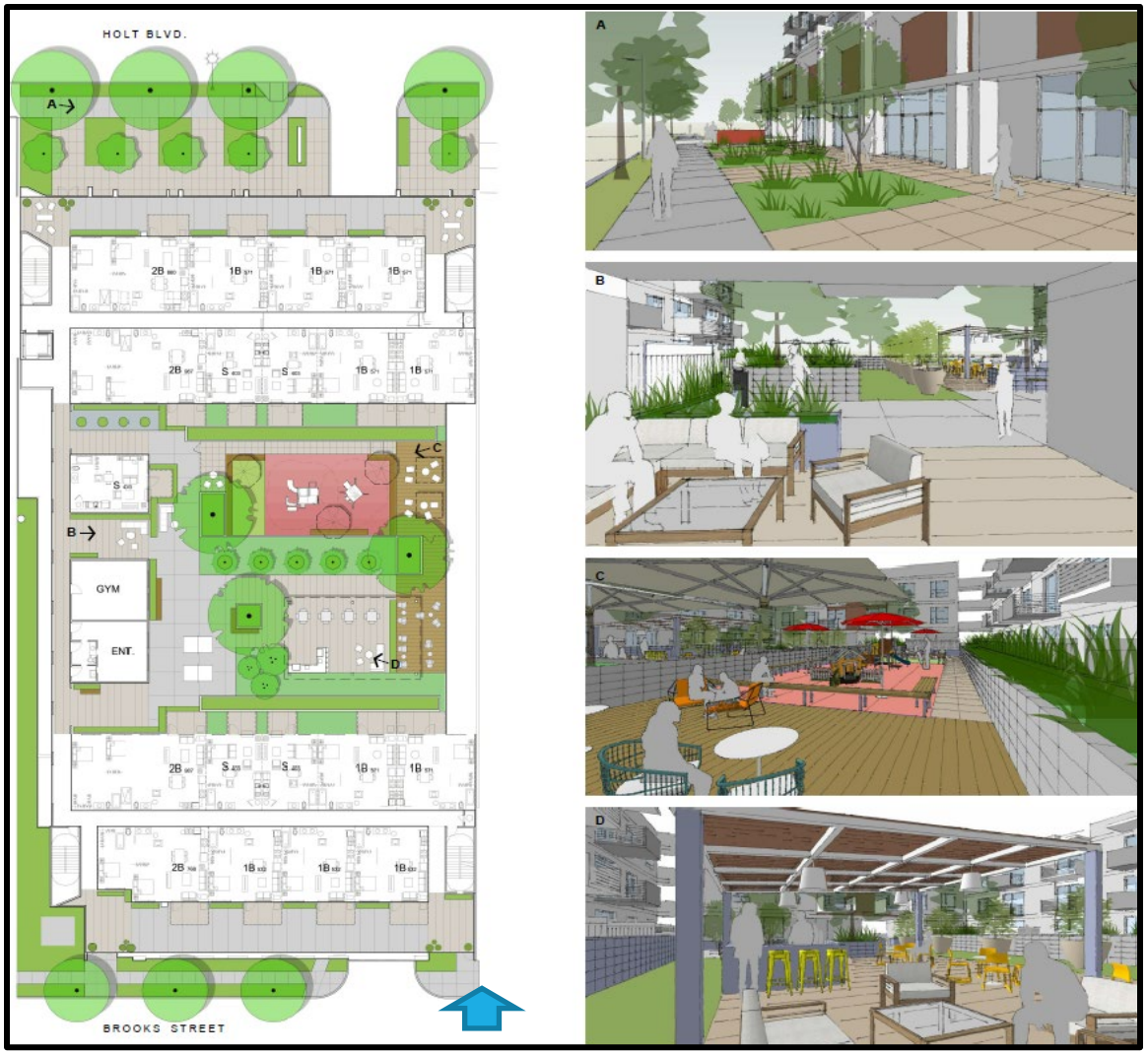


Exhibit G—LANDSCAPE PLAN PERSPECTIVES



RESOLUTION NO. PC22-037

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE FILE NO. PUD20-001, A PLANNED UNIT DEVELOPMENT (ROOSEVELT TOWER PLANNED UNIT DEVELOPMENT) TO ESTABLISH DEVELOPMENT STANDARDS, DESIGN GUIDELINES AND INFRASTRUCTURE REQUIRMENTS ON 0.81 ACRES OF LAND LOCATED AT 549 WEST HOLT BOULEVARD, WITHIN THE MU-1/LUA-3 (DOWNTOWN MIXED-USE/HOLT BOULEVARD) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1049-021-09.

WHEREAS, Kathy Huynh ("Applicant") has filed an Application for the approval of a Planned Unit Development, File No. PUD20-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.81 acres of land located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and the site is presently vacant land; and

WHEREAS, the property to the north of the Project site is within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and is developed adjacent to the Ontario Village Commercial Shopping Center. The property to the south is within the IL (Light Industrial) zoning district and is developed with a mix of industrial uses. The property to the east and west are within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and are developed with multi-tenant commercial uses; and

WHEREAS, in conjunction with the Planned Unit Development (Roosevelt Tower Planned Unit Development) application, the Applicant has submitted a Development Plan Application (File No. PDEV20-009) application to construct a mixed-use project consisting of 59 multiple-family dwellings (three-stories of residential units over two-stories of podium parking and 2,500 square feet of first floor retail space) on the Project site. Approval of the Development Plan application will not be final and complete until the Roosevelt Tower Planned Unit Development, File No. PUD20-001, has been approved by the City Council; and

WHEREAS, the Ontario Plan Policy Plan (general plan) designates the Project area as MU (Mixed-Use). The Ontario Plan describes the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere. The most intensive uses are envisioned along Euclid and Holt Avenue. The Downtown Mixed Use is also intended to provide new housing opportunities that will also provide increased demand for retail in more concentrated, strategic locations. The densities and intensities of the mixed-use designation represented within The Ontario Plan (“TOP”) are the intended level of anticipated

development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development; and

WHEREAS, the Policy Plan specifies that the Downtown Mixed-Use Area is to be implemented through the approval of an Area Plan or Planned Unit Development ("PUD") prior to the development of properties within the area. In compliance with this requirement, the Applicant has submitted the "Roosevelt Tower Planned Unit Development" (included as "Attachment A" to this resolution), which is consistent with this vision and the goals and policies of the Policy Plan; and

WHEREAS, the purpose of the PUD is to secure a fuller realization of the Policy Plan than would result from the strict application of present zoning district regulations and to:

- Promote high standards in urban design;
- Encourage the development of exceptionally high quality, mixed-use, medium to high intensity projects, while establishing regulations and standards for uses with unique regulatory and design needs;
- Ensure harmonious relationships with surrounding land uses; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act, commencing with Public Resources Code Section 21000 (hereinafter referred to as "CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

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

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside,

and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

WHEREAS, on July 26, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1: ***Environmental Determination and Findings.*** As the recommending authority for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

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

(2) The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-Fill Development,) of the CEQA Guidelines, which consists of projects characterized as infill developments, meeting the following conditions:

a) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations. The proposed Project is located within the MU (Mixed Use) land use district of the Policy Plan Land Use Map, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans and exhibits of the Policy Plan (General Plan) component of the Ontario Plan.

b) The proposed development occurs within city limits, on a Project site of no more than five acres and is substantially surrounded by urban uses. The Project site is 0.81-acres of land, located within the incorporated boundaries of the City of Ontario. Furthermore, the site is situated within a fully urbanized area that is characterized by a mix of industrial and multi-tenant commercial developments.

c) The Project site has no value as habitat for endangered, rare, or threatened species. The site is currently vacant land, with no value to endangered, rare or threatened species.

d) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. Conditions of approval have been imposed on the Project, which will mitigate any significant effects relating to traffic, noise, air quality, or water quality.

e) The Project can be adequately served by all required utilities and public services. The site is located within an area that is currently served by all required utilities and public services, including, but not limited to sewer, water, gas, electric and municipal solid waste services; and

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

(4) The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

SECTION 2: ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending authority for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as "ONT"), which encompasses lands

within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the Planning Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 through 3, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the MU (Mixed Use) land use district of the Policy Plan Land Use Map, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

(2) ***The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The Planning Commission has required certain safeguards, and imposed certain conditions of approval, which have been established to ensure that: [i] the purposes of the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and the Roosevelt Tower PUD are maintained; [ii] the Project will not endanger the public health, safety or general welfare; [iii] the Project will not result in any significant environmental impacts; [iv] the Project will be in harmony with the area in which it is located; and [v] the Project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan vision, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard) zoning district and the Roosevelt Tower PUD.

(3) ***In the case of an application affecting specific property, the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** A thorough review and analysis of the

proposed Project and its potential to adversely impact properties surrounding the subject site was completed by City staff. As a result of this review, certain design considerations were incorporated into the Project to mitigate identified impacts to an acceptable level, including the use of upgraded materials, the inclusion of certain architectural design elements on building exteriors, intensified landscape elements, and decorative hardscape elements. In addition, conditions of approval have been imposed on the Project, which will mitigate any significant effects relating to traffic, noise, air quality, or water quality.

(4) ***In the case of an application affecting specific property, the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** In preparing the proposed PUD, a thorough review and analysis of the proposed Project and the Project site's physical suitability for the proposed Project was completed, including analysis of the Project size, shape, intensity of development, building height, building setbacks, site access, site landscaping and drainage, fences and walls, vehicle circulation, pedestrian connections, availability of mass transit, necessary street dedication and easements, public right-of-way improvements, availability of utilities and other infrastructure needs, off-street parking and circulation, building orientation and streetscapes, architectural character, building materials and color, and site signage.

(5) ***The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.*** The proposed PUD addresses aspects of the Project that are specifically related to the proposed Development Plan, File No. PDEV20-009, filed in conjunction with the PUD, including necessary building setbacks, site access points, off-street parking, site circulation, and architectural character.

SECTION 5: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the herein described PUD, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 6: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 7: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 26th day of July 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC22-037, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on July 26, 2022, by the following roll call vote, to wit:

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

NOES: None

ABSENT: None

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

File No. PUD20-001
(Roosevelt Tower Planned Unit Development)

(Document to follow this page)



ROOSEVELT TOWER

HOLT BOULEVARD, ONTARIO, CALIFORNIA



MAY 02, 2022

PLANNED UNIT DEVELOPMENT

The Roosevelt Tower Planned Unit Development

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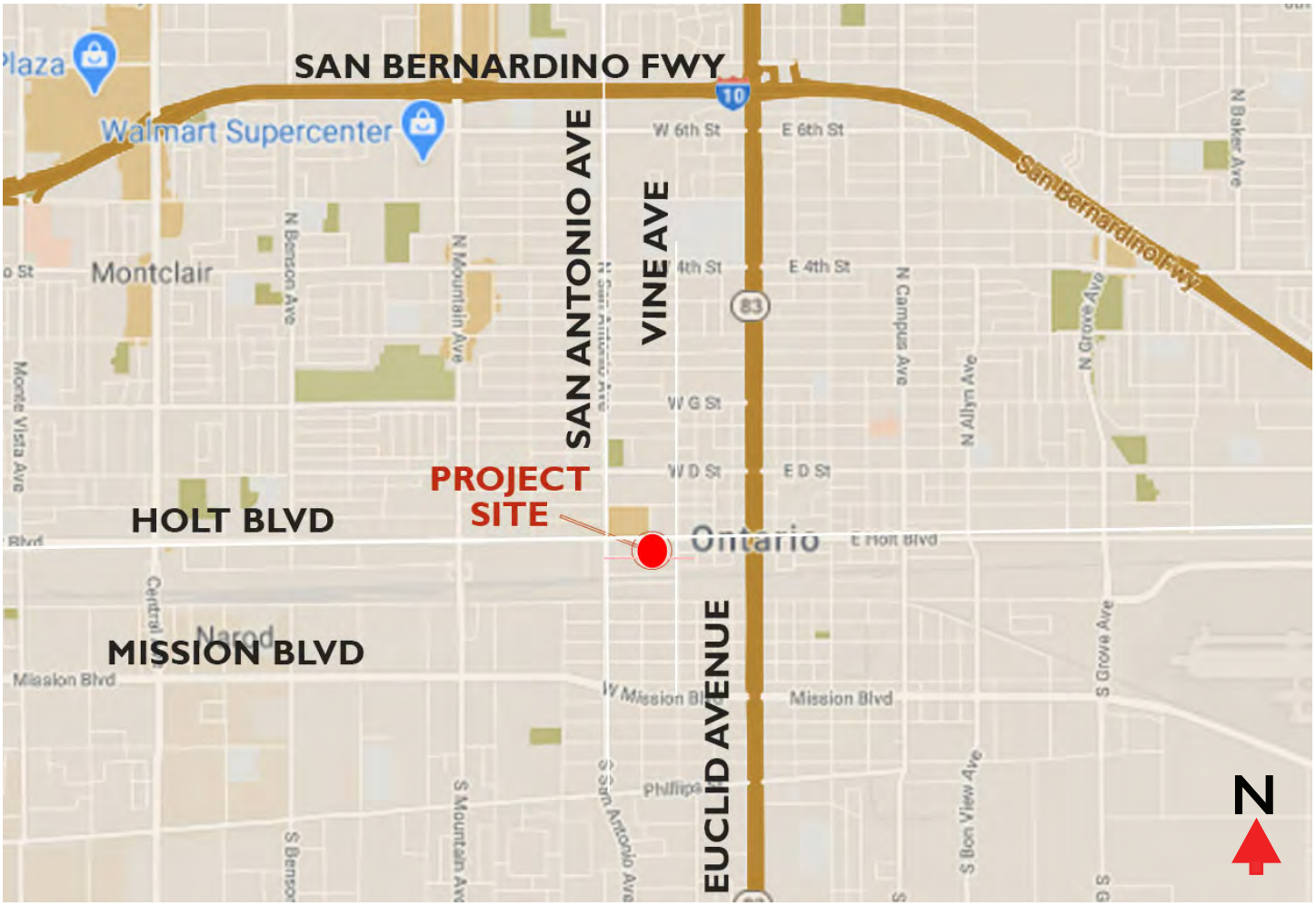
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1 – INTRODUCTION

This document is intended to function as a set of planning and design principles, development regulations and performance standards to guide and govern the development of a 57-Unit Residential and Mixed-use Complex located at 549 W. Holt Boulevard in the City of Ontario. The development is a 5-story residential and retail complex bounded by Holt Avenue on its north side and Brooks Street at its south side (see Exhibit 1-2: Location Map).

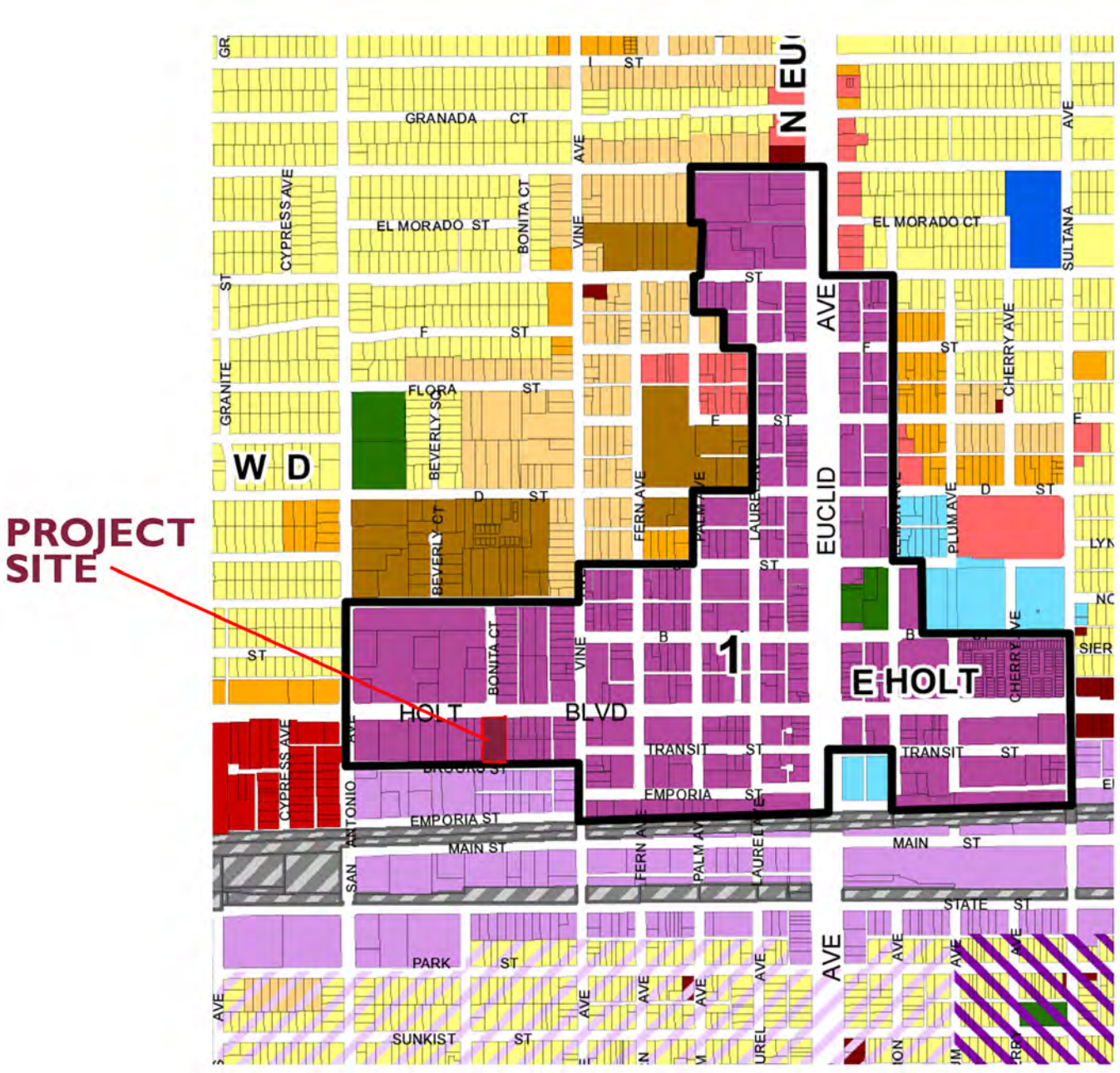
The 35,085 SF project site is located within the Ontario Plan Downtown Mixed-Use District (MU-1) which requires the establishment of a Planned Unit Development (PUD) prior to development. The Planned Unit Development (PUD) is set forth in the Ontario Development code section 4.01.030 (Planned Unit Development (PUD) and Amendments). Upon approval, this PUD will establish the land use and development standards for this particular project site. The Roosevelt Tower on Holt Planned Unit Development (PUD) will replace the existing zone district designations and zoning standards that apply to the affected properties. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply.

City staff and private developers shall rely on this PUD to determine whether precise plans for development will be adequate and will meet the City's land use and design objectives.

Exhibit 1-2: Location Map



Exhibit 1-3: Land Use Map: MU-1 (Mixed-Use Zone 1)



General Plan Land Use Designation: MU (Mixed-Use)
ZONE: MU-1 (Downtown Mixed-Use)

Exhibit 1-4: Existing Site Map



Exhibit 1-5: Proposed Site Map



2 – P.U.D. OBJECTIVES

2.1 – The Ontario Plan (TOP) Objectives

The Ontario Plan, which includes the City's General Plan, designates the project area as part of the Downtown Mixed Use District. The Downtown Mixed Use District designation requires approval of an Area Plan or Planned Unit Development to develop the property. Additionally, the designation specifies a residential density range of 25.0 to 75.0 units per acre and a maximum floor area ratio (FAR) of 2.0 for office and retail uses.

The intent of this designation is to:

1. Create "an intensive vertical and horizontal mixture of residential and retail uses in a pedestrian friendly atmosphere;
2. Ensure the historic character is enhanced when required or appropriate; and
3. Concentrate intensive Land uses on Holt Avenue.

The Holt & Brooks PUD is consistent with the principles, goals and policies contained within the components that make up The Ontario Plan (TOP), including: (1) Vision, (2) Policy Plan (General Plan), and (3) City Council Priorities. The policies furthered by this PUD are as follows:

1. Vision

On February 13, 2007, the Ontario City Council adopted The Ontario Vision. The central theme that motivates the Vision is - "A sustained, community-wide prosperity which continuously adds value and yields benefits. "Everything the City does and every action the City takes is done with the simple yet comprehensive theme in mind, from the design quality of the built environment, to the intent of designing socio-economic programs, to the way in which its leaders govern as a community. In discussing a Vision that would endure for the lifetime of The Ontario Plan (30 years or more), the City Council recognized that there are four components that serve as the basic building blocks that set the foundation for a unified and prosperous community. These foundational blocks must be expressed and widely accepted throughout the Plan's lifetime. They are:

1. A Dynamic Balance that enables our community to confront the continued dynamic growth of the region and technological change with confidence and a sense of opportunity.

2. A Prosperous Economy that sustains the perception and reality of prosperity across our entire community that positively impacts all the people of Ontario and is broadly - though not uniformly - shared.
3. Distinctive Development that integrates our varied and diverse focal points, districts, villages, and neighborhoods to provide a feeling of coherence without sacrificing uniqueness.
4. Recognized Leadership in local governance that stimulates excellence and serves to unify the people of Ontario in support of best practices in conducting public endeavors.

Holt & Brooks PUD will implement the Ontario Vision in several ways that will further the City's desire to be a sustainable and prosperous community.

DISTINCTIVE DEVELOPMENT

Commercial and Residential Development

- The PUD will support new multifamily developments and existing residential neighborhoods by providing the increased demand for retail in more concentrated, strategic location (e.g., at major intersections) as intended for the Downtown Mixed-Use Area.

- The PUD will seek to ensure a mix of retail and commercial uses that will provide a variety of goods and service to the surround community and the future Bus Rapid Transit (BRT) users.

Design Quality

- The PUD will require a well-designed projects that covey a visual interest and character through:

  - Appropriate scale and massing
  - Architectural style and design that are complementary and appropriate to its setting.
  - The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.

- Appropriate Site Planning to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well designed street frontages.

Public Safety

- The PUD will ensure that proper exterior lighting standards be located and designed to minimize direct glare beyond the projects parking levels and into any future residential developments to the west and east of the project site. In addition, working with the Police Department, to ensure that all lighting standards comply with the one-foot candle illumination to provide a level of security and public safety within the project's retail areas as well as in the existing commercial areas adjacent to the project site.

2. Policy Plan

LAND USE ELEMENT

LU1 Balance

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

The PUD, through the development of retail and commercial uses, will help provide jobs to help support the existing and new development within the sunounding area.

Polices:

- *LU1-3 Adequate Capacity. We require adequate infrastructure and services for all development.*

  The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-ways dedication for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX West Valley Connector.

- *LU1-4 Mobility. We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities.*

LU2 Compatibility

Goal LU2: Compatibility between a wide range of uses.

The PUD, through land use regulations for permitted uses, have ensured that those permitted uses allowed within the PUD are compatible with the surrounding area and not allow those uses that may have potential to create adverse impacts to the surrounding area.

Polices:

- *LU2-I: Land Use Decisions: We minimize adverse impacts on adjacent properties when considering land use and zoning requests.*

  The project area is zoned MU-2 (Downtown Mixed Use) and require that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed.

- *LU2-2 Buffers. We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.*

  The PUD, through site planning, we will require the that future building developed on the site shall be placed along the frontages of Holt Boulevard to keep a buffer between the future residential development.

- *LU2-4 Regulation of Nuisances. We regulate the location, concentration and operations of potential nuisances.*

The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed. Those uses with operations that may have potential to create nuisances, will require discretionary approval through the Conditional Use Permit process.

- *LU2-5 Regulation of Uses. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.*

  The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed.

LU3 Flexibility

Goal LU3 Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.

The Ontario Plan describes the Downtown Mixed Use Area as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere. The historic character is enhanced. To provide flexibility the densities and intensities of the mixed use designation represented within TOP are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines.

Policies:

- *LU3-1 Development Standards. We maintain clear development standards which allow flexibility to achieve our Vision.*

  To provide flexibility the densities and intensities of the mixed use designation represented within TOP are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The development standards within the PUD are intended to ensure quality and appropriate development to achieve TOP Vision for well-designed projects that covey visual interest.

COMMUNITY ECONOMICS ELEMENT

CE1 Complete Community

Goal CE1: A complete community that provides for all incomes and stages of life. The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area and contribute to the City's tax sales base.

CE2 Place-Making

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

The PUD will seek to ensure a mix a retail and commercial uses that will provide a variety of goods and service to the surround community and the future Buss Rapid Transit (BRT) users. The PUD area will be distinctive through the requirement of a well-designed projects that covey visual interest and character through:

- Appropriate scale and massing.
- Architectural style and design that are complementary and appropriate to for its setting.
- The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.

- Appropriate Site Planning that to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.

MOBILITY ELEMENT

M3 Public Transit

Goal M3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.

The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-ways dedication for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX West Valley Connector and bus stop along the frontage of Holt Boulevard.

COMMUNITY DESIGN

CD1 Image & Identity

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

- To provide flexibility the densities and intensities of the mixed use designation represented within TOP are the intended level of anticipated development; how ever, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The development standards within the PUD are intended to ensure quality and appropriate development to achieve TOP Vision for well-designed projects that covey visual interest.

Policies:

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

The entire project area is covered by the Ontario Plan Policy Plan (General Plan) and has been designated as mixed-use (Holt Boulevard) and as described in the Ontario Plan Downtown Mixed-Use Growth Area. This PUD area will be distinctive through the requirement of a well-designed projects that convey visual interest and character through:

- Appropriate scale and massing.
- Architectural style and design that are complementary and appropriate to its setting.
- The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
- Appropriate Site Planning that to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and welldesigned street frontages.

• *CD1-4 Transportation Corridors. We will enhance our major transportation corridors within the City through landscape, hardscape, signage and lighting.*

The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary rights-of-way dedications for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX west Valley Connector and any future bus stop site frontage along Holt Boulevard. In addition, the PUD will require adequate landscaping, hardscape, signage and lighting to the prominent areas along Holt Boulevard as well as the secondary face of the project along Brooks Street to the south of the project site.

CD2 Design Quality

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

Polices:

• CD2-I *Quality Architecture*. We encourage all development projects to convey visual interest and character through:

  • building volume, massing, and height to provide appropriate scale and proportion;

- a true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

The PUD area will be distinctive through the requirement of a well-designed projects that covey visual interest and character through:

- ▶ Appropriate scale and massing
- ▶ Architectural style and design that are complementary and appropriate to for its setting.
- ▶ The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
- ▶ Appropriate Site Planning that to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and welldesigned street frontages.

- *CD2-3 Commercial Centers. We desire commercial centers to be distinctive, pedestrian friendly, functional and vibrant with a range of businesses, places to gather, and connectivity to the neighborhoods they serve.*

  The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. These retail and commercial uses will be provided to the area currently lacking close access to a retail center. The PUD will seek to capitalize on the location of the station by ensuring a mix a retail and commercial uses business that will provide a variety of goods and service to the surround community and the future Buss Rapid Transit (BRT) users.

- *CD2-5 Streetscapes. We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.*

The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-ways dedication for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX West Valley Connector. In addition, the future development entitlements will require site improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.

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

The PUD development standards that landscape design, materials and will be used to enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

- *CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.*

The PUD development standards will ensure water conservation be provided through low water using plant materials, hydro zones, water efficient irrigation and weather based controllers. Landscaped areas may be used for storm water infiltration through vegetated swales, retention basins, or dry wells as needed with the use of appropriate planting materials. Broad canopy shade trees will be used to reduce heat gain on buildings, paving and parking areas.

3. City Council Priorities

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

- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
- Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch

2.2 – PUD District Purpose And Objectives

The purpose of The Roosevelt Tower (PUD) is to secure a fuller realization of the general plan than that which would result from the application of present zone district regulations; to promote high standards in urban design; to encourage the development of exceptionally high quality residential and commercial uses, while establishing regulations and standards for uses with special conditions and regulatory needs to ensure harmonious relationships with other land uses.

The intent of the PUD District is to:

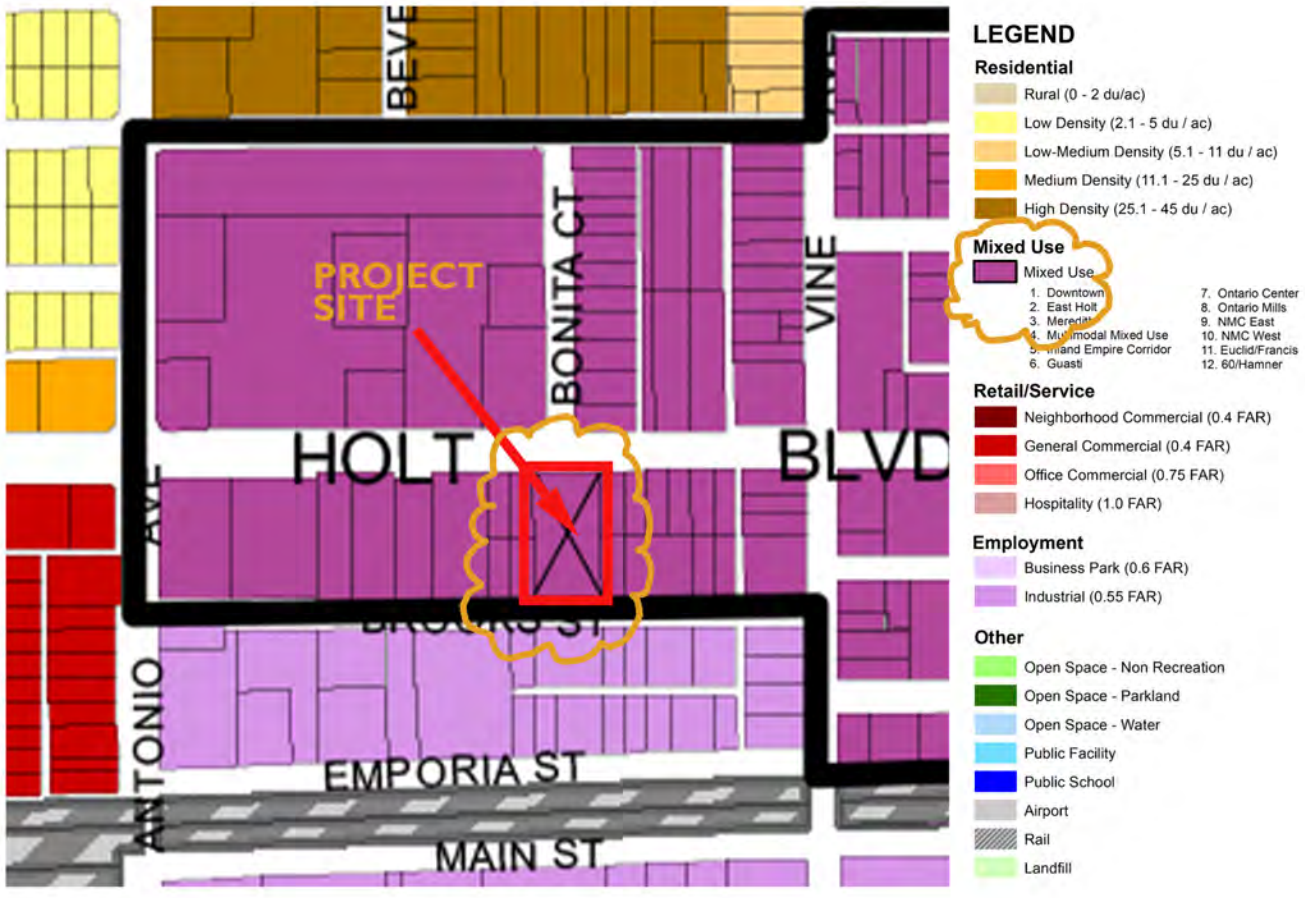
- Promote development projects that are consistent with the land use/downtown revitalization objectives of the City Redevelopment Project area.
- Promote residential and community commercial uses to meet the needs of the projects surroundings residential uses.
- Promote the plaza areas within the commercial center to providing for social interaction.
- Orient buildings to the street, wherever possible to create an accessible urban edge and sense of arrival.
- Incorporate landscaping to enhance the environment.

3 – ALLOWABLE USES

The project site is located within the Downtown Mixed Use Area Policy Plan (General Plan) land use district, and the MU-1 (Downtown Mixed-Use) zoning district, which implements the Downtown Mixed Use Area. The MU-1 zoning district is established to accommodate an intensive mixture of vertical and horizontal retail and office uses at a development intensity of up to 2.0 FAR, and residential uses at a density of 25 to 75 dwelling units per acre. Development projects within the MU-1 zoning district are intended to maintain a pedestrian friendly atmosphere, while at the same time enhancing the historic character of the area. The most intensive uses within this district are envisioned along Euclid Avenue and Holt Boulevard.

Consistent with the intent of the Downtown Mixed Use Area and the MU-1 zoning district, the project site is designated for Multiple-Family Residential (MFR) land uses. Exhibit 3-1 (Land Use Plan), below, depicts the Planned Unit Development boundary and land use designation.

Exhibit 3-1: Land Use Plan



3.1 – Residential Use

The project site is proposed to be developed with high quality, multi-family housing units, either two or three levels over two levels of podium parking. The buildings will be a combination of podium-style stacked flat units, with parking beneath, and townhome style units, with first floor garage access.

3.2 – Retail Use

As part of the mixed-use character of the project, a 2,740 SF retail component will be incorporated on the first level of the podium of the building. This total area is well within the 2.0 FAR allowed by city and is in line with the city's vision for Holt Avenue to be an intensive vertical and horizontal mixture of retail, office, and residential uses, in a pedestrian friendly atmosphere.

3.3 – Permitted Use Table/List

Some of the permitted land uses within The Roosevelt Tower PUD are as follows:

1. Multiple-family dwellings;
2. Recreation facilities ancillary to multiple-family residential development projects, for use by project residents and their guests, including, but not limited to, pools, spas, tennis courts, clubhouse or recreation building, playgrounds or tot lots, and other similar amenities appropriate to serve a multiple-family residential development project;
3. Temporary uses (as permitted within the residential districts of the City of Ontario Development Code subject to an Administrative Permit);
4. Leasing/Administrative Office (for on-site property and facilities management only);
5. Motor vehicle parking ancillary to a multiple-family residential development project; and
6. Other land use compatible with multiple-family residential development projects, as determined appropriate by the Zoning Administrator.

Table 3-1: Permitted Use Table	
Land Use	**MU-1 Commercial**
EDUCATIONAL	
Vocational/Trade Schools	**C**
Private Schools	
MEDICAL	**P**
Animal Hospital/Veterinarian	**P**
Ambulance Service (Office Only - No Storage of Vehicles)	**P**
Medical Office	**P**
MEDICAL OFFICE/FAMILY CLINIC	
Pharmacies and Drug Stores w/Drive-thru Facilities	**P**
Industrial Clinic	**P**
PUBLIC FACILITIES	
Police/Fire Station	**P**
Police Storefront/Substation	**P**
RETAIL/COMMERCIAL	
Discount Variety Store	**P**
Hobby, Toy and Game Store	**P**
Home Appliance Store	**P**
Jewelry Store	**P**

Table 3-1: Permitted Use Table	
Land Use	**MU-1 Commercial**
Luggage and Leather Goods	**P**
Music and Video Stores	**P**
Office Supply, Stationery and Gift Stores	**P**
Pet and Pet Supply Store	**P**
FOOD AND BEVERAGE STORES	
Bakery	**P**
Delicatessen	**P**
Convenience Market	**P**
Grocery Store	**P**
Specialty Food Stores	**P**
SERVICES	
Advertising Agency	**P**
Data Processing Services	**P**
Data Processing Services	**P**
Photography Studio	**P**
Photocopying and Duplicating Services	**P**

Table 3-1: Permitted Use Table	
Land Use	**MU-1 Commercial**
FINANCIAL SERVICES	
Banks, Credit Unions and other Despository Institutions	**P**
Banks, Credit Unions and other Despository Institutions with Drive-thru (See Development Ordinance Section 9-101305 D)	**C**
PERSONAL SERVICES	
Barber Shop and Beauty/Nail Salon	**P**
Dry Cleaners	**P**
Laundry - Commercial	**C**
Pet Grooming	**P**
Tailor	**P**
Travel Agency	**P**
REPAIR SERVICES	
Computer, Home Electronics, and Small Home Appliances (when ancillary to another use)	**P**
Electrical Equipment	**P**
Jewelry and Watches/Clocks	**P**
Locksmith/Key Shop	**P**

"P" (permitted) shall mean the land use, activity, or facility within the specified zoning district is permitted by right of being in the proper zoning district.

"C" (conditionally permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of a Conditional Use Permit pursuant to Section 4.02.025 (Conditional Use Permits) of this Development Code.

"NP" (Not Permitted) shall mean the land use, activity, or facility within the specified zoning district is not permitted by right of being in the proper zoning district.

All other uses not listed as Permitted or Conditional are prohibited unless a finding can be made by the Planning Director that the use is similar to, and no more objectionable than, a permitted or conditional use.

4 – DEVELOPMENT REGULATIONS

4.1 – Residential Density

Residential density shall range from a minimum 25.0 to a maximum 75.0 dwelling units per acre.

As part of the mixed-use character of the project, a 2,740 SF retail component will be incorporated on the first level of the podium of the building. This total area is well within the 2.0 FAR allowed by city and is in line with the city's vision for Holt Avenue to be an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere.

The small retail component of the project has also been incorporated to add convenience to the residents of the project and adjacent properties, help foster neighborhood cohesion, and reduce the need for vehicular traffic.

Exhibit 4-1: Front Elevation Retail Podium



4.2 – Building Height

No structure shall exceed 67' 6" in height, except that the maximum height may be exceeded by roof mounted equipment, architectural projections, chimneys, elevator towers, parapet walls and any other roof top structures, by up to 10% of the allowed building height or as restricted by the Airport Height Constraints. No rooftop equipment shall be visible from anywhere on the project site, public streets, or adjacent properties, and shall be fully screened with appropriate architectural parapet walls or appropriate roof treatments. Roof- mounted equipment shall not exceed the height of the structures and appurtenances used to screen the equipment.

Exhibit 4-2: Height Diagram



4.3 – Setbacks

Building setbacks shall be as set forth in Table 4-1 (Minimum Building Setbacks), and shall comply with Exhibit 4-3 (Setback Diagram).

Table 4-1: Minimum Building Setbacks

Setbacks	Distance
Minimum Street Setbacks	
Holt Boulevard	2 Feet
Brooks Street	2 Feet
Side Setback (East) Side Setback (West)	1 foot provided 1 foot provided

Certain types of features and equipment are allowed to encroach into the required setback areas in accordance with Table 4-2 (Encroachments into Setbacks) including but not limited to architectural projections, balconies, and underground utility structures such as electrical transformer vaults. Utility structures may encroach into the public right-of-way and/or public utility easement, subject to the approval of the City.

Table 4-2: Maximum Encroachments Into Building Setbacks

Projection	Encroachment
Architectural Feature	1/2 of Required Setback
Patios/Porches	1/2 of Required Setback
Balconies (Occurs on 3rd and 4th Floors)	1/2 of Required Setback at 1st Floor; 3 Feet or More Allowed at 2nd or Higher Floors

Note: No projections may encroach into the storm drain easement

Exhibit 4-3: Setback Diagram

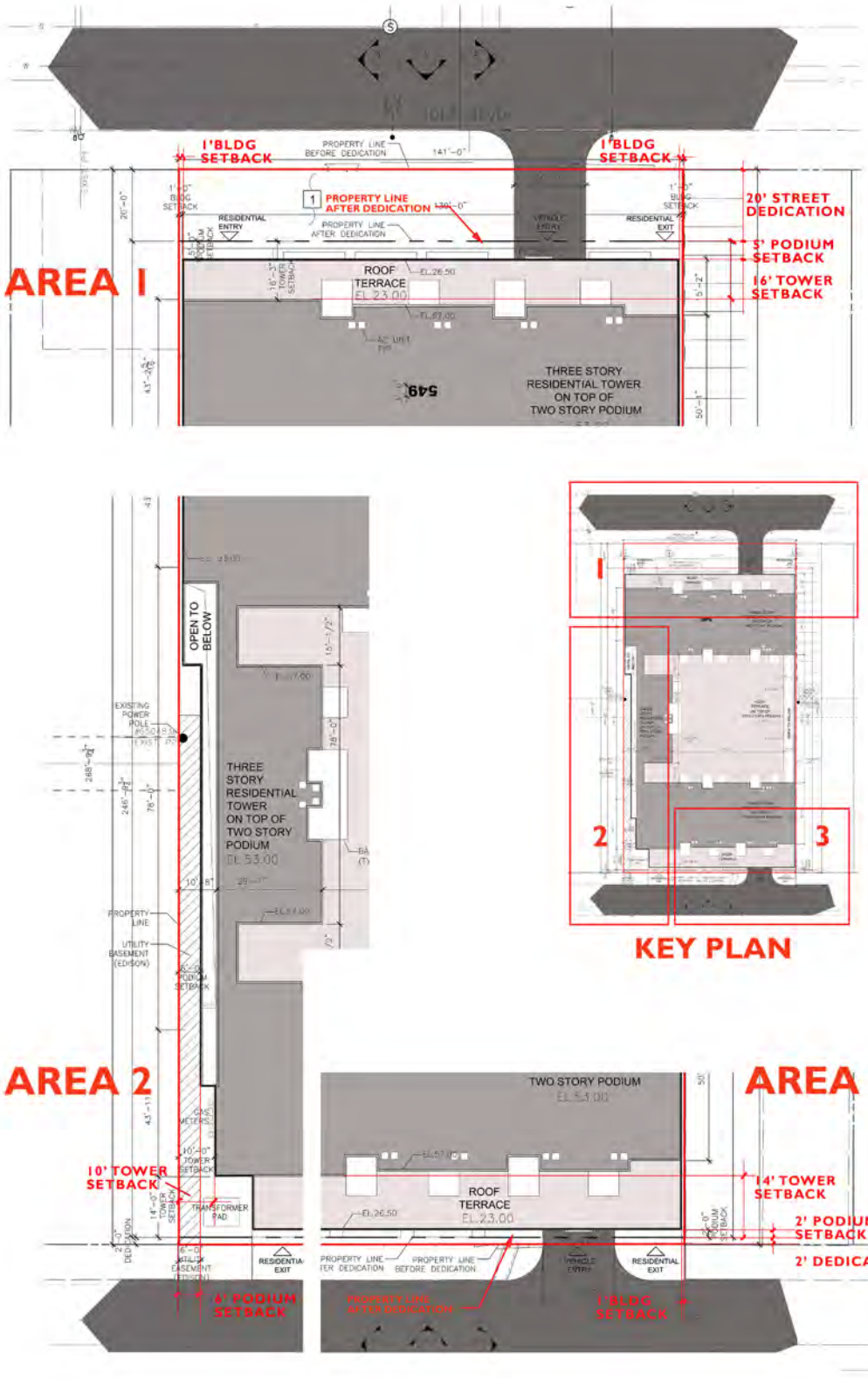
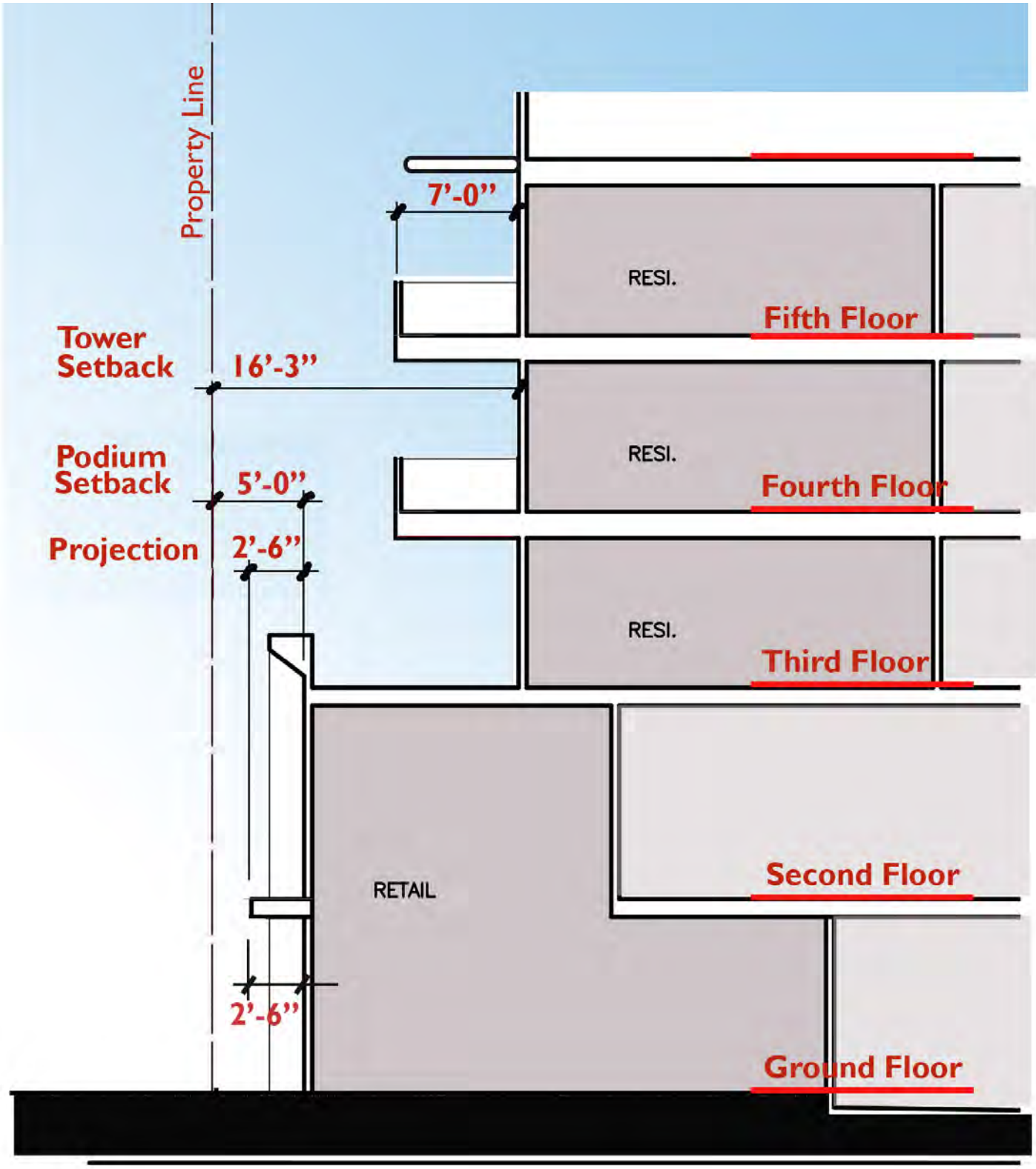


Exhibit 4-4: Projection Diagram



4.4 – Open Space Requirements

Open space shall be provided for passive and active recreation opportunities within the project site. Two types of open space are required, private and common open space. These open space areas are for the use of the on-site residents and their guests. Required street set-back areas are not counted towards common open space requirements.

4.4.1 – Private Open Space

Private open space shall be provided for each residential unit in order to provide private outdoor areas which can be enjoyed for the exclusive use by the occupant of the residential unit and their guests. Types of areas considered private open space include balconies, decks, and enclosed patios and yards.

Private open space shall be provided for all residential units, and shall have direct access from each residential unit. Residential units shall have a minimum size of private open space as defined in Table 4-3 (Private Open Space). The space may be provided in multiple areas (e.g. two balconies, a yard and a balcony, etc.), as long as the total area of the spaces meets the minimum private open space requirement for the unit. The minimum dimension for private open space shall be no less than 6 feet in any direction.

Table 4-3: Private Open Space

Number Of Bedrooms	Open Space
1 Bedroom	60 SF
2 Bedrooms	60 SF
3 Bedrooms	60 SF

For multiple-family dwellings, private open space located at the dwelling's main living level shall have a minimum contiguous clear area of 60 SF, with a minimum clear horizontal dimension of 7 FT and a minimum clear vertical dimension of 8 FT. Other open space areas located on balconies or roof decks shall have a minimum contiguous clear area of 50 SF, with a minimum clear horizontal dimension of 6 FT and a minimum clear vertical dimension of 8 FT.

Exhibit 4-5: Private Open Space Diagram



4.4.2 – Common Open Space

Common open space of 150 square feet min, per unit will be required and shall be provided to allow for both passive and active types of recreation, along with site landscape amenities. These areas are for use by project residents and their guests, and may include indoor recreational facilities. Recreational facilities provided pursuant to Section 4.4.3 shall be provided in common open space areas. The amount of required common open space is based on the number of dwellings developed, and shall be provided at the rate of 235 square feet of common open space for each dwelling unit.

Areas not considered common open space include: [1] parking lots; [2] walkways along or between buildings; [3] parking lot landscaping; [4] street setback areas; and [5] other areas not intended for active or passive recreation.

Exhibit 4-6: Common Open Space



4.4.3 – Recreational Facilities

Access to recreational facilities is important in multiple-family residential projects, as they provide needed facilities for the residents of the community. These facilities shall be centrally located on the site, making the facilities accessible to all project residents A total of at least three recreational facilities (indoor or outdoor) shall be provided on-site. The facilities can be comprised of a combination of both similar and different recreational facilities to meet the recreational facilities requirement (e.g. two pools and one playground or one clubhouse, one pool, and one tot lot, etc.). Recreational facilities may be indoor or outdoor, and may include: [1] clubhouses; [2] pools; [3] community buildings; [4] playgrounds or tot lots; and [5] other indoor or outdoor recreational facilities deemed appropriate by the City. All recreational facilities shall be for the exclusive use of project residents and their guests.

4.5 – Parking Requirements

4.5.1 – On-Site Resident Parking Requirements

The number of parking spaces shall be provided based on the number of bedrooms contained within each dwelling unit, and is subject to the following requirements:

- All required resident parking spaces shall be provided on-site;
- Each dwelling shall have at least one reserved parking space that is clearly marked;
- Reserved parking spaces shall be located within 150 feet of the dwelling it serves;
- At least one covered parking space shall be provided for each dwelling. This can be achieved through use of garages, carports, or tuck-under parking;
- Resident's assigned parking space(s) shall be used for the parking of occupant's operable automobile(s), only;
- Tandem parking is allowed but subject to review;
- Required guest parking spaces shall be provided on-site.
- Parking for dwellings shall be provided on-site, pursuant to the requirements of Table 4-4 (Minimum Parking Requirements), this can be included on the leasing contract.

Table 4-4: Minimum Parking Requirements

Use	Parking Spaces
Multi-Family Dwellings: Studio	1.50 spaces per dwelling (at least one space shall be in a garage, carport, or parking structure)
One-Bedroom Unit	1.75 spaces per dwelling (at least one space shall be in a garage, carport, or parking structure)
Two Bedroom Unit *No Three Bedrooms for this project	2.0 spaces per dwelling (at least one space shall be in a garage, carport, or parking structure)
Guest Parking	1 space per every 5 units
Commercial/Retail	1.0 space per 250 square feet

4.5.2 – On-Street Guest Parking Requirements

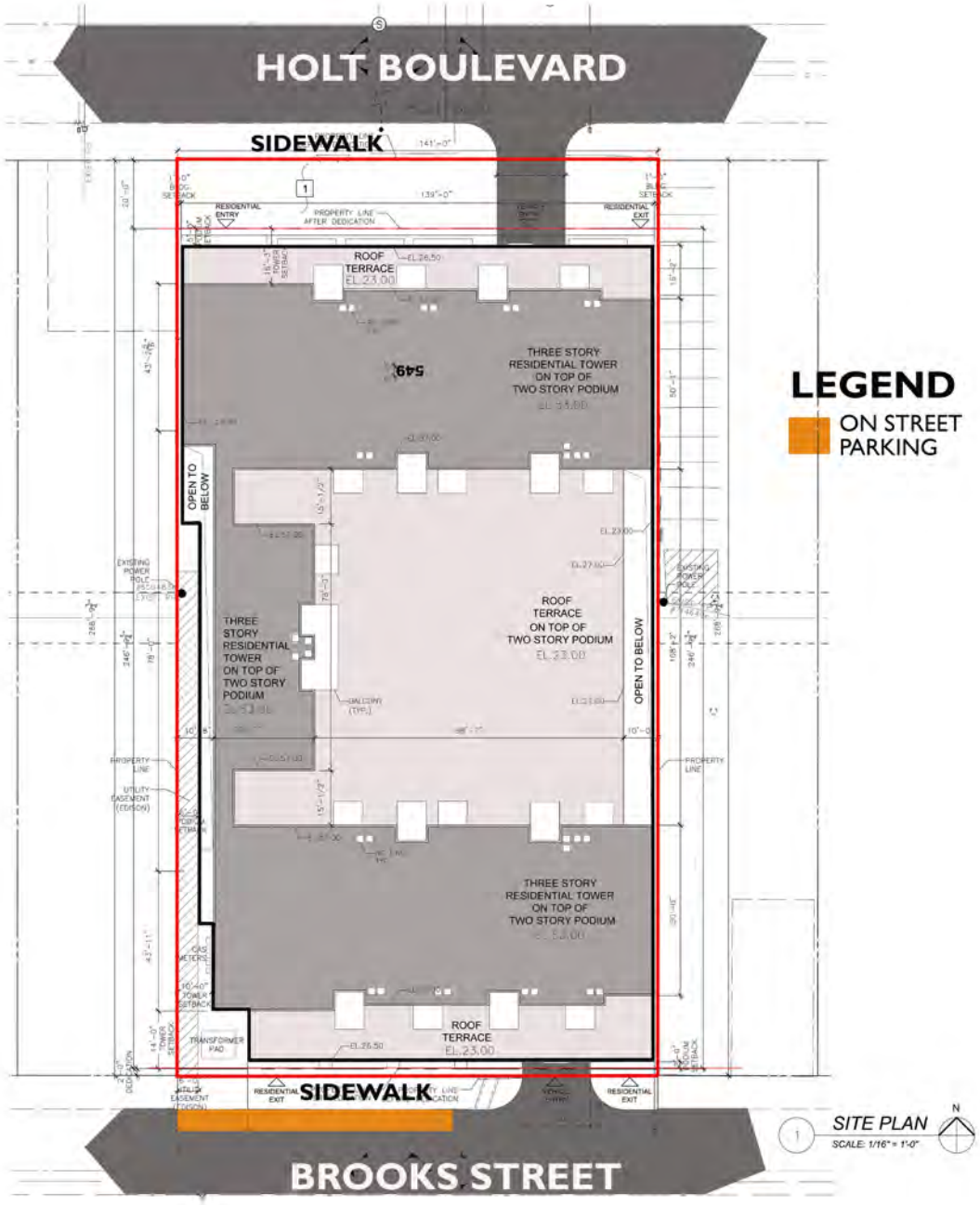
Guest-parking must be provided on-site.

- On-street parking may be allowed to satisfy guest parking requirements only but shall not be counted towards the number of guests parking the code requires.
- On-street parking shall only be designated along Brooks Street, the public street along the south side of the development site. No on-street parking will be allowed along Holt Boulevard and on any other areas deemed by the City Engineer, specially on street corners where sight distance are required.

4.5.3 – Parking Standards

All parking space size and location requirements shall conform to the standards set forth in Section 6.03.045 (Off-Street Parking Standards) of the Ontario Development Code.

Exhibit 4-7: On-Street Parking



4.6 – Vehicular Access

Vehicular access to the site is permitted from Holt Boulevard and Brooks Street. After improvements are made from the West Valley Connector (BRT) Project, vehicular access from Holt Boulevard will be limited to right-in/right-out.

4.6.1 – Vehicle Circulation

The city of Ontario, as part of its intersection widening plan, and the developers of the PUD site shall be responsible to improve Holt Boulevard and Brooks Street to their ultimate widths. These streets will provide vehicular access to the site.

4.6.2 – Pedestrian Connections

Pedestrian connections shall be provided to each building from the public street within the PUD site. The Mixed-Use Commercial land use district shall also provide pedestrian pathways to connect all of the commercial developments.

4.6.3 – Street Dedications and Easements

The developers shall dedicate right-of-way along all street frontages as necessary to increase the right-of-way to ultimate width, including corner cutbacks per City Standard Drawing No. 1301. Additionally, developers shall adhere to the Proposed Holt Blvd and Brooks Street Widening Improvements R/W Requirements. The ultimate widths surrounding the PUD are as follows:

Holt Boulevard - up to 60' half width
Brooks Street - up to 30' half width

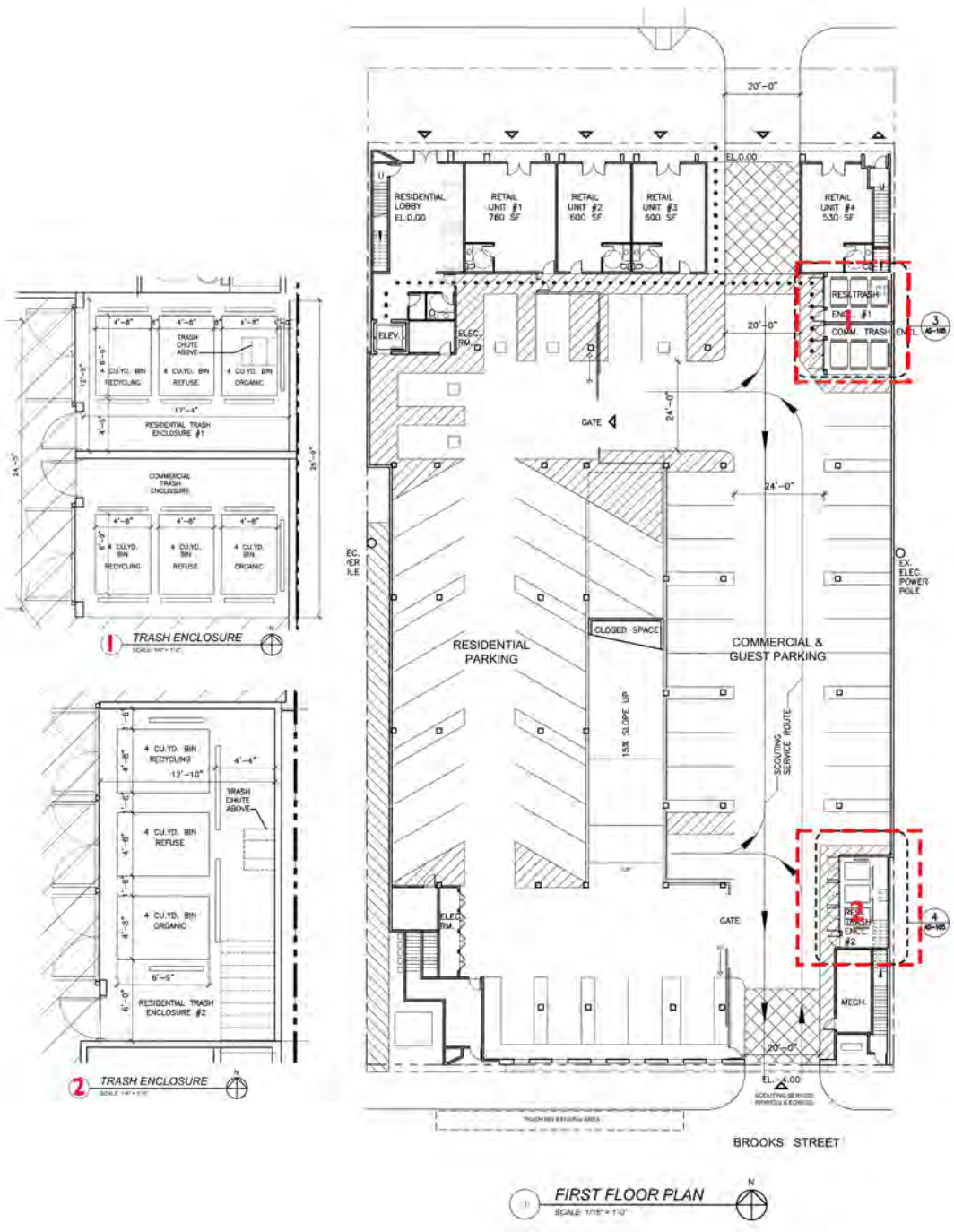
4.6.4 – Public Right-Of-Way Improvements

The public right-of-way shall be improved with each proposed development. The public right-of-way improvements required are to include, but are not limited to the following: street pavement, curb & gutter, parkway landscaping, parkway irrigation, public sidewalk, traffic signing and striping, street lights, bus stop, bus shelter and amenities. The extent of the required improvements shall be determined for each development plan. At a minimum, the improvements shall incorporate all items along the street frontages of the properties to be developed with proper transitioning if the entire block frontage is not being installed with a particular development. The city may do some or all of the improvements as part of its Proposed Holt Blvd and Brooks Street Widening Improvements.

4.7 – Service Facilities

- Loading/unloading for residential and commercial uses and trash pickup service shall be limited to on-site private drive aisles. Location, signage, and any hourly restrictions to be imposed on such areas, shall be subject to approval by the City.
- On-street loading shall be prohibited.
- The number of enclosures, and their precise locations, dimensions, and design shall be provided consistent with City standards.
- Trash enclosures shall be designed to contain separate containers for the collection of refuse and recyclable materials, with an adequate number of containers provided to allow for the collection of both refuse and recyclable materials generated by the development, pursuant to standards established by the Ontario Municipal Utilities Company. (See Exhibit 4.7: Trash Enclosures Site Plan)
- Trash enclosures shall meet the minimum design standards depicted in the standard drawings adopted by the City, which shall include: [1] a minimum 6-FT high decorative masonry wall, with appropriate view-obstructing gates for container access, [2] separate pedestrian access that is designed to screen the interior of the enclosure from view from the exterior and prevent refuse dispersion, and [3] a decorative overhead roof structure to protect bins containing recyclable materials from adverse environmental conditions, which might render the collected materials unusable, and screen trash bins from view of the upper floors of adjacent dwellings. Furthermore, trash enclosures shall be architecturally enhanced, and shall be consistent with the architectural design of adjacent buildings.
- Trash enclosure dimensions shall be of adequate size to accommodate containers consistent with the City's current methods of collection within the area in which the project is located.
- Signs clearly identifying all recycling and refuse collection areas, and the materials accepted for recycling shall be posted adjacent to all points of access to each trash enclosure.
- Trash enclosures shall be located on site within the boundary of the project site.
- Particular care shall be given when placing trash enclosures immediately adjacent to dwelling units; however, no trash enclosure shall be located within 10 feet of the livable portion of a structure.
- Trash enclosures shall be bordered by a minimum 5-foot high concrete wall on all exposed sides, excluding the side with bin access gates.
- All service facilities shall be screened in accordance with Section 4.9 (Screening) of this Planned Unit Development.

Exhibit 4-8: Trash Enclosures Site Plan



Note: "All Priority Land Use(PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water resources Control Board (SWRCB) and trash requirements in the most current San Bernardino"

4.8 – Landscaping

The site design at Roosevelt Towers includes a diverse palette of drought tolerant native and adapted plants selected to provide a low maintenance and colorful landscape while also meeting the challenging requirements of planting on structure.

The building frontage along Holt Avenue consists of a 4' wide parkway planted with Evergreen Ash trees and a low groundcover of Dwarf Coyote Brush. Setback from the sidewalk are a series of large rectangular planting areas, approximately 150sf each, configured within the building module, allowing views and access to the future retail facades. These large planter areas contain a variety of low water groundcovers with native deciduous Western Redbud trees (triangulated with the Evergreen Ash). The hardscape in this area consists of standard grey concrete along the public sidewalk with integral colored sand finish concrete along the building façade and between planters. **Decorative paving and hardscape within the 20' dedication shall be maintained by the property owner.**

Along Brooks Street the same Baccharis groundcover runs along the parkway with Podocarpus henkelii as the street tree. Larger foundation shrubs such as Sweet Bay and New Zealand Flax soften the façade and provide screening to utilities in this area.

4.8.1 – Site Landscaping

A conceptual landscape and irrigation plan shall be submitted along with the Development Plan for this Planned Unit Development. The plan shall specify all landscaping and hardscape for the entire project site. Detailed Landscape and Irrigation Plans shall be required prior to the issuance of building permits. The detailed plans shall show location of ground mounted utility boxes and equipment, along with the methods of screening for these items from the public right-of-way and adjacent residences where possible. The irrigation system shall be designed to utilize recycled water pursuant to State and local codes, ordinances, and laws, and applicable building and plumbing codes.

The landscape and irrigation plan shall be designed with water conservation in mind, utilizing "California friendly" species and drought tolerant planting materials. The landscaping and irrigation shall comply with AB 1881, and all other laws and regulations related to planting materials. All trees that are to remain on-site shall be properly protected in place during construction to ensure tree health is preserved.

Tree plantings along the Brooks Street storm drain easement shall be restricted to those species allowed by the San Bernardino Flood Control District.

4.8.2 – Planting Palette

The planting palette shall be comprised of "California friendly" drought tolerant planting materials compatible with the overall architectural style of the Planned Unit Development. The following palette has been established to meet the needs of this Planned Unit Development:

4.8.3 – Common and Open Space Landscaping

The 3rd floor contains a variety of spaces, with landscaping acting as an organizing feature while still providing screening, softening, color, beauty, and shade.

As one approaches the main public amenity space through the central corridor a row of potted Dwarf Olives sits in a bed of low green planters which carries the eye through the space and also bisects the space into two smaller zones. At the terminus of this view is one of 3 specimen Ficus trees sitting in an 8' x 12' x 42" high raised planter, providing ample space for root structure. To the north of the olive row is the Children's Play Area, a 26' x 52' semi contained area with two play structures, wood bench seating, umbrellas for shade, and a small turf area for flexible play.

To the south, adjacent to the gymnasium, is a flexible open space for exercise, yoga, or small recreational games such as table tennis. Heading east is a large 26' x 40' shade structure above a flexible dining and lounge space including two BBQ cooking stations. This shade structure partially expands to the east to cover a long wood (or composite) deck seating area.
The planting areas in and around the 3rd floor amenity space can be divided into 3 groups. The first group are the series of "built in" raised planters. These contain the 3 Ficus trees, and also run along the north and south edge of the public amenity space. The longer planters would sit at 42" height, and contain a mix plants including Dwarf Bottlebrush, Sage, and Coast Rosemary. The second category is the series of narrow linear planters that are used for screening the residences while softening the building façade. These would be "off the shelf" rectangular planters, potentially lightweight precast concrete or fiberglass, containing upright plants for screening such as Sweet Bay or Bamboo. Finally, the last group includes low profile green tray plantings. These would be of medium depth, approximately 8", and may be contract grown ahead of time to provide an immediate impact on day one. Species may include sedums, low ornamental grasses, and other small succulents.

All planting areas on the 3rd floor will be connected to the buildings irrigation system, and appropriately plumbed for drainage.

Exhibit 4-9: Colored Landscape Plan



Exhibit 4-10: Holt Boulevard Planting Palette



HARDSCAPE LEGEND

ITEM	DESCRIPTION	REFERENCE IMAGE
1	STANDARD GREY CONCRETE PAVING AT CITY SIDEWALK	
2	DECORATIVE CONCRETE PAVING- MEDIUM SANDBLAST FINISH WITH DAVIS INTERGRAL COLOR #641 'PEBBLE' AND SAWCUT JOINTS	01 / L-105
3	OUTDOOR PORCELAIN PEDESTAL PAVERS, 24" SQ AND 24" X 48", MIX OF FLAT ASH AND FLAT SMOKE COLOR BY TILETECH OR APPROVED EQUAL	02 / L-105
4	WOOD DECKING- 2 x 4 REDWOOD OR COMPOSITE DECKING (TO BE DETERMINED), INSTALLED 4" MINIMUM OVER SLAB WITH COMPOSITE WOOD SLEEPER SYSTEM	03 / L-105
5	DECORATIVE WATERPROOFING COATING- MACOAT BY WESTCOAT OR EQUAL WITH CUSTOM COLOR AND SCORING	04 / L-105
6	42" TALL CONCRETE BLOCK PLANTER WALL- 8 X 12 CMU IN STACKED PATTERN, BURNISHED DARK GREY 250 BY ORCO OR APPROVED EQUAL	05 / L-105
7	5' TALL HORIZONTAL PRIVACY FENCING TO MATCH WOOD DECKING	06 / L-105
8	42" HIGH STEEL GUARDRAIL	07 / L-105
9	42" HIGH SELF CLOSING GATE WITH LATCH	
10	CUSTOM BENCH SEATING TO MATCH WOOD DECKING 18" HIGH X 24" DEEP	
11	BUILT IN BARBECUES AND SERVING COUNTER	
12	RUBBERIZED PLAY SURFACING	08 / L-105
13	OVERHEAD SHADE STRUCTURE WITH CORRUGATED STEEL ROOF	09 / L-105
14	11'-6" WIDE X 4' TALL MONUMENT SIGN AT ENTRY DRIVE	

SITE AMENITY LEGEND (SEE CUTSHEETS FOR ADDITIONAL INFORMATION)

ITEM	DESCRIPTION	ITEM	DESCRIPTION
SA-1	LOUNGE SEATING TYPE A	SA-6	UMBRELLA TYPE B
SA-2	LOUNGE SEATING TYPE B	SA-7	6-23 MONTH OLD PLAY STRUCTURE
SA-3	LOUNGE SEATING TYPE C	SA-8	2-5 YEAR OLD PLAY STRUCTURE
SA-4	DINING SEATING	SA-9	PING PONG TABLES
SA-5	UMBRELLA TYPE A		



KEY PLAN

TREE LEGEND

SYMBOL	BOTANIC NAME / COMMON NAME	SIZE	QTY	WATER USE	CALIFORNIA NATIVE
STREET TREES					
	FRAXINUS UHDEI 'EVERGREEN ASH' (HOLT BLVD.)	24" BOX STD.	4	MED	NO
	PODOCARPUS HENKELII LONG LEAFED YELLOWOOD (BROOKS STREET)	24" BOX STD.	4	MED	NO
ON SITE TREES					
	CERCIS OCCIDENTALIS WESTERN REDBUD	36" BOX MULTI	5	LOW	YES
	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL MULTI	3	LOW	YES
	FICUS MICROCARPA 'GREEN GEM' GREEN GEM INDICA FIG LAUREL	48" BOX STD.	3	MED	NO
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	24" BOX MULTI	5	LOW	NO

SHRUB AND GROUNDCOVER LEGEND

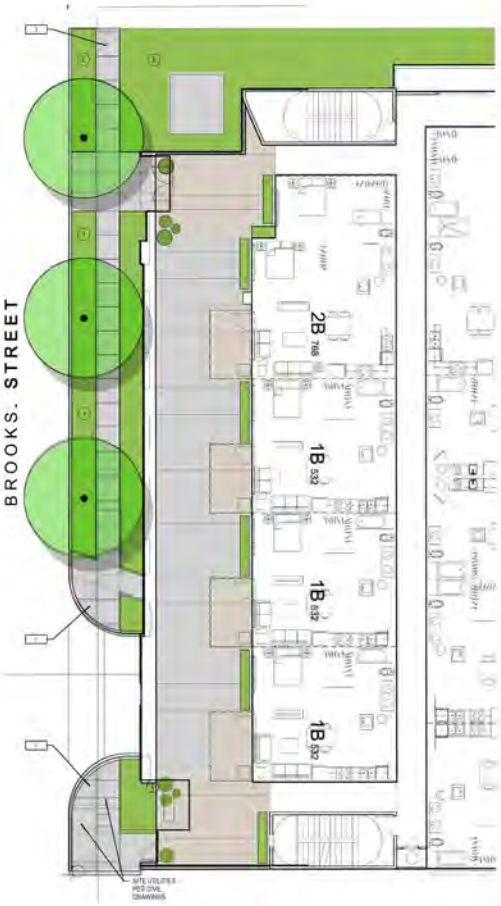
ITEM	DESCRIPTION	REPRESENTATIVE SPECIES	WATER USE	CA NATIVE
1	PARKWAY GROUNDCOVER	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
2	LOW SHRUB AND GROUND COVER	ACHILLEA MILLEFOLIUM / COMMON YARROW	LOW	YES
		BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
		CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		DIANELLA REV. 'LITTLE REV' / LITTLE REV FLAX LILY	LOW	NO
		LANTANA 'BELLOWIANA' TRAILING LANTANA	LOW	NO
3	MEDIUM HEIGHT SHRUB AND PERENNIALS	ANIGOZANTHOS SPP. / KANGAROO PAW	LOW	NO
		CALL. 'LITTLE JOHN' / DWARF BOTTLEBRUSH	LOW	NO
		CISTUS SPP. / ROCKROSE	LOW	NO
		FURCRAEA SPP. / FURCRAEA	LOW	NO
		JUNCUS PATENS / CALIFORNIA GREY RUSH	LOW	YES
		LEUCOPHYLLUM SPP. / TEXAS RANGER	LOW	NO
		SALVIA 'ALLEN CHICKERING' / ALLEN CHICK. SAGE	LOW	YES
		WESTRINGIA FRUTICOSA / COAST ROSEMARY	LOW	YES
4	LOW GROUND COVER IN 6"-9" DEEP PREPLANTED TRAYS, LIVEROOF OR EQUAL	CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		LAMPRANTHUS SPP. / ICE PLANT	LOW	NO
		SEDUM SPP. / STONE CROP	LOW	YES
		SENECIO SPP.	LOW	NO
5	PLANTERS IN SHADE	AUCUBA JAP. 'MR. GOLDSTRIKE' / MR. GOLDSTRIKE AUCUBA	MED	NO
		FATSIA JAPONICA / JAPANESE ARALIA	MED	NO
6	SCREENING AT PATIOS AND GROUND FLOOR UTILITIES	BAMBUSA MULT. 'ALPHONSE KARR' / ALPHONSE KARR BAMBOO	MED	NO
		BAMBUSA MULT. 'GOLDEN GODDESS' / GOLDEN GODDESS BAMBOO	MED	NO
		LAURUS NOBILIS / SWEET BAY	LOW	NO
		PHORMIUM TENAX / NEW ZEALAND FLAX	MED	NO
7	TURF SEATING	MARATHON II SOD WITH SUBSURFACE DRIP IRRIGATION	HIGH	NO

LANDSCAPE ALONG HOLT BOULEVARD

Exhibit 4-11: Common Space 3rd Floor Planting Palette



Exhibit 4-12: Brooks Street Planting Palette



HARDSCAPE LEGEND

ITEM	DESCRIPTION	REFERENCE IMAGE
1	STANDARD GREY CONCRETE PAVING AT CITY SIDEWALK	
2	DECORATIVE CONCRETE PAVING- MEDIUM SANDBLAST FINISH WITH DAVIS INTERGRAL COLOR #641 'PEBBLE' AND SAWCUT JOINTS	01 / L-105
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7	5' TALL HORIZONTAL PRIVACY FENCING TO MATCH WOOD DECKING	06 / L-105
8	42" HIGH STEEL GUARDRAIL	07 / L-105
9	42" HIGH SELF CLOSING GATE WITH LATCH	
10	CUSTOM BENCH SEATING TO MATCH WOOD DECKING. 18" HIGH X 24" DEEP	
11	BUILT IN BARBECUES AND SERVING COUNTER	
12	RUBBERIZED PLAY SURFACING	08 / L-105
13	OVERHEAD SHADE STRUCTURE WITH CORRUGATED STEEL ROOF	09 / L-105
14	11'-6" WIDE X 4' TALL MONUMENT SIGN AT ENTRY DRIVE	

SITE AMENITY LEGEND (SEE CUTSHEETS FOR ADDITIONAL INFORMATION)

ITEM	DESCRIPTION	ITEM	DESCRIPTION
SA-1	LOUNGE SEATING TYPE A	SA-6	UMBRELLA TYPE B
SA-2	LOUNGE SEATING TYPE B	SA-7	6-23 MONTH OLD PLAY STRUCTURE
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SA-4	DINING SEATING	SA-9	PING PONG TABLES
SA-5	UMBRELLA TYPE A		



KEY PLAN

TREE LEGEND

SYMBOL	BOTANIC NAME COMMON NAME	SIZE	QTY.	WATER USE	CALIFORNIA NATIVE
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	FRAXINUS UHDEI EVERGREEN ASH (HOLT BLVD.)	24" BOX STD.	4	MED	NO
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	FICUS MICROCARPA 'GREEN GEM' GREEN GEM INDICA FIG LAUREL	48" BOX STD.	3	MED	NO
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	24" BOX MULTI	5	LOW	NO

SHRUB AND GROUNDCOVER LEGEND

ITEM	DESCRIPTION	REPRESENTATIVE SPECIES	WATER USE	CA. NATIVE
1	PARKWAY GROUNDCOVER	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
2	LOW SHRUB AND GROUND COVER	ACHILLEA MILLEFOLIUM / COMMON YARROW	LOW	YES
		BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
		CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		DIANELLA REV. LITTLE REV / LITTLE REV FLAX LILY	LOW	NO
		LANTANA SELLOWIANA/ TRAILING LANTANA	LOW	NO
3	MEDIUM HEIGHT SHRUB AND PERENNIALS	ANIGOZANTHOS SPP. / KANGAROO PAW	LOW	NO
		CALL 'LITTLE JOHN' / DWARF BOTTLEBRUSH	LOW	NO
		CISTUS SPP. / ROCKROSE	LOW	NO
		FURCRAEA SPP. / FURCRAEA	LOW	NO
		JUNCUS PATENS / CALIFORNIA GREY RUSH	LOW	YES
		LEUCOPHYLLUM SPP. / TEXAS RANGER	LOW	NO
		SALVIA 'ALLEN CHICKERING' / ALLEN CHICK. SAGE	LOW	YES
		WESTRINGIA FRUTICOSA / COAST ROSEMARY	LOW	YES
4	LOW GROUND COVER IN 6"-9" DEEP PREPLANTED TRAYS, LIVEROOF OR EQUAL	CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		LAMPRANTHUS SPP. / ICE PLANT	LOW	NO
		SEDUM SPP. / STONE CROP	LOW	YES
		SENECIO SPP.	LOW	NO
5	PLANTERS IN SHADE	AUCUBA JAP. 'MR. GOLDSTRIKE' MR. GOLDSTRIKE AUCUBA	MED	NO
		FATSIA JAPONICA / JAPANESE ARALIA	MED	NO
6	SCREENING AT PATIOS AND GROUND FLOOR UTILITIES	BAMBUSA MULT. 'ALPHONSE KARR' ALPHOSE KARR BAMBOO	MED	NO
		BAMBUSA MULT. 'GOLDEN GOODESS' GOLDEN GODDESS BAMBOO	MED	NO
		LAURUS NOBILIS / SWEET BAY	LOW	NO
		PHORMIUM TENAX / NEW ZEALAND FLAX	MED	NO
7	TURF SEATING	MARATHON II SOD WITH SUBSURFACE DRIP IRRIGATION	HIGH	NO

LANDSCAPING ALONG BROOKS STREET

Exhibit 4-13: Landscape Rendering



4.8.4 – Parking Lot Landscaping

Parking lot landscaping shall be provided pursuant to Subsection D (Landscaping of Off-Street Parking Facilities) of Ontario Development Code Section 6.05.030 (Required Landscape Areas).

4.8.5 – Compliance with State and Federal Laws

Provide landscaping and an irrigation system, which promotes the conservation of water as required by the Water Conservation in Landscaping Act of 2006 (AB 1881), commencing with California Government Code Section 65591.

4.9 – Screening

- All roof and ground mounted mechanical equipment shall be screened pursuant to the requirements of the Ontario Development Code.
- Trash enclosures shall be screened with enclosures that are architecturally compatible with the surrounding buildings.
- Screening shall include plant and building materials compatible with the project design so it is well integrated and hidden within the project area.
- Building and plant materials used for screening shall be compatible with the architectural style and planting palette used on the project area.
- All ground level screening shall comply with the requirements of Ontario Development Code Section 6.02.030 (Protection of Intersection Visibility).

4.9.1 – Fences, Walls, and Hedges

Fences, walls, and hedges shall comply with Section 6.02.030 (Protection of Intersection Visibility) of the Ontario Development Code, Engineering Department corner sight distance standards, and all other applicable city standards. Fences and walls shall be made of decorative materials that are compatible with, or enhance, the overall architectural character of the project. All fences, walls, and hedges shall be in scale with the development, and shall be used for screening, site enhancement, and creating a safer living environment for residents and their guests. All decorative walls, monuments, and/or other similar features, shall not encroach in to the public street right-of-way.

5 – CIRCULATION

5.1 – Site Accessibility

The site shall be designed to promote safety for residents by only allowing limited vehicular and pedestrian access into and across the site. This can be done through building orientation and placement, to minimize the use of gates and fencing; however, amenities shall be properly gated, limiting access to residents and their guests.

5.2 – Vehicular Circulation

The project site shall be designed to reduce the number of dead end aisles in the parking lot areas, and provide all guest parking outside of gated areas (on site) to ensure accessibility. Location of drive aisles and entries shall be approved by the City. Vehicular circulation shall be designed in a way that promotes pedestrian safety and proper access to all parking areas.

5.3 – Pedestrian Circulation

Site design shall provide for safe pedestrian circulation across the project site by separating pedestrian areas from areas with vehicular access. This includes, but is not limited to, accessibility from parking lot areas to unit entries, site amenities, and perimeter sidewalk areas. Fencing and gates may be used to limit public access to resident-only areas.

The 20' street-dedication on Holt Boulevard provides a unique opportunity to create a pedestrian promenade that will connect residential foot traffic between residential units, parking, and community spaces throughout the site. The space shall be welcoming and designed with landscape features that help define the walking path across the project area. Since no vehicular traffic will be allowed on this widened sidewalk, it is expected that pedestrians will be able to walk safely along the exterior area of the development where retail amenity area also located.

Lighting and visibility for enhanced security shall be taken into consideration in designing this area, and shall be compatible with the architectural theme. Buildings shall have windows that look on to this open space area to enhance the views of the residences and help create defensible spaces.

5.4 – Integrated Waste Pickup Circulation

The use of scouting trash pickup service since 32 foot trash pickup truck will not be able to access the site and indicate where the staging of the six bins on the adjacent street, Brooks Street for the two trash enclosures will be on trash pickup day. Integrated Waste Management Report (IWMR) requirements:

The IWMR shall meet the following minimum requirements:

The Integrated Waste Management Report shall address the management of all integrated waste (Refuse, Recycling, Organics, etc.) including, but not limited to: types of waste generated, amount of waste expected and the corresponding sizing of receptacles, all waste diversions, all staging and collection operations, any use of private haulers, and the property management regulations and practices for the site.

The IWMR shall demonstrate compliance with the latest version of the City's Integrated Waste Planning Manual (available online at: http://www.ontarioca.gov/government-departments-municipal-utilities-company/integrated-waste) as well as the applicable State regulations and shall contain, at a minimum, the following elements:

1. A discussion on the types of waste generated (refuse, recycling, green waste, organics, etc.) by all uses on the site and the generation rates and total waste for each type. If a final use is not known the applicant shall make a reasonable assumption of the land use expected or proceed as directed by the City.
2. A discussion on pre-treatment if the project will be required to use and install pre-treatment devices or services and an exhibit showing and labeling the location of the pre-treatment devices.
3. A discussion on the types of City Services that will be utilized and the sizing and number of receptacles (Bins, Compactors, etc.)
4. A discussion on waste that is diverted and the diversion services that will be used.
5. A table utilizing the metrics on Page 8 of the Planning Manual and calculating the volume (gallons or cubic yards), quantity, and service schedule for each type of can and bin required for each Service Category (refuse, recycled, etc.). The table shall include all waste that is diverted and the diversion service(s).
6. An exhibit(s) showing layout and architectural details for enclosures, compactors, roll-offs and non-standard containers proposed by the project. Include specification "cut" sheets for non-standard containers.

7. A discussion on the staging and collection operation and an exhibit identifying these locations on the site and any other relevant details. The discussion shall address circulation, accessibility, ingress, egress, pavement type, parking, the role of the property management association, and the role of private haulers or scouting services.
8. A discussion on private haulers describing their services and supplying the names, contact information, and City of Ontario Commercial Recycler Collection Permit numbers for each hauler. The discussion shall include an exhibit showing the staging and collection areas for private haulers.
   Note: All private third party organics and recycling haulers shall be formally approved and permitted by the City of Ontario and shall meet City Code requirements, otherwise the City shall provide the collection services. If the third party haulers do not have a City of Ontario Commercial Recycler Collection Permit, the discussion shall state whether the third party hauler is charging a fee for service or not.
9. A discussion on the proposed property management association, their role in the integrated waste management plan for the site and the by-laws and regulations that relate to integrated waste (no parking, solid waste collection day coordination, enforcement of the SWHP, etc.).
10. A discussion on any variances that are requested and the need for the variance along with any relevant exhibits.
11. Appendix: A copy of the Final Solid Waste Handling Plan (See City SWHP requirements).
12. Appendix: All exhibits and standard plans proposed for the project.
13. Appendix: A copy of the proposed association by-laws and regulations.
14. Appendix: A copy of the final Integrated Waste Variance Form (if a variance is requested).

Solid Waste Handling Plan (SWHP) requirements:

The SWHP shall meet, at a minimum, the following requirements:

1. SWHP Content and Format: The Solid Waste Handling Plan shall demonstrate compliance with the Services Standards in the City's Solid Waste Planning Manual (available online at: http://www.ontarioca.gov/government-departments-municipal-utilities-company/integrated-waste) and shall contain, at a minimum, the following elements:

a. A statement identifying the Service Requirements being used (e.g. Single Family Detached with automated cans, Multi-family/Commercial/Industrial with bins and enclosures, etc.) and describing the solid waste handling operation (for instance, will there be scouting services, etc.).
b. A table utilizing the metrics on Page 8 of the Planning Manual and calculating the volume (gallons or cubic yards), quantity, and service schedule for each type of can and bin required for each Service Category (refuse, recycled, etc.).
c. An Engineering Site Plan drawn to scale that shows:
    i. Minimum plan scale of scale of 1:100. Larger scales are preferred and should be scaled to fill the sheet and show as much detail as clearly as possible on one sheet; multiple sheets may be used if entire project area cannot fit on one sheet at 1:100 scale.
    ii. A detail of the Solid Waste Vehicle with dimensions and annotation that states the minimum turning radii and path of travel widths actually being used on the plan.
    iii. The Solid Waste Vehicle turning movements and paths of travel in each direction of travel and at all intersections. All paths of travel shall be 15 feet wide minimum.
    iv. All parking stalls and parallel parking spaces along all streets, alleys, or aisles.
    v. All proposed curbs and areas designated and striped/signed as "No Parking".
    vi. All proposed trash enclosures and the ADA paths of travel from the buildings.
    vii. A detail for each enclosure footprint delineating the number and size of the bins in order to demonstrate that the enclosure is adequately sized and oriented, if enclosures and bins are proposed.
    viii. All proposed locations of automated cans shown as a 26-inch by 26-inch can pad with 20-inches between can pads and 40-inches between can pads and Parking spaces, mailboxes and other obstructions (Can Collection Area). Can Collection Areas shall be located along designated paths of travel and cannot be located along dead end alleys, motor courts, driveways, or private streets; use multi-family standards for enclosures in these cases.

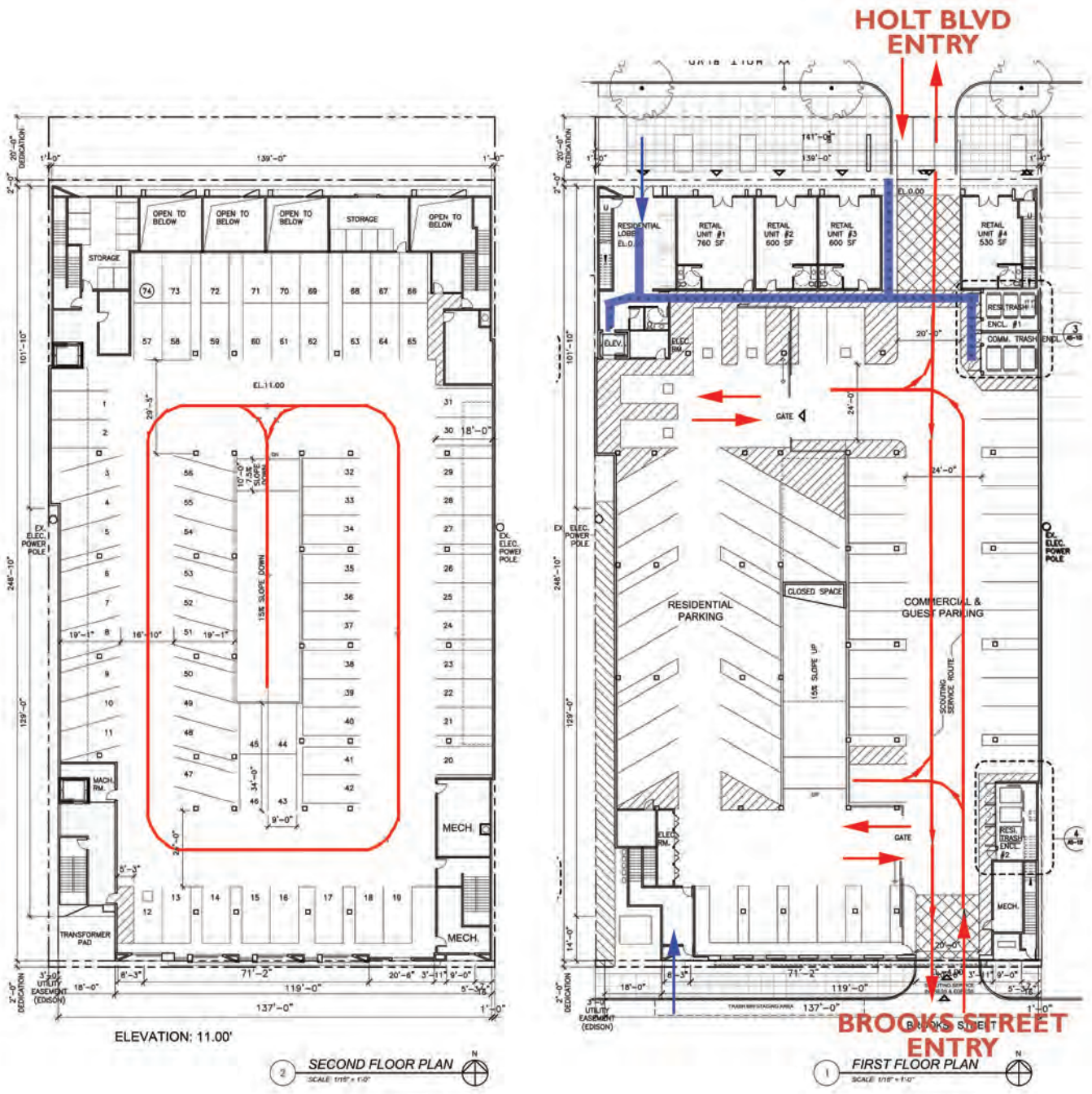
2. Can Collection Area (CCA) Locations: If CCAs are being proposed in lieu of bin enclosures for residential units located along dead end alleys, motor courts, driveways, or private streets, then the SWHP shall comply with the following requirements:

    a. CCAs cannot conflict or compete with potential parking areas. Proposed CCAs must be designated as "no parking" at all times with appropriate striping and signage.
    b. Each residential unit must have a designated CCA and each CCA must delineated with markings so that its location and the unit it is designated for are easily identifiable.
    c. Solid Waste Handling Plan shall include a detail showing how the CCAs will be delineated and identifiable.

3. Private Third Party Hauler: If any Solid Waste Collections are going to be provided by a private third party hauler, include on the SWHP:

    a. A statement describing the service.
    b. The names, contact information, and City of Ontario Commercial Recycler Collection Permit numbers of all private third party haulers. Note: all private third party organics and recycling haulers must be formally approved and permitted by the City of Ontario and meet City Code requirements, otherwise the City must provide the collection services. If the third party haulers do not have a City of Ontario Commercial Recycler Collection Permit, state if the third party hauler is charging a fee for service.
    c. Show & label staging and collection areas for private third party haulers.

Exhibit 5-1: Circulation Plan



6 – DESIGN GUIDELINES

The entire project area is covered by the Ontario Plan Policy Plan (General Plan) and has been designated as mixed-use (Holt Boulevard) and as described in the Ontario Plan Downtown Mixed-Use Growth Area. This PUD area will be distinctive through the requirement of a well-designed projects that convey visual interest and character through:

► Appropriate scale and massing.
► Architectural style and design that are complementary and appropriate to its setting.
► The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
► Appropriate Site Planning to ensure building orientation visibility from the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well designed street frontages.

6.1 – Building Orientation

Building orientation shall be designed to minimize noise impacts, aide in providing property site safety, create proper accessibility to site amenities and parking, and to maximize views from residential units. Design should also be done in a way to create defensible spaces improving site safety.

- Orientation towards the exterior of the project area shall be carefully evaluated to ensure a proper relationship.
- Buildings shall be clustered in a way that creates defensible spaces providing views of interior open spaces and amenities. For units without garage spaces buildings shall be oriented to create minimal distances from assigned parking spaces to primary or secondary residential unit entries.

The proposed development units was set-backed 2' on Holt Blvd and 2' on Brooks St both streets to form a strong retail and parking podium development adding a more interesting dimensional form to the architecture. The overall look if the development is to appeal to the younger demographics of the city. A sample rendering shown below:

Exhibit 6-1: Architectural Elevations



North Elevation

Exhibit 6-2: Architectural Elevations



South Elevation

Exhibit 6-3: Architectural Rendering



North Perspective

Exhibit 6-4: Architectural Rendering



South Perspective

6.2 – Architectural Character

The Roosevelt Tower design leans toward Contemporary and Modern Minimalist Style. The design will make use of smooth cement plaster exterior finishes, simple square glazed window and storefront openings and decorative metal canopies throughout the development. Large angular forms, creating a series of 'boxes' are used on both north and south exterior facades to emulate the simple and uncluttered lines - a predominant character of the modernist architectural style used by Nuetra and Schindler popularized in the 1930's. The use of strong accent colors all throughout the exterior elevations were meant to offer fresh and playful character that will differentiate the development from the other similar adjacent development along Holt Boulevard.

6.3 – Massing and Scale

All buildings shall be in scale with the surrounding community, with a majority of the building placement to occur toward the boundary of the project site. The prominent building elevations shall face both Holt Boulevard and Brooks Street. Buildings shall be 2 to 5 stories in height, containing a varied amount of units in each building, with varying façade planes so as not to creat a "monotonous" look. Amenities and site design shall be developed with the pedestrian scale in mind.

6.4 – Architectural Details

Architectural variations should occur between buildings to help distinguish each building and create variety within the proposed development. Architectural details should be consistent with the architectural style proposed. Details shall complement and enhance openings, and accentuate the overall design of each building. Detailing can be achieved through the use of different colors, window and door treatments, and a variety in exterior textures and materials (stone, siding, etc.) to create interesting elevations.

Decorative awnings should be placed where feasible, over south facing windows, and adequate shade should be provided for outdoor spaces. Coverings shall use materials compatible with the architecture style to create a comprehensive building design. Exposed beams shall be integrated into the building design.

6.5 – Materials and Color

Materials and colors shall be compatible with, and complementary to, the overall architectural style of the project. Larger building masses shall use a combination of dark and light colors to break up building planes, and use light colored trim to help accentuate roof features. All colors shall be complementary, and the project shall utilize "warm tone" colors. Materials shall be a mixture of stucco, wood, rich stones and masonry siding, in a variety of complementary colors. A concrete or composite roof material shall be used.

6.6 – On-Site Streetscapes and Pedestrian Walkways

Street furniture and decorative paving should be used throughout the project area to enhance architectural design. The use of complementary materials and textures should be used to create a continuity and consistency that is desired throughout the project area.

A variety of decorative elements should be incorporated into the design of the project area, including, but not limited to, benches, tree grates, bike racks, enhanced paving, trash receptacles, and decorative bollards.

A selection of appropriate elements shall consider sidewalk widths, size and spacing of street trees, importance of the pedestrian path, and the requirement to maintain a minimum 4-foot wide walkway for pedestrian movement in all areas. All streetscape features shall comply with the Americans with Disabilities Act (ADA), along with accessibility requirements for public services, such as police and fire.

6.7 – On-Site Lighting

Decorative light fixtures compatible with the architectural style of the buildings shall be provided on-site.

A minimum of one footcandle of light shall be provided within parking areas and 0.5 footcandles of light within pedestrian pathways, in compliance with the City of Ontario Police Department standards.

6.8 – Signs

Signs within the project area shall comply with the Division 8.01 (Sign Regulations) of the Ontario Development Code. A Sign Program shall be reviewed and approved by the City for this proposed Mixed-Use project.

6.9 – Off-Site Improvements

All off-site improvements shall be installed in accordance with City standards, and to the satisfaction of the City Engineer.

Note: All Priority Land Use (PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino.

Exhibit 6-5: Streetscape Examples









7 – INFRASTRUCTURE AND UTILITIES

7.1 – Infrastructure

All improvements and alterations to public infrastructure (sewer, water, recycled water, storm drain, etc.) shall obtain approval from all appropriate agencies.

If infiltration is deemed feasible by a licensed geotechnical engineer, on-site storm water drainage facilities shall be provided for capture and infiltration of a 2-yr, 24-hour storm event, consistent with the San Bernardino County MS4 Program's Water Quality Management Plan (WQMP) requirements for new development. Storm water capture and infiltration facilities include the utilization of not proposed MaxWell Drywells and underground storm water infiltration chambers.

7.2 – Street Improvements

Street improvements (street, sidewalk, parkway, curb, gutter, street lights, etc.) shall be constructed with the development of the project site. Improvements will be required on the streets adjacent to the project area including Holt Boulevard and Brooks Street. Design and construction of street improvements shall be in accordance with the City standards, and to the satisfaction of the City Engineer. Exhibit 7-4 (Street Sections) identifies the improvements for each street adjacent to the project site.

Upon development of the project site, the developer shall construct the right-of-way improvements adjacent to the project site, to the centerline of the street (street, curb, gutter, parkway, sidewalk, etc.). Curb returns at entry and exit driveways to the project site on Holt Boulevard and Brooks Street, shall be designed and constructed with a minimum 10-foot radius. All Priority Land Use (PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino. See Exhibit 7-1 (Civil Plan).

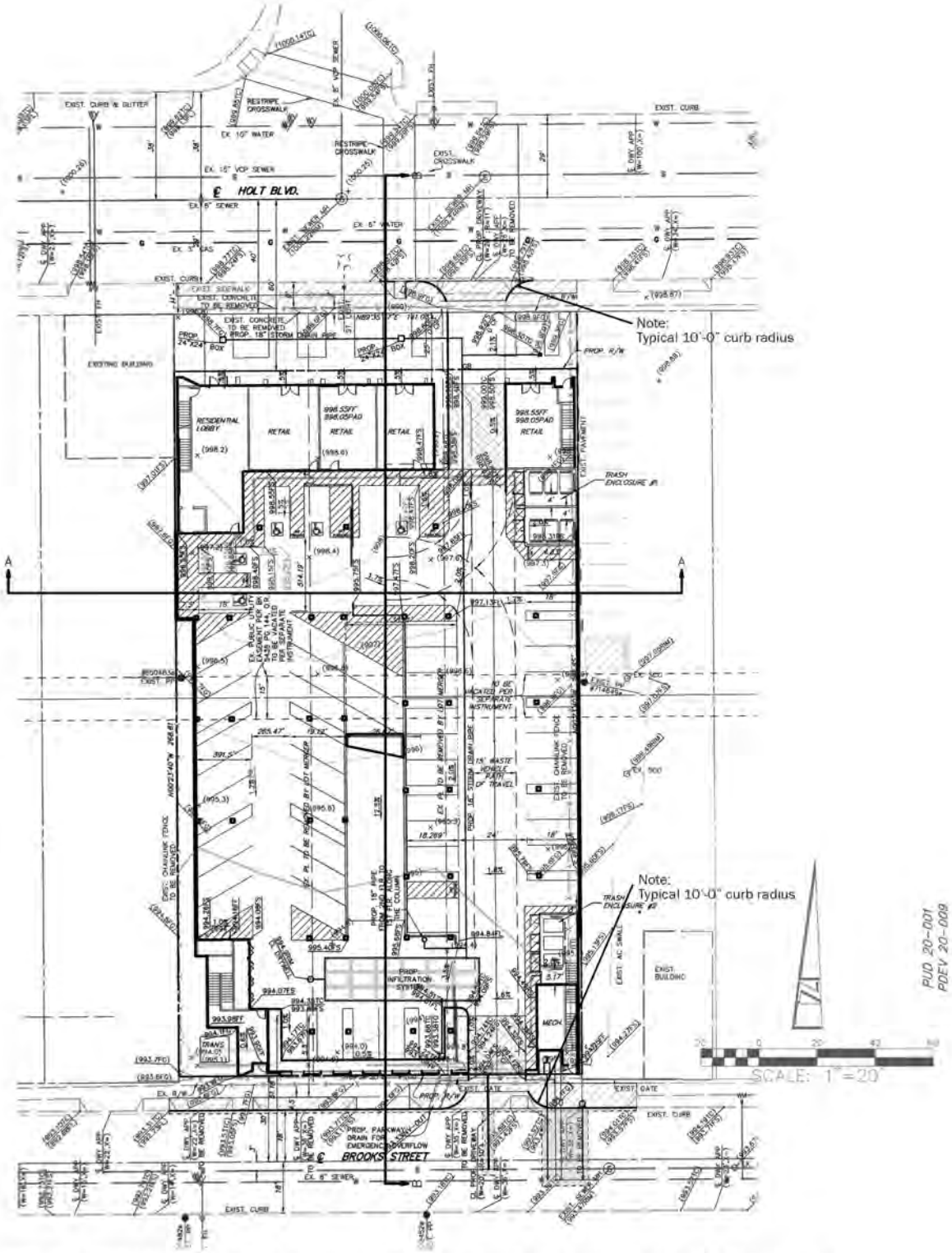
7.3 – Public Utilities

All existing dry utilities (electricity, cable, telephone, gas, etc.) along Holt Boulevard and Brooks Street shall be relocated and re-routed as required and approved by the affected utility agencies/companies.

7.4 – Street Dedication, Vacation and Easements

The ultimate Holt Boulevard right-of-way is 60 feet, measured from centerline, and will require an additional 20 feet of street dedication. The ultimate Brooks Street right-of-way is 30 feet, measured from centerline, and will require an additional 2 feet of street dedication.

Exhibit 7-1: Civil Plan



Note: "All Priority Land Use(PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water resources Control Board (SWRCB) and trash requirements in the most current San Bernardino"

Exhibit 7-2: Utility Plan

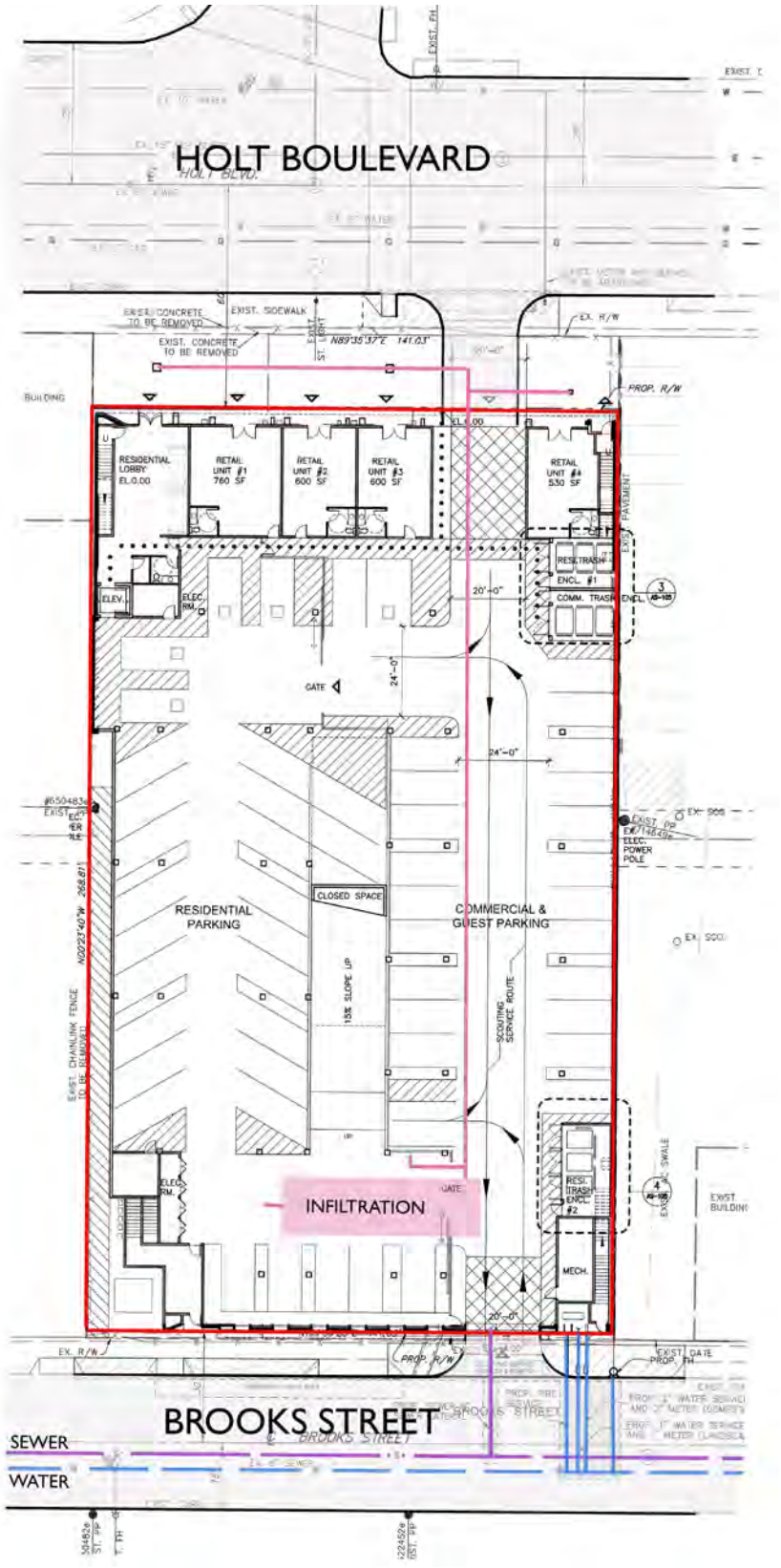


Exhibit 7-3: Easement and Dedication Locations

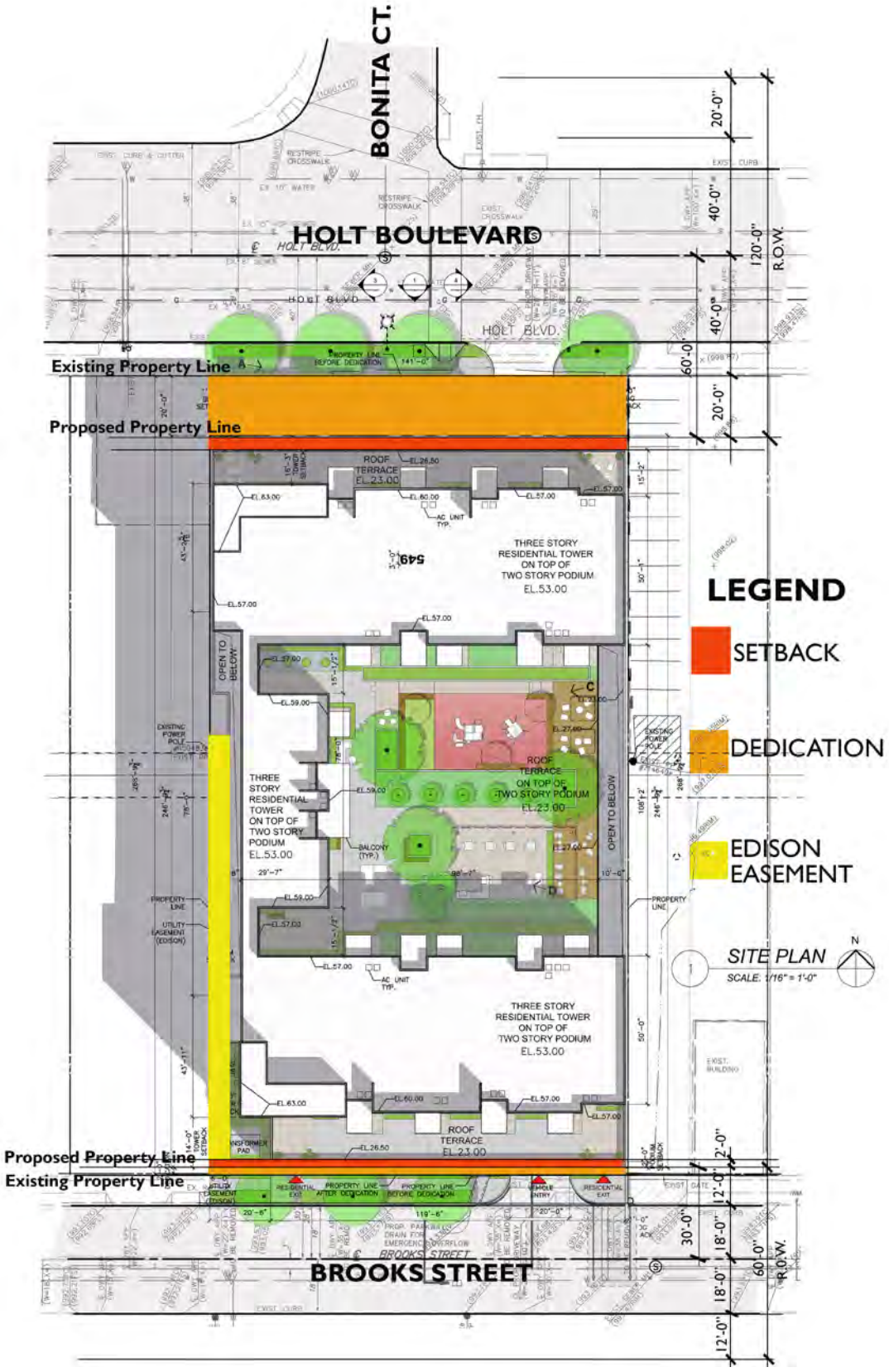
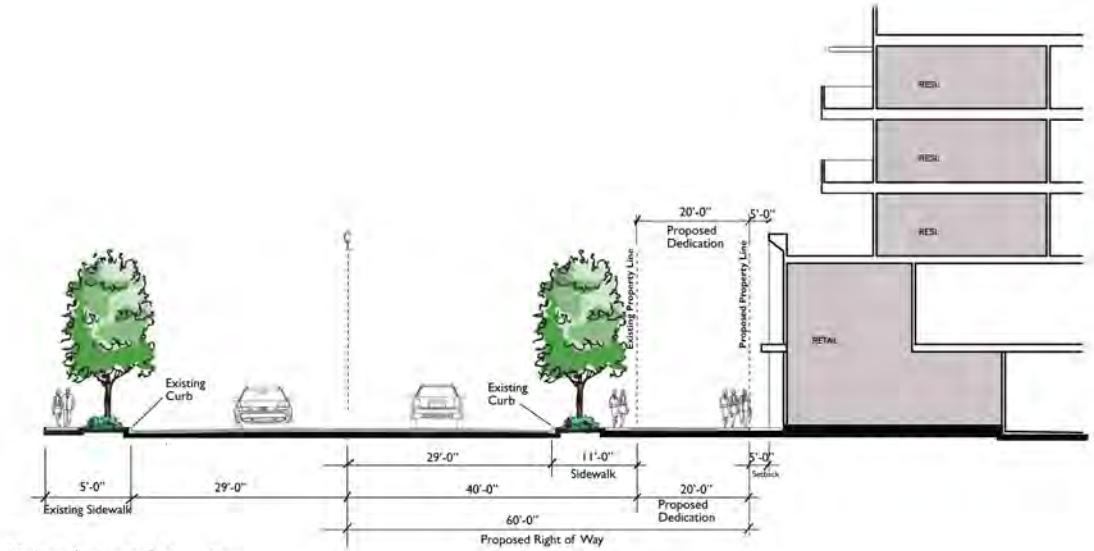
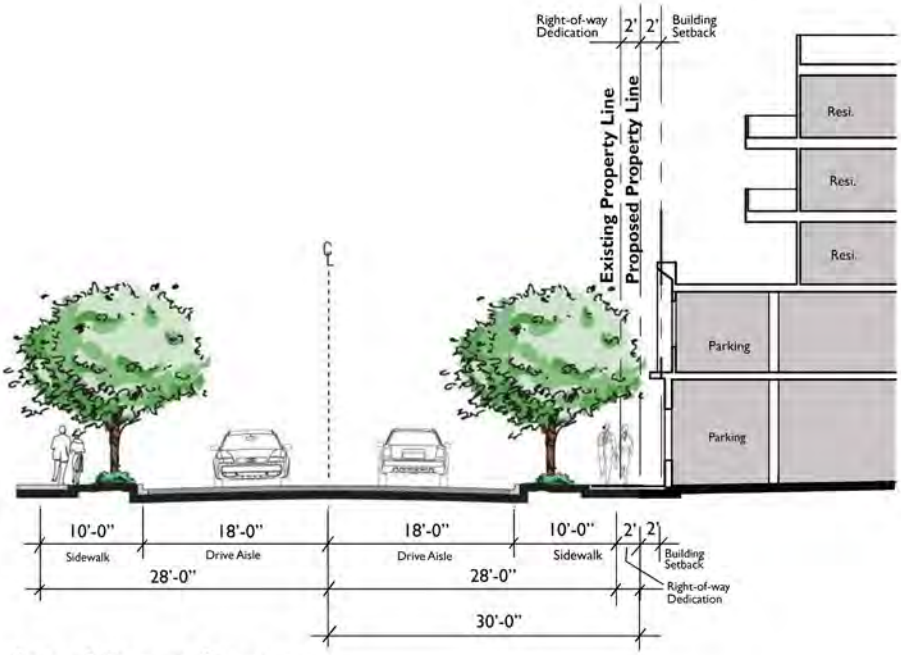


Exhibit 7- 4: Street Sections



Major Arterial Section
Holt Boulevard



Local Street Section
Brooks Street
not to scale

8 – CEQA COMPLIANCE

An Addendum to The Ontario Plan Environmental Impact Report (SCH No. 2008101140), prepared in conjunction with File No. PGPA06-001, and certified by the City of Ontario City Council on January 27, 2010, was prepared for the project. The Approving Authority for the Project reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all submitted written and oral evidence. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence, the Approving Authority found as follows:

- The Addendum and administrative record have been completed in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and
- The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Approving Authority; and
- There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and
- The project will not introduce any new significant environmental impacts beyond those previously analyzed in the Environmental Impact Report, and all mitigation measures previously adopted by the Environmental Impact Report, are incorporated herein by this reference.

8.1 – Environmental Performance Standards

Due to the proximity of the project area to rail lines and Holt Avenue which are both generators of noise and emissions, standards have been established to mitigate these environmental impacts.

8.1.1 – Noise

To ensure a proper standard of living, noise levels shall not exceed 65 dBA for exterior noise levels and 45 dBA for interior noise levels. In order to achieve these noise levels the following mitigations shall be followed:

- Prior to the issuance of building permits, the developer/owner shall retain an acoustic engineer to conduct an acoustic analysis and identify, where appropriate, site design features (e.g., setbacks, berms, or sound walls), and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors and attic baffling), to ensure compliance with the City's Noise Compatibility Criteria, and the California State Building Code and California Noise Insulation Standards (CCR Titles 24 and 21).
- Prior to the issuance of building permits, the developer/owner shall retain an acoustical engineer to evaluate the potential for trains to create perceptible levels of vibration indoors. If vibration-related impacts are found, mitigation measures, such as use of concrete, iron, steel, or masonry materials to ensure that levels of vibration amplification are within acceptable limits to building occupants, shall be implemented. Pursuant to the Federal Transit Administration vibration-annoyance criteria, these acceptable limits are 78 VdB during the daytime and 72 VdB during the nighttime for residential uses.
- Construction activities shall only occur between the hours of 7:00 AM and 6:00 PM on weekdays, and 9:00 AM and 6:00 PM on Saturdays and Sundays;
- Structural noise attenuation requirements contained in Ontario Municipal Code Title 8, Chapter 15, Article 3 (Building Requirements for New Residential Construction in the 65 CNEL to 70 CNEL Noise Zone) are required to be incorporated into exterior façade units located along the eastern, western, and northern project perimeter.
- Structural noise attenuation requirements contained in Ontario Municipal Code Title 8, Chapter 15, Article 2 (Building Requirements for New Residential Construction in the 70 CNEL to 75 CNEL Noise Zone) are required to be incorporated into exterior façade units located along the southern project perimeter;
- Balconies on exterior façade units located along the project's east, south and north frontages shall have a solid balcony barrier of at least 5 feet per study findings. On exterior façade units located along the project's south perimeter street frontage, no balconies or yard areas shall be permitted; and
- If required upon findings of a study, a 6-foot high solid decorative masonry block wall with self-closing, sound insulated gates shall be constructed between the buildings located along the southern edge of the project site. This will ensure exterior noise for outdoor facilities within the project will not exceed 65 dB CNEL.

8.1.2 – Air Quality

- Due to the proximity of the active rail lines to the south of the project area, air quality is a concern for the project site resulting from the diesel emissions from trains.
  Listed below are standards for reducing the air quality impacts of the diesel emissions.
- All residential living areas shall be equipped with air filtration systems operating under a positive pressure rated at MERV 12 or higher;
- The HOA or property management will replace all unit filters on a routine basis, deter mined by industry standards for the filter and air conditioning HVAC systems selected;
- The active outdoor recreation areas should be shifted northward where feasible, to provide the greatest possible distance setback from the closest railroad tracks; and
- A dense tree canopy shall be established along the southern site boundary to act as a living bio-filter for particulate air pollution.

9 – ADMINISTRATION

9.1 – Items Not Addressed in PUD

Any terms or regulations pertaining to design, development, subdivision, administration and interpretation, and nonconforming use, structures and, which are not addressed in this PLANNED UNIT DEVELOPMENT, shall be governed by the City of Ontario Development Code.

9.2 – Development Applications

Development Plan approval, pursuant to the requirements of Ontario Development Code Section 4.02.025 (Development Plans), shall be required for the physical alteration of a lot, the construction of a building, or the addition or significant alteration of an existing building. A Development Plan application shall be submitted to the Planning Department on a City application form pursuant to the requirements of Ontario Development Code Division 2.02 (Application Filing and Processing), commencing with Subsection B (Discretionary Permits and Actions) of Section 2.02.015 (Application Processing Procedures).

9.3 – Administrative Exceptions

Minor exceptions to the development standards set forth in this document may be granted by the Zoning Administrator in accordance with Section 4.02.020.C (Administrative Exceptions) of the Ontario Development Code, not to exceed 10 percent from minimum residential setback and separation requirements.

9.4 – Severability

If any portion of this Planned Unit Development is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, the determination shall not affect the validity of the remaining portions of this Planned Unit Development. Moreover, the decision shall not affect, impair, or nullify this Planned Unit Development, either in whole or in part, and the remainder of this Planned Unit Development shall continue in full force and effect.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD20-001, A PLANNED UNIT DEVELOPMENT (THE ROOSEVELT TOWER PLANNED UNIT DEVELOPMENT) TO ESTABLISH DEVELOPMENT STANDARDS, DESIGN GUIDELINES AND INFRASTRUCTURE REQUIREMENTS FOR 0.81 ACRES OF LAND LOCATED AT 549 WEST HOLT BOULEVARD, WITHIN THE MU-1/LUA-3 (DOWNTOWN MIXED-USE/HOLT BOULEVARD DISTRICT) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1049-021-09.

WHEREAS, Kathy Huynh ("Applicant") has filed an Application for the approval of a Planned Unit Development, File No. PUD20-001, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.81 acres of land located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and the site is presently vacant land; and

WHEREAS, the property to the north of the Project site is within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and is developed with the Ontario Village Commercial Shopping Center. The property to the south is within the IL (Light Industrial) zoning district and is developed with a mix of industrial uses. The property to the east and west are within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and are developed with multi-tenant commercial uses; and

WHEREAS, in conjunction with the Planned Unit Development (The Roosevelt Tower Planned Unit Development) application, the Applicant has submitted a Development Plan application (File No. PDEV20-009) to construct a mixed-use project consisting of 59 multiple-family dwellings (three-stories of residential units over two-stories of podium parking and 2,500 square feet of first floor retail space) on the Project site. Approval of the Development Plan application will not be final and complete until The Roosevelt Tower Planned Unit Development, File No. PUD20-001, has been approved by the City Council; and

WHEREAS, the Ontario Plan Policy Plan (General Plan) designates the Project area as MU (Mixed-Use). The Ontario Plan describes the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere. The most intensive uses are envisioned along Euclid and Holt Avenue. The Downtown Mixed Use is also intended to provide new housing opportunities that will also provide increased demand for commercial/retail in a more urban, concentrated and strategic location. The densities and intensities of the mixed-use designation represented within The Ontario Plan (“TOP”) are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development; and

WHEREAS, the Policy Plan specifies that the Downtown Mixed-Use Area is to be implemented through the approval of an Area Plan or Planned Unit Development ("PUD") prior to the development of properties within the area. In compliance with this requirement, the Applicant has submitted "The Roosevelt Tower Planned Unit Development" (included as "Attachment A" to this Ordinance), which is consistent with this vision and the goals and policies of the Policy Plan; and

WHEREAS, the purpose of the PUD is to secure a fuller realization of the Policy Plan than would result from the strict application of present zoning district regulations and to:

- Promote high standards in urban design;
- Encourage the development of exceptionally high quality, mixed-use, medium to high intensity projects, while establishing regulations and standards for uses with unique regulatory and design needs;
- Ensure harmonious relationships with surrounding land uses; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

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

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (ALUCP), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

WHEREAS, on July 26, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Resolution No. PC22-037 recommending the City Council approve the Application; and

WHEREAS, on September 20, 2022, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

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

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

(2) The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-Fill Development) of the CEQA Guidelines, which consists of projects characterized as infill developments, meeting the following conditions:

a) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations. The proposed Project is located within the MU (Mixed Use) land use district of the Policy Plan Land Use Map, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. The PUD development standards, regulations and design guidelines are consistent with the goals, policies, plans and exhibits of the Policy Plan (General Plan) component of the Ontario Plan.

b) The proposed development occurs within city limits, on a Project site of no more than five acres and is substantially surrounded by urban uses. The Project site is 0.81-acres of land, located within the incorporated boundaries of the City of Ontario. Furthermore, the site is situated within a fully urbanized area that is characterized by a mix of industrial and multi-tenant commercial developments.

c) The Project site has no value as habitat for endangered, rare, or threatened species. The site is currently vacant land, with no value to endangered, rare or threatened species.

d) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. Conditions of approval will be imposed on the Project entitlements, which will mitigate any significant effects relating to traffic, noise, air quality, or water quality as stipulated in the Mitigation Monitoring Reporting Program adopted with The Ontario Plan FEIR.

e) The Project can be adequately served by all required utilities and public services. The site is located within an area that is currently served by all required utilities and public services, including, but not limited to sewer, water, gas, electric and municipal solid waste services; and

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

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

SECTION 2. *Housing Element Compliance.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending authority for the Project, the City Council finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3. *Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.* The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4. *Concluding Facts and Reasons.* Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the City Council hereby concludes as follows:

(1) *The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.* The proposed Project is located within the MU (Mixed Use) land use district of the Policy Plan Land Use Map, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district. The PUD development standards, regulations and design guidelines are consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

(2) *The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.* The PUD development standards, regulations and design guidelines have been established to ensure that: [i] the purposes of the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and The Roosevelt Tower PUD are maintained; [ii] the Project will not endanger the public health, safety or general welfare; [iii] the Project will not result in any significant environmental impacts; [iv] the Project will be in harmony with the area in which it is located; and [v] the Project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan vision, and the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district and the Roosevelt Tower PUD.

(3) *In the case of an application affecting specific property, the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.* A thorough review and analysis of the proposed Project and its potential to adversely impact properties surrounding the subject site was completed by City staff. As a result of this review, certain design considerations were incorporated into the Project to mitigate identified impacts to an acceptable level, including the use of upgraded materials, the inclusion of certain architectural design elements on building exteriors, intensified landscape elements, and decorative hardscape elements.

(4) *In the case of an application affecting specific property, the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.* In preparing the proposed PUD, a thorough review and analysis of the proposed Project and the Project site's physical suitability for the proposed Project was completed, including analysis of the Project size, shape, intensity of development, building height, building setbacks, site access, site landscaping and drainage, fences and walls, vehicle circulation, pedestrian connections, availability of mass transit, necessary street dedication and easements, public right-of-way improvements, availability of utilities and other infrastructure needs, off-street parking and circulation, building orientation and streetscapes, architectural character, building materials and color, and site signage.

(5) *The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.* The proposed PUD addresses aspects of the Project that are specifically related to the proposed Development Plan, File No. PDEV20-009, filed in conjunction with the PUD, including necessary building setbacks, site access points, off-street parking, site circulation, and architectural character.

SECTION 5. *City Council Action.* Based upon the findings and conclusions set forth in Sections 1 through 5, above, the City Council hereby APPROVES the herein described The Roosevelt Tower Planned Unit Development (File No. PUD20-001), attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 6. *Indemnification.* The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 7. *Custodian of Records.* The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8. *Severability.* If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 9. *Effective Date.* This Ordinance shall become effective 30 days following its adoption.

SECTION 10. *Publication and Posting.* The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this ____ day of _____ 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held September 20, 2022 and adopted at the regular meeting held _____, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

ATTACHMENT A:

File No. PUD20-001;
The Roosevelt Tower Planned Unit Development

(Document follows this page)



ROOSEVELT TOWER

HOLT BOULEVARD, ONTARIO, CALIFORNIA



MAY 02, 2022

PLANNED UNIT DEVELOPMENT

The Roosevelt Tower Planned Unit Development

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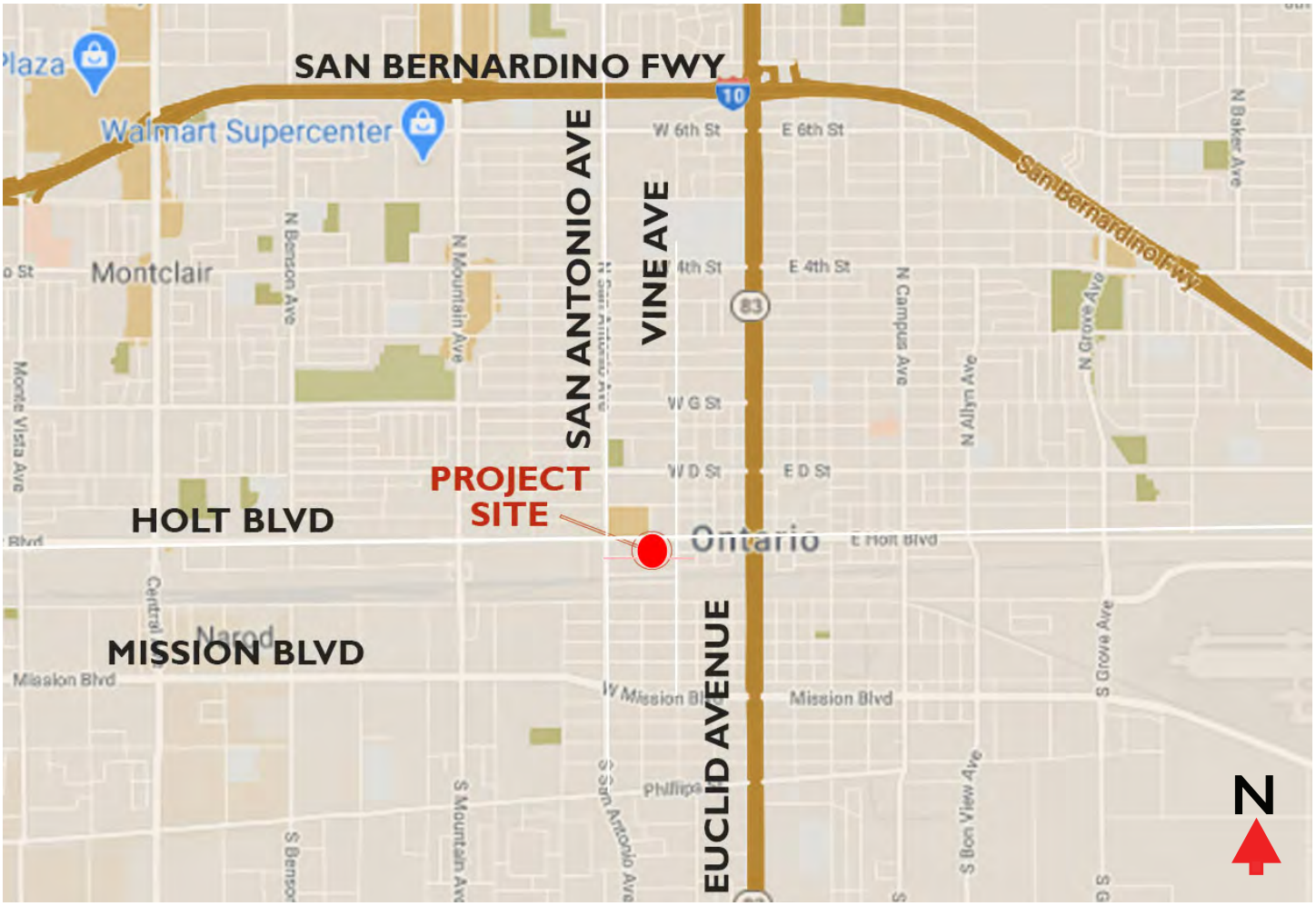
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1 – INTRODUCTION

This document is intended to function as a set of planning and design principles, development regulations and performance standards to guide and govern the development of a 57-Unit Residential and Mixed-use Complex located at 549 W. Holt Boulevard in the City of Ontario. The development is a 5-story residential and retail complex bounded by Holt Avenue on its north side and Brooks Street at its south side (see Exhibit 1-2: Location Map).

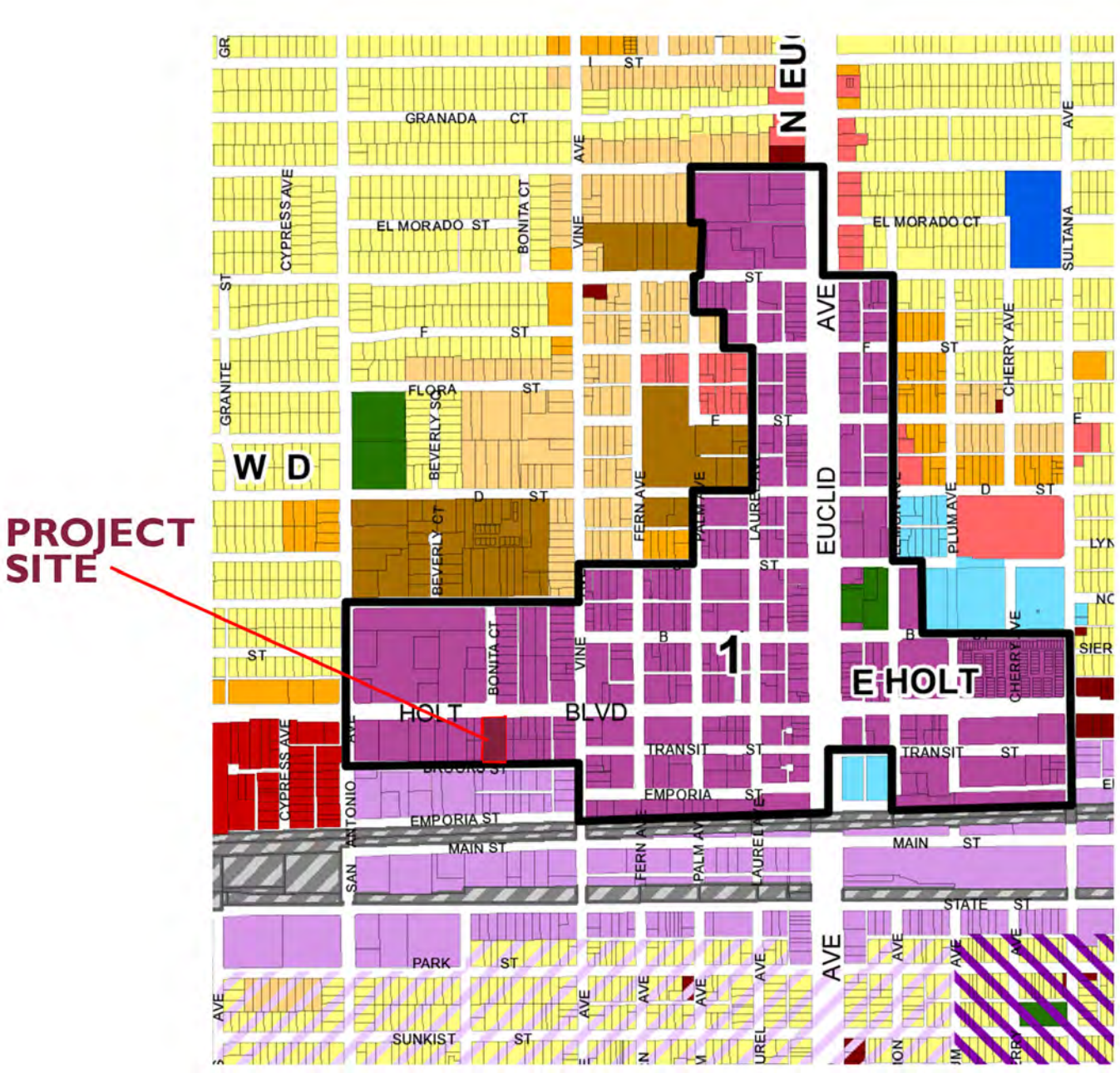
The 35,085 SF project site is located within the Ontario Plan Downtown Mixed-Use District (MU-1) which requires the establishment of a Planned Unit Development (PUD) prior to development. The Planned Unit Development (PUD) is set forth in the Ontario Development code section 4.01.030 (Planned Unit Development (PUD) and Amendments). Upon approval, this PUD will establish the land use and development standards for this particular project site. The Roosevelt Tower on Holt Planned Unit Development (PUD) will replace the existing zone district designations and zoning standards that apply to the affected properties. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply.

City staff and private developers shall rely on this PUD to determine whether precise plans for development will be adequate and will meet the City's land use and design objectives.

Exhibit 1-2: Location Map



Exhibit 1-3: Land Use Map: MU-1 (Mixed-Use Zone 1)



General Plan Land Use Designation: MU (Mixed-Use)
ZONE: MU-1 (Downtown Mixed-Use)

Exhibit 1-4: Existing Site Map



Exhibit 1-5: Proposed Site Map



2 – P.U.D. OBJECTIVES

2.1 – The Ontario Plan (TOP) Objectives

The Ontario Plan, which includes the City's General Plan, designates the project area as part of the Downtown Mixed Use District. The Downtown Mixed Use District designation requires approval of an Area Plan or Planned Unit Development to develop the property. Additionally, the designation specifies a residential density range of 25.0 to 75.0 units per acre and a maximum floor area ratio (FAR) of 2.0 for office and retail uses.

The intent of this designation is to:

1. Create "an intensive vertical and horizontal mixture of residential and retail uses in a pedestrian friendly atmosphere;
2. Ensure the historic character is enhanced when required or appropriate; and
3. Concentrate intensive Land uses on Holt Avenue.

The Holt & Brooks PUD is consistent with the principles, goals and policies contained within the components that make up The Ontario Plan (TOP), including: (1) Vision, (2) Policy Plan (General Plan), and (3) City Council Priorities. The policies furthered by this PUD are as follows:

1. Vision

On February 13, 2007, the Ontario City Council adopted The Ontario Vision. The central theme that motivates the Vision is - "A sustained, community-wide prosperity which continuously adds value and yields benefits. "Everything the City does and every action the City takes is done with the simple yet comprehensive theme in mind, from the design quality of the built environment, to the intent of designing socio-economic programs, to the way in which its leaders govern as a community. In discussing a Vision that would endure for the lifetime of The Ontario Plan (30 years or more), the City Council recognized that there are four components that serve as the basic building blocks that set the foundation for a unified and prosperous community. These foundational blocks must be expressed and widely accepted throughout the Plan's lifetime. They are:

1. A Dynamic Balance that enables our community to confront the continued dynamic growth of the region and technological change with confidence and a sense of opportunity.

2. A Prosperous Economy that sustains the perception and reality of prosperity across our entire community that positively impacts all the people of Ontario and is broadly - though not uniformly - shared.
3. Distinctive Development that integrates our varied and diverse focal points, districts, villages, and neighborhoods to provide a feeling of coherence without sacrificing uniqueness.
4. Recognized Leadership in local governance that stimulates excellence and serves to unify the people of Ontario in support of best practices in conducting public endeavors.

Holt & Brooks PUD will implement the Ontario Vision in several ways that will further the City's desire to be a sustainable and prosperous community.

DISTINCTIVE DEVELOPMENT

Commercial and Residential Development

- The PUD will support new multifamily developments and existing residential neighborhoods by providing the increased demand for retail in more concentrated, strategic location (e.g., at major intersections) as intended for the Downtown Mixed-Use Area.

- The PUD will seek to ensure a mix of retail and commercial uses that will provide a variety of goods and service to the surround community and the future Bus Rapid Transit (BRT) users.

Design Quality

- The PUD will require a well-designed projects that covey a visual interest and character through:

  - Appropriate scale and massing
  - Architectural style and design that are complementary and appropriate to its setting.
  - The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.

- Appropriate Site Planning to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well designed street frontages.

Public Safety

- The PUD will ensure that proper exterior lighting standards be located and designed to minimize direct glare beyond the projects parking levels and into any future residential developments to the west and east of the project site. In addition, working with the Police Department, to ensure that all lighting standards comply with the one-foot candle illumination to provide a level of security and public safety within the project's retail areas as well as in the existing commercial areas adjacent to the project site.

2. Policy Plan

LAND USE ELEMENT

LU1 Balance

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

The PUD, through the development of retail and commercial uses, will help provide jobs to help support the existing and new development within the sunounding area.

Polices:

- *LU1-3 Adequate Capacity. We require adequate infrastructure and services for all development.*

  The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-ways dedication for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX West Valley Connector.

- *LU1-4 Mobility. We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities.*

LU2 Compatibility

Goal LU2: Compatibility between a wide range of uses.

The PUD, through land use regulations for permitted uses, have ensured that those permitted uses allowed within the PUD are compatible with the surrounding area and not allow those uses that may have potential to create adverse impacts to the surrounding area.

Polices:

- *LU2-I: Land Use Decisions: We minimize adverse impacts on adjacent properties when considering land use and zoning requests.*

  The project area is zoned MU-2 (Downtown Mixed Use) and require that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed.

- *LU2-2 Buffers. We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.*

  The PUD, through site planning, we will require the that future building developed on the site shall be placed along the frontages of Holt Boulevard to keep a buffer between the future residential development.

- *LU2-4 Regulation of Nuisances. We regulate the location, concentration and operations of potential nuisances.*

The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed. Those uses with operations that may have potential to create nuisances, will require discretionary approval through the Conditional Use Permit process.

- *LU2-5 Regulation of Uses. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.*

  The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed.

LU3 Flexibility

Goal LU3 Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.

The Ontario Plan describes the Downtown Mixed Use Area as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere. The historic character is enhanced. To provide flexibility the densities and intensities of the mixed use designation represented within TOP are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines.

Policies:

- *LU3-1 Development Standards. We maintain clear development standards which allow flexibility to achieve our Vision.*

  To provide flexibility the densities and intensities of the mixed use designation represented within TOP are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The development standards within the PUD are intended to ensure quality and appropriate development to achieve TOP Vision for well-designed projects that covey visual interest.

COMMUNITY ECONOMICS ELEMENT

CE1 Complete Community

Goal CE1: A complete community that provides for all incomes and stages of life. The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area and contribute to the City's tax sales base.

CE2 Place-Making

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

The PUD will seek to ensure a mix a retail and commercial uses that will provide a variety of goods and service to the surround community and the future Buss Rapid Transit (BRT) users. The PUD area will be distinctive through the requirement of a well-designed projects that covey visual interest and character through:

- Appropriate scale and massing.
- Architectural style and design that are complementary and appropriate to for its setting.
- The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.

- Appropriate Site Planning that to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.

MOBILITY ELEMENT

M3 Public Transit

Goal M3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.

The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-ways dedication for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX West Valley Connector and bus stop along the frontage of Holt Boulevard.

COMMUNITY DESIGN

CD1 Image & Identity

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

- To provide flexibility the densities and intensities of the mixed use designation represented within TOP are the intended level of anticipated development; how ever, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1 (Downtown Mixed Use) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The development standards within the PUD are intended to ensure quality and appropriate development to achieve TOP Vision for well-designed projects that covey visual interest.

Policies:

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

The entire project area is covered by the Ontario Plan Policy Plan (General Plan) and has been designated as mixed-use (Holt Boulevard) and as described in the Ontario Plan Downtown Mixed-Use Growth Area. This PUD area will be distinctive through the requirement of a well-designed projects that convey visual interest and character through:

- Appropriate scale and massing.
- Architectural style and design that are complementary and appropriate to its setting.
- The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
- Appropriate Site Planning that to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and welldesigned street frontages.

- *CD1-4 Transportation Corridors. We will enhance our major transportation corridors within the City through landscape, hardscape, signage and lighting.*

The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary rights-of-way dedications for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX west Valley Connector and any future bus stop site frontage along Holt Boulevard. In addition, the PUD will require adequate landscaping, hardscape, signage and lighting to the prominent areas along Holt Boulevard as well as the secondary face of the project along Brooks Street to the south of the project site.

CD2 Design Quality

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

Polices:

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

    - building volume, massing, and height to provide appropriate scale and proportion;

- a true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

The PUD area will be distinctive through the requirement of a well-designed projects that covey visual interest and character through:

- ▶ Appropriate scale and massing
- ▶ Architectural style and design that are complementary and appropriate to for its setting.
- ▶ The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
- ▶ Appropriate Site Planning that to ensure building orientation visibility form the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and welldesigned street frontages.

- *CD2-3 Commercial Centers. We desire commercial centers to be distinctive, pedestrian friendly, functional and vibrant with a range of businesses, places to gather, and connectivity to the neighborhoods they serve.*

  The permitted uses within PUD have been established to provide retail and commercial uses to serve the surrounding residential area. These retail and commercial uses will be provided to the area currently lacking close access to a retail center. The PUD will seek to capitalize on the location of the station by ensuring a mix a retail and commercial uses business that will provide a variety of goods and service to the surround community and the future Buss Rapid Transit (BRT) users.

- *CD2-5 Streetscapes. We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.*

The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-ways dedication for street widening and to accommodate the future Bus Rapid Transit (BRT) for the SBX West Valley Connector. In addition, the future development entitlements will require site improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.

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

The PUD development standards that landscape design, materials and will be used to enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

- *CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.*

The PUD development standards will ensure water conservation be provided through low water using plant materials, hydro zones, water efficient irrigation and weather based controllers. Landscaped areas may be used for storm water infiltration through vegetated swales, retention basins, or dry wells as needed with the use of appropriate planting materials. Broad canopy shade trees will be used to reduce heat gain on buildings, paving and parking areas.

3. City Council Priorities

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

- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
- Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch

2.2 – PUD District Purpose And Objectives

The purpose of The Roosevelt Tower (PUD) is to secure a fuller realization of the general plan than that which would result from the application of present zone district regulations; to promote high standards in urban design; to encourage the development of exceptionally high quality residential and commercial uses, while establishing regulations and standards for uses with special conditions and regulatory needs to ensure harmonious relationships with other land uses.

The intent of the PUD District is to:

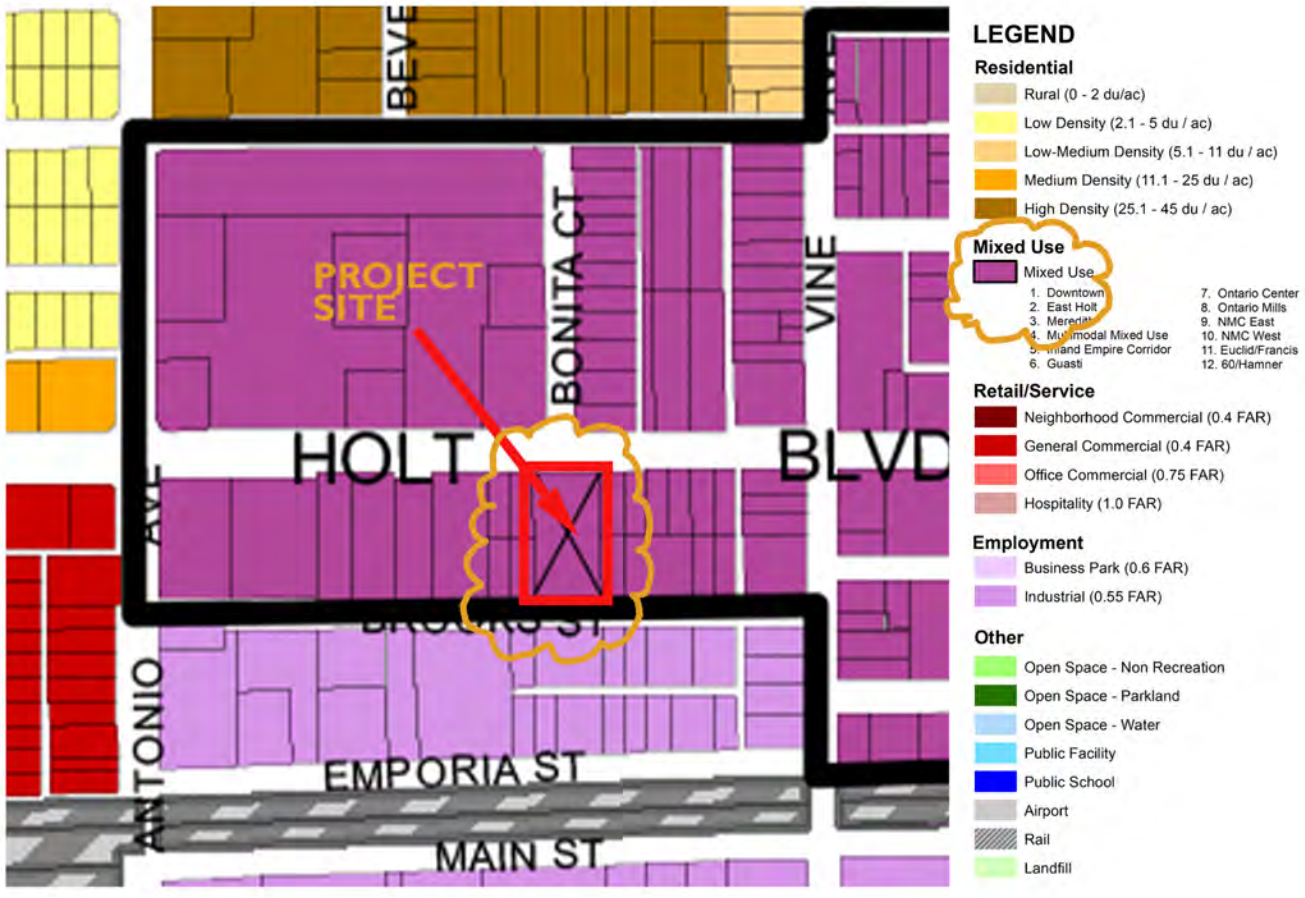
- Promote development projects that are consistent with the land use/downtown revitalization objectives of the City Redevelopment Project area.
- Promote residential and community commercial uses to meet the needs of the projects surroundings residential uses.
- Promote the plaza areas within the commercial center to providing for social interaction.
- Orient buildings to the street, wherever possible to create an accessible urban edge and sense of arrival.
- Incorporate landscaping to enhance the environment.

3 – ALLOWABLE USES

The project site is located within the Downtown Mixed Use Area Policy Plan (General Plan) land use district, and the MU-1 (Downtown Mixed-Use) zoning district, which implements the Downtown Mixed Use Area. The MU-1 zoning district is established to accommodate an intensive mixture of vertical and horizontal retail and office uses at a development intensity of up to 2.0 FAR, and residential uses at a density of 25 to 75 dwelling units per acre. Development projects within the MU-1 zoning district are intended to maintain a pedestrian friendly atmosphere, while at the same time enhancing the historic character of the area. The most intensive uses within this district are envisioned along Euclid Avenue and Holt Boulevard.

Consistent with the intent of the Downtown Mixed Use Area and the MU-1 zoning district, the project site is designated for Multiple-Family Residential (MFR) land uses. Exhibit 3-1 (Land Use Plan), below, depicts the Planned Unit Development boundary and land use designation.

Exhibit 3-1: Land Use Plan



3.1 – Residential Use

The project site is proposed to be developed with high quality, multi-family housing units, either two or three levels over two levels of podium parking. The buildings will be a combination of podium-style stacked flat units, with parking beneath, and townhome style units, with first floor garage access.

3.2 – Retail Use

As part of the mixed-use character of the project, a 2,740 SF retail component will be incorporated on the first level of the podium of the building. This total area is well within the 2.0 FAR allowed by city and is in line with the city's vision for Holt Avenue to be an intensive vertical and horizontal mixture of retail, office, and residential uses, in a pedestrian friendly atmosphere.

3.3 – Permitted Use Table/List

Some of the permitted land uses within The Roosevelt Tower PUD are as follows:

1. Multiple-family dwellings;
2. Recreation facilities ancillary to multiple-family residential development projects, for use by project residents and their guests, including, but not limited to, pools, spas, tennis courts, clubhouse or recreation building, playgrounds or tot lots, and other similar amenities appropriate to serve a multiple-family residential development project;
3. Temporary uses (as permitted within the residential districts of the City of Ontario Development Code subject to an Administrative Permit);
4. Leasing/Administrative Office (for on-site property and facilities management only);
5. Motor vehicle parking ancillary to a multiple-family residential development project; and
6. Other land use compatible with multiple-family residential development projects, as determined appropriate by the Zoning Administrator.

Table 3-1: Permitted Use Table	
Land Use	**MU-1 Commercial**
EDUCATIONAL	
Vocational/Trade Schools	**C**
Private Schools	
MEDICAL	**P**
Animal Hospital/Veterinarian	**P**
Ambulance Service (Office Only - No Storage of Vehicles)	**P**
Medical Office	**P**
MEDICAL OFFICE/FAMILY CLINIC	
Pharmacies and Drug Stores w/Drive-thru Facilities	**P**
Industrial Clinic	**P**
PUBLIC FACILITIES	
Police/Fire Station	**P**
Police Storefront/Substation	**P**
RETAIL/COMMERCIAL	
Discount Variety Store	**P**
Hobby, Toy and Game Store	**P**
Home Appliance Store	**P**
Jewelry Store	**P**

Table 3-1: Permitted Use Table	
Land Use	**MU-1 Commercial**
Luggage and Leather Goods	**P**
Music and Video Stores	**P**
Office Supply, Stationery and Gift Stores	**P**
Pet and Pet Supply Store	**P**
FOOD AND BEVERAGE STORES	
Bakery	**P**
Delicatessen	**P**
Convenience Market	**P**
Grocery Store	**P**
Specialty Food Stores	**P**
SERVICES	
Advertising Agency	**P**
Data Processing Services	**P**
Data Processing Services	**P**
Photography Studio	**P**
Photocopying and Duplicating Services	**P**

Table 3-1: Permitted Use Table	
Land Use	**MU-1 Commercial**
FINANCIAL SERVICES	
Banks, Credit Unions and other Despository Institutions	**P**
Banks, Credit Unions and other Despository Institutions with Drive-thru (See Development Ordinance Section 9-101305 D)	**C**
PERSONAL SERVICES	
Barber Shop and Beauty/Nail Salon	**P**
Dry Cleaners	**P**
Laundry - Commercial	**C**
Pet Grooming	**P**
Tailor	**P**
Travel Agency	**P**
REPAIR SERVICES	
Computer, Home Electronics, and Small Home Appliances (when ancillary to another use)	**P**
Electrical Equipment	**P**
Jewelry and Watches/Clocks	**P**
Locksmith/Key Shop	**P**

"P" (permitted) shall mean the land use, activity, or facility within the specified zoning district is permitted by right of being in the proper zoning district.

"C" (conditionally permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of a Conditional Use Permit pursuant to Section 4.02.025 (Conditional Use Permits) of this Development Code.

"NP" (Not Permitted) shall mean the land use, activity, or facility within the specified zoning district is not permitted by right of being in the proper zoning district.

All other uses not listed as Permitted or Conditional are prohibited unless a finding can be made by the Planning Director that the use is similar to, and no more objectionable than, a permitted or conditional use.

4 – DEVELOPMENT REGULATIONS

4.1 – Residential Density

Residential density shall range from a minimum 25.0 to a maximum 75.0 dwelling units per acre.

As part of the mixed-use character of the project, a 2,740 SF retail component will be incorporated on the first level of the podium of the building. This total area is well within the 2.0 FAR allowed by city and is in line with the city's vision for Holt Avenue to be an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere.

The small retail component of the project has also been incorporated to add convenience to the residents of the project and adjacent properties, help foster neighborhood cohesion, and reduce the need for vehicular traffic.

Exhibit 4-1: Front Elevation Retail Podium



4.2 – Building Height

No structure shall exceed 67’ 6” in height, except that the maximum height may be exceeded by roof mounted equipment, architectural projections, chimneys, elevator towers, parapet walls and any other roof top structures, by up to 10% of the allowed building height or as restricted by the Airport Height Constraints. No rooftop equipment shall be visible from anywhere on the project site, public streets, or adjacent properties, and shall be fully screened with appropriate architectural parapet walls or appropriate roof treatments. Roof- mounted equipment shall not exceed the height of the structures and appurtenances used to screen the equipment.

Exhibit 4-2: Height Diagram



4.3 – Setbacks

Building setbacks shall be as set forth in Table 4-1 (Minimum Building Setbacks), and shall comply with Exhibit 4-3 (Setback Diagram).

Table 4-1: Minimum Building Setbacks

Setbacks	Distance
Minimum Street Setbacks Holt Boulevard Brooks Street	 2 Feet 2 Feet
Side Setback (East) Side Setback (West)	1 foot provided 1 foot provided

Certain types of features and equipment are allowed to encroach into the required setback areas in accordance with Table 4-2 (Encroachments into Setbacks) including but not limited to architectural projections, balconies, and underground utility structures such as electrical transformer vaults. Utility structures may encroach into the public right-of-way and/or public utility easement, subject to the approval of the City.

Table 4-2: Maximum Encroachments Into Building Setbacks

Projection	Encroachment
Architectural Feature	1/2 of Required Setback
Patios/Porches	1/2 of Required Setback
Balconies (Occurs on 3rd and 4th Floors)	1/2 of Required Setback at 1st Floor; 3 Feet or More Allowed at 2nd or Higher Floors

Note: No projections may encroach into the storm drain easement

Exhibit 4-3: Setback Diagram

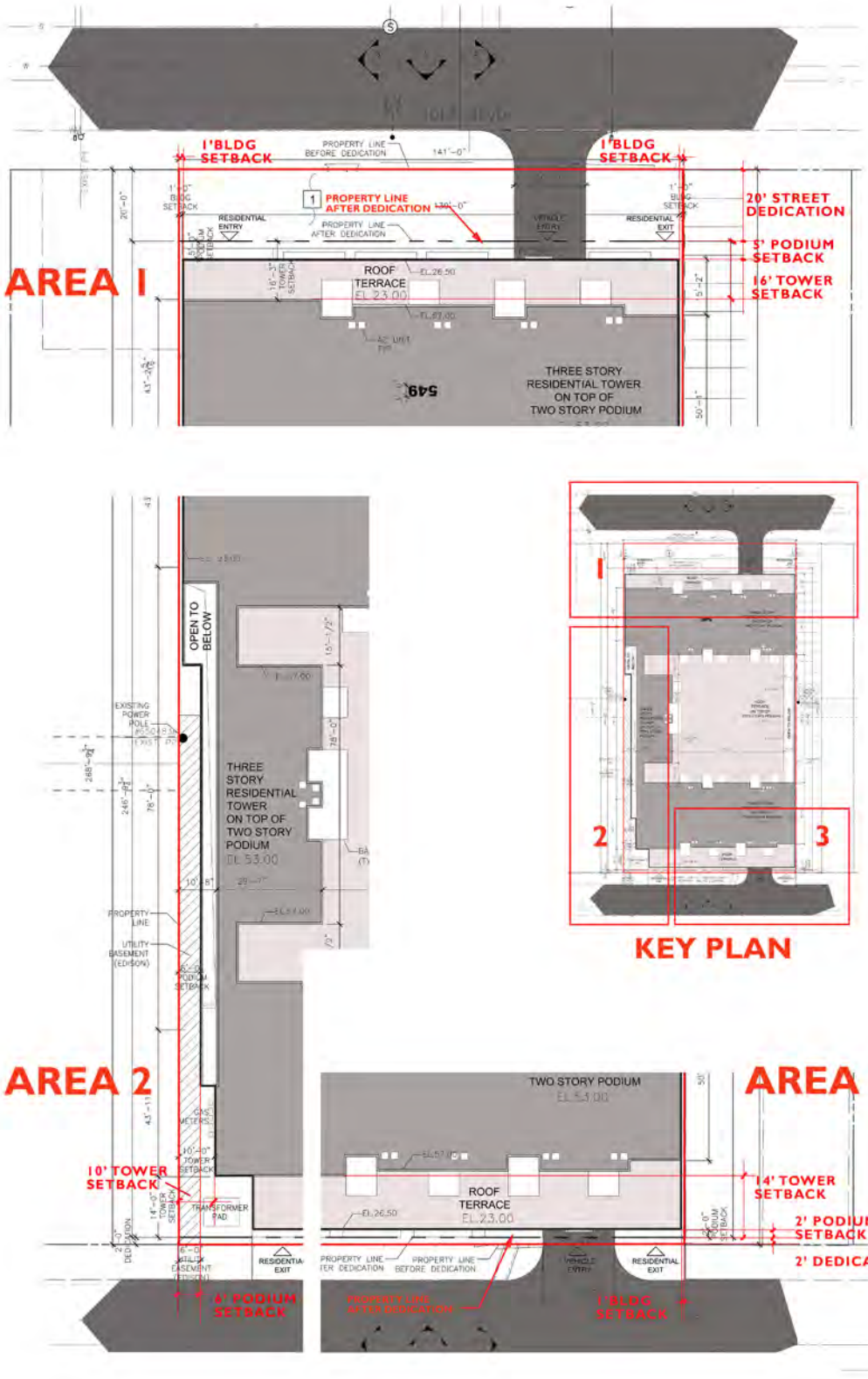
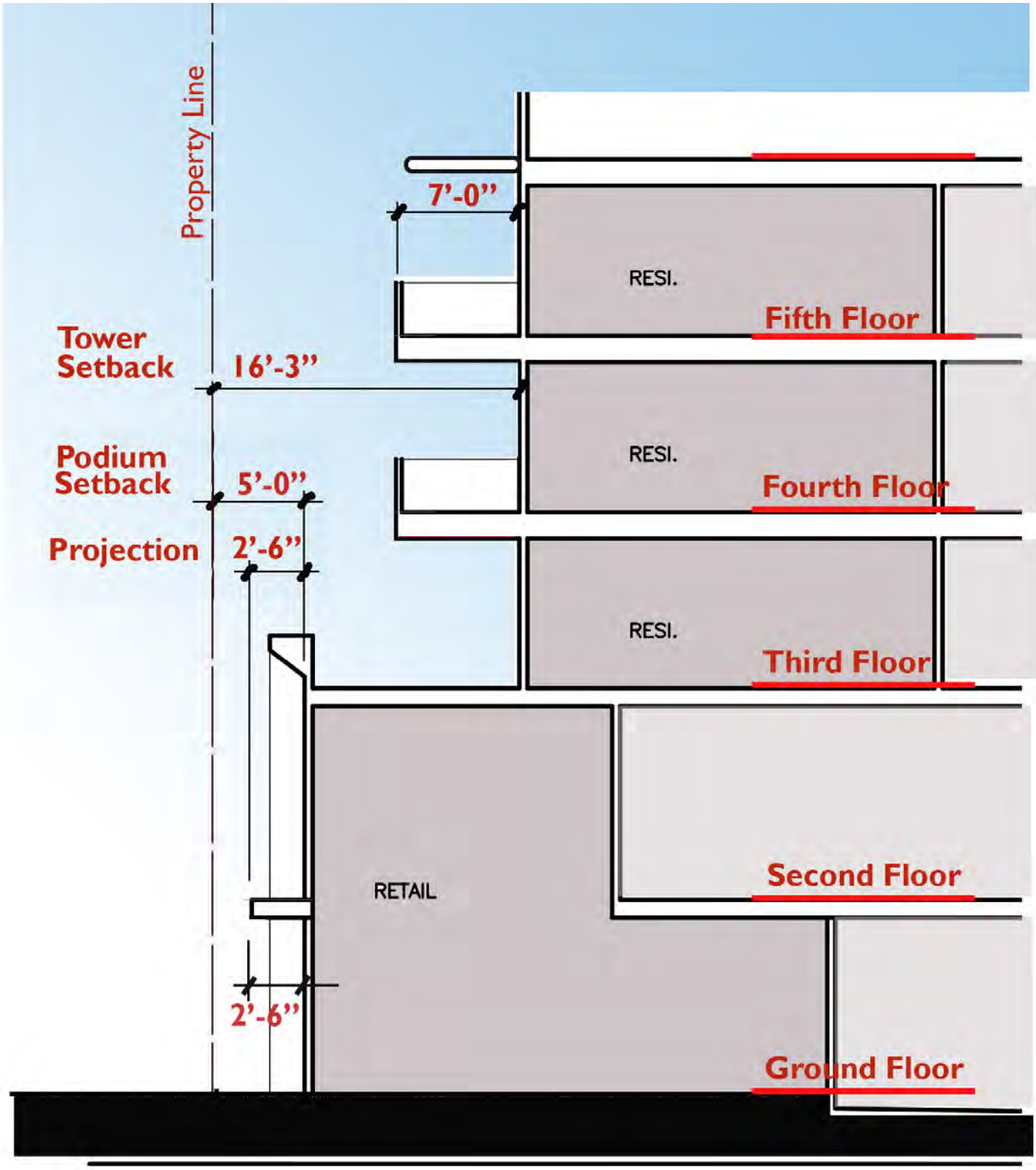


Exhibit 4-4: Projection Diagram



4.4 – Open Space Requirements

Open space shall be provided for passive and active recreation opportunities within the project site. Two types of open space are required, private and common open space. These open space areas are for the use of the on-site residents and their guests. Required street set-back areas are not counted towards common open space requirements.

4.4.1 – Private Open Space

Private open space shall be provided for each residential unit in order to provide private outdoor areas which can be enjoyed for the exclusive use by the occupant of the residential unit and their guests. Types of areas considered private open space include balconies, decks, and enclosed patios and yards.

Private open space shall be provided for all residential units, and shall have direct access from each residential unit. Residential units shall have a minimum size of private open space as defined in Table 4-3 (Private Open Space). The space may be provided in multiple areas (e.g. two balconies, a yard and a balcony, etc.), as long as the total area of the spaces meets the minimum private open space requirement for the unit. The minimum dimension for private open space shall be no less than 6 feet in any direction.

Table 4-3: Private Open Space

Number Of Bedrooms	Open Space
1 Bedroom	60 SF
2 Bedrooms	60 SF
3 Bedrooms	60 SF

For multiple-family dwellings, private open space located at the dwelling's main living level shall have a minimum contiguous clear area of 60 SF, with a minimum clear horizontal dimension of 7 FT and a minimum clear vertical dimension of 8 FT. Other open space areas located on balconies or roof decks shall have a minimum contiguous clear area of 50 SF, with a minimum clear horizontal dimension of 6 FT and a minimum clear vertical dimension of 8 FT.

Exhibit 4-5: Private Open Space Diagram



4.4.2 – Common Open Space

Common open space of 150 square feet min, per unit will be required and shall be provided to allow for both passive and active types of recreation, along with site landscape amenities. These areas are for use by project residents and their guests, and may include indoor recreational facilities. Recreational facilities provided pursuant to Section 4.4.3 shall be provided in common open space areas. The amount of required common open space is based on the number of dwellings developed, and shall be provided at the rate of 235 square feet of common open space for each dwelling unit.

Areas not considered common open space include: [1] parking lots; [2] walkways along or between buildings; [3] parking lot landscaping; [4] street setback areas; and [5] other areas not intended for active or passive recreation.

Exhibit 4-6: Common Open Space



4.4.3 – Recreational Facilities

Access to recreational facilities is important in multiple-family residential projects, as they provide needed facilities for the residents of the community. These facilities shall be centrally located on the site, making the facilities accessible to all project residents A total of at least three recreational facilities (indoor or outdoor) shall be provided on-site. The facilities can be comprised of a combination of both similar and different recreational facilities to meet the recreational facilities requirement (e.g. two pools and one playground or one clubhouse, one pool, and one tot lot, etc.). Recreational facilities may be indoor or outdoor, and may include: [1] clubhouses; [2] pools; [3] community buildings; [4] playgrounds or tot lots; and [5] other indoor or outdoor recreational facilities deemed appropriate by the City. All recreational facilities shall be for the exclusive use of project residents and their guests.

4.5 – Parking Requirements

4.5.1 – On-Site Resident Parking Requirements

The number of parking spaces shall be provided based on the number of bedrooms contained within each dwelling unit, and is subject to the following requirements:

- All required resident parking spaces shall be provided on-site;
- Each dwelling shall have at least one reserved parking space that is clearly marked;
- Reserved parking spaces shall be located within 150 feet of the dwelling it serves;
- At least one covered parking space shall be provided for each dwelling. This can be achieved through use of garages, carports, or tuck-under parking;
- Resident's assigned parking space(s) shall be used for the parking of occupant's operable automobile(s), only;
- Tandem parking is allowed but subject to review;
- Required guest parking spaces shall be provided on-site.
- Parking for dwellings shall be provided on-site, pursuant to the requirements of Table 4-4 (Minimum Parking Requirements), this can be included on the leasing contract.

Table 4-4: Minimum Parking Requirements

Use	Parking Spaces
Multi-Family Dwellings: Studio	1.50 spaces per dwelling (at least one space shall be in a garage, carport, or parking structure)
One-Bedroom Unit	1.75 spaces per dwelling (at least one space shall be in a garage, carport, or parking structure)
Two Bedroom Unit *No Three Bedrooms for this project	2.0 spaces per dwelling (at least one space shall be in a garage, carport, or parking structure)
Guest Parking	1 space per every 5 units
Commercial/Retail	1.0 space per 250 square feet

4.5.2 – On-Street Guest Parking Requirements

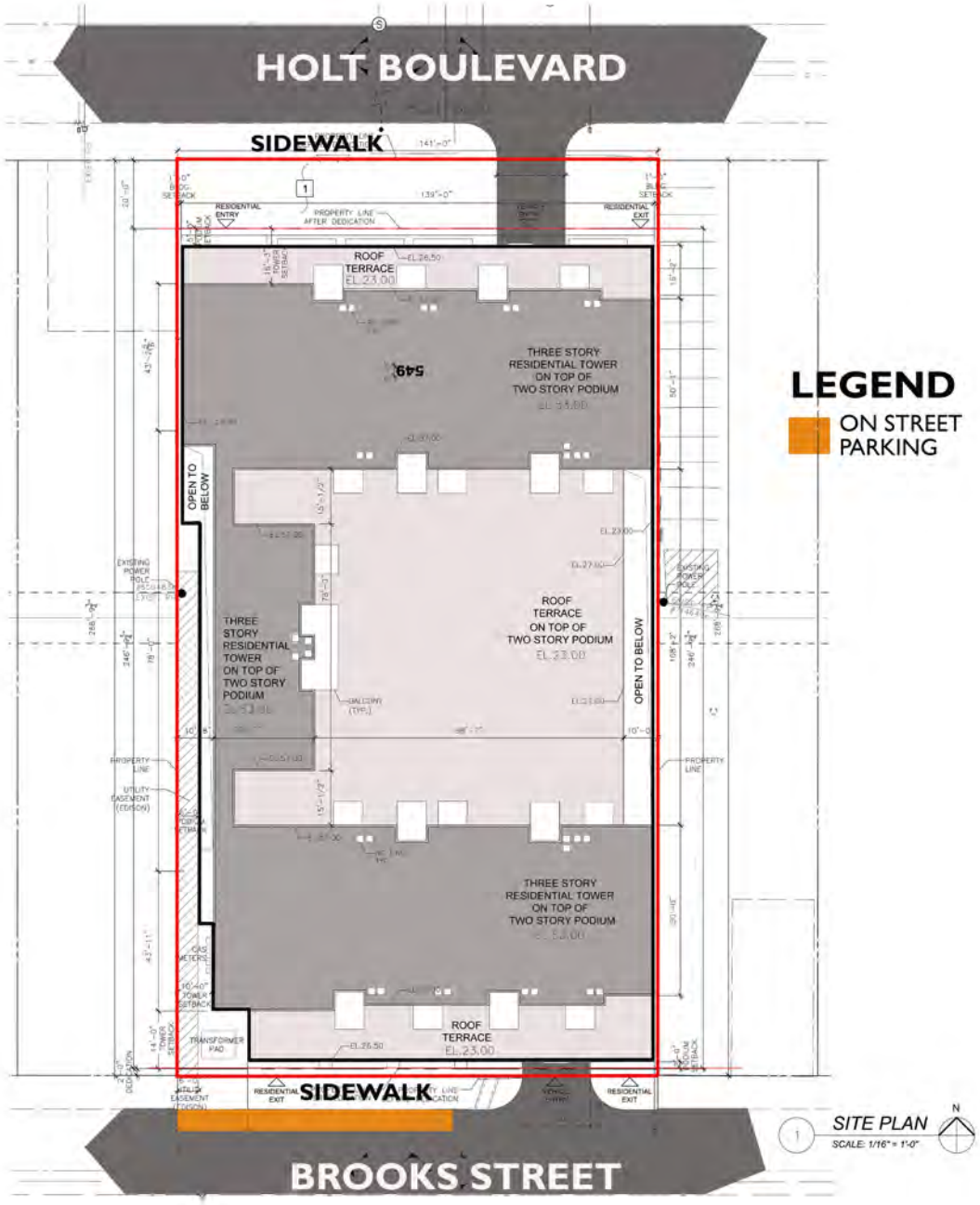
Guest-parking must be provided on-site.

- On-street parking may be allowed to satisfy guest parking requirements only but shall not be counted towards the number of guests parking the code requires.
- On-street parking shall only be designated along Brooks Street, the public street along the south side of the development site. No on-street parking will be allowed along Holt Boulevard and on any other areas deemed by the City Engineer, specially on street corners where sight distance are required.

4.5.3 – Parking Standards

All parking space size and location requirements shall conform to the standards set forth in Section 6.03.045 (Off-Street Parking Standards) of the Ontario Development Code.

Exhibit 4-7: On-Street Parking



4.6 – Vehicular Access

Vehicular access to the site is permitted from Holt Boulevard and Brooks Street. After improvements are made from the West Valley Connector (BRT) Project, vehicular access from Holt Boulevard will be limited to right-in/right-out.

4.6.1 – Vehicle Circulation

The city of Ontario, as part of its intersection widening plan, and the developers of the PUD site shall be responsible to improve Holt Boulevard and Brooks Street to their ultimate widths. These streets will provide vehicular access to the site.

4.6.2 – Pedestrian Connections

Pedestrian connections shall be provided to each building from the public street within the PUD site. The Mixed-Use Commercial land use district shall also provide pedestrian pathways to connect all of the commercial developments.

4.6.3 – Street Dedications and Easements

The developers shall dedicate right-of-way along all street frontages as necessary to increase the right-of-way to ultimate width, including corner cutbacks per City Standard Drawing No. 1301. Additionally, developers shall adhere to the Proposed Holt Blvd and Brooks Street Widening Improvements R/W Requirements. The ultimate widths surrounding the PUD are as follows:

Holt Boulevard - up to 60' half width
Brooks Street - up to 30' half width

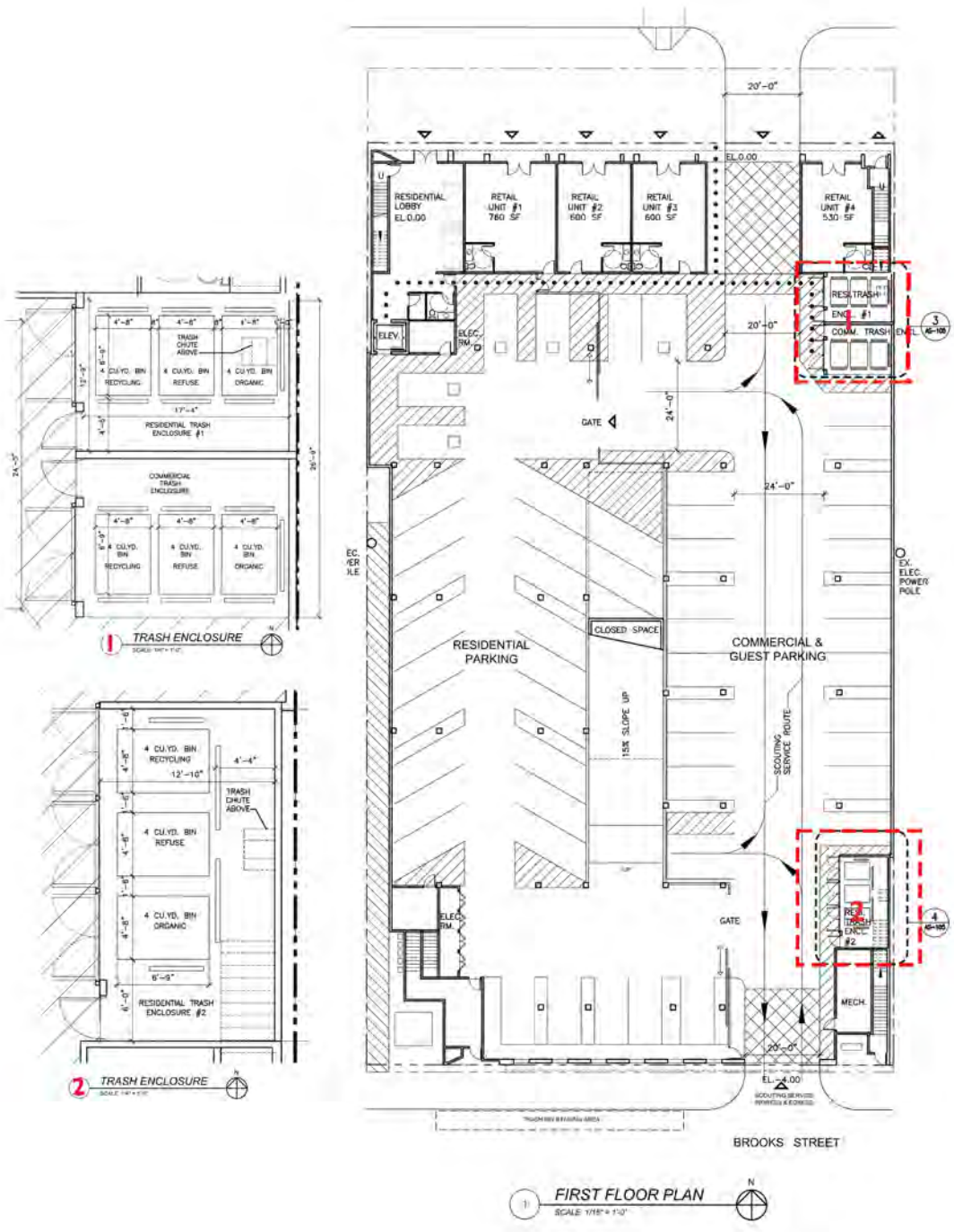
4.6.4 – Public Right-Of-Way Improvements

The public right-of-way shall be improved with each proposed development. The public right-of-way improvements required are to include, but are not limited to the following: street pavement, curb & gutter, parkway landscaping, parkway irrigation, public sidewalk, traffic signing and striping, street lights, bus stop, bus shelter and amenities. The extent of the required improvements shall be determined for each development plan. At a minimum, the improvements shall incorporate all items along the street frontages of the properties to be developed with proper transitioning if the entire block frontage is not being installed with a particular development. The city may do some or all of the improvements as part of its Proposed Holt Blvd and Brooks Street Widening Improvements.

4.7 – Service Facilities

- Loading/unloading for residential and commercial uses and trash pickup service shall be limited to on-site private drive aisles. Location, signage, and any hourly restrictions to be imposed on such areas, shall be subject to approval by the City.
- On-street loading shall be prohibited.
- The number of enclosures, and their precise locations, dimensions, and design shall be provided consistent with City standards.
- Trash enclosures shall be designed to contain separate containers for the collection of refuse and recyclable materials, with an adequate number of containers provided to allow for the collection of both refuse and recyclable materials generated by the development, pursuant to standards established by the Ontario Municipal Utilities Company. (See Exhibit 4.7: Trash Enclosures Site Plan)
- Trash enclosures shall meet the minimum design standards depicted in the standard drawings adopted by the City, which shall include: [1] a minimum 6-FT high decorative masonry wall, with appropriate view-obstructing gates for container access, [2] separate pedestrian access that is designed to screen the interior of the enclosure from view from the exterior and prevent refuse dispersion, and [3] a decorative overhead roof structure to protect bins containing recyclable materials from adverse environmental conditions, which might render the collected materials unusable, and screen trash bins from view of the upper floors of adjacent dwellings. Furthermore, trash enclosures shall be architecturally enhanced, and shall be consistent with the architectural design of adjacent buildings.
- Trash enclosure dimensions shall be of adequate size to accommodate containers consistent with the City's current methods of collection within the area in which the project is located.
- Signs clearly identifying all recycling and refuse collection areas, and the materials accepted for recycling shall be posted adjacent to all points of access to each trash enclosure.
- Trash enclosures shall be located on site within the boundary of the project site.
- Particular care shall be given when placing trash enclosures immediately adjacent to dwelling units; however, no trash enclosure shall be located within 10 feet of the livable portion of a structure.
- Trash enclosures shall be bordered by a minimum 5-foot high concrete wall on all exposed sides, excluding the side with bin access gates.
- All service facilities shall be screened in accordance with Section 4.9 (Screening) of this Planned Unit Development.

Exhibit 4-8: Trash Enclosures Site Plan



Note: "All Priority Land Use(PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water resources Control Board (SWRCB) and trash requirements in the most current San Bernardino"

4.8 – Landscaping

The site design at Roosevelt Towers includes a diverse palette of drought tolerant native and adapted plants selected to provide a low maintenance and colorful landscape while also meeting the challenging requirements of planting on structure.

The building frontage along Holt Avenue consists of a 4' wide parkway planted with Evergreen Ash trees and a low groundcover of Dwarf Coyote Brush. Setback from the sidewalk are a series of large rectangular planting areas, approximately 150sf each, configured within the building module, allowing views and access to the future retail facades. These large planter areas contain a variety of low water groundcovers with native deciduous Western Redbud trees (triangulated with the Evergreen Ash). The hardscape in this area consists of standard grey concrete along the public sidewalk with integral colored sand finish concrete along the building façade and between planters. **Decorative paving and hardscape within the 20' dedication shall be maintained by the property owner.**

Along Brooks Street the same Baccharis groundcover runs along the parkway with Podocarpus henkelii as the street tree. Larger foundation shrubs such as Sweet Bay and New Zealand Flax soften the façade and provide screening to utilities in this area.

4.8.1 – Site Landscaping

A conceptual landscape and irrigation plan shall be submitted along with the Development Plan for this Planned Unit Development. The plan shall specify all landscaping and hardscape for the entire project site. Detailed Landscape and Irrigation Plans shall be required prior to the issuance of building permits. The detailed plans shall show location of ground mounted utility boxes and equipment, along with the methods of screening for these items from the public right-of-way and adjacent residences where possible. The irrigation system shall be designed to utilize recycled water pursuant to State and local codes, ordinances, and laws, and applicable building and plumbing codes.

The landscape and irrigation plan shall be designed with water conservation in mind, utilizing "California friendly" species and drought tolerant planting materials. The landscaping and irrigation shall comply with AB 1881, and all other laws and regulations related to planting materials. All trees that are to remain on-site shall be properly protected in place during construction to ensure tree health is preserved.

Tree plantings along the Brooks Street storm drain easement shall be restricted to those species allowed by the San Bernardino Flood Control District.

4.8.2 – Planting Palette

The planting palette shall be comprised of "California friendly" drought tolerant planting materials compatible with the overall architectural style of the Planned Unit Development. The following palette has been established to meet the needs of this Planned Unit Development:

4.8.3 – Common and Open Space Landscaping

The 3rd floor contains a variety of spaces, with landscaping acting as an organizing feature while still providing screening, softening, color, beauty, and shade.

As one approaches the main public amenity space through the central corridor a row of potted Dwarf Olives sits in a bed of low green planters which carries the eye through the space and also bisects the space into two smaller zones. At the terminus of this view is one of 3 specimen Ficus trees sitting in an 8' x 12' x 42" high raised planter, providing ample space for root structure. To the north of the olive row is the Children's Play Area, a 26' x 52' semi contained area with two play structures, wood bench seating, umbrellas for shade, and a small turf area for flexible play.

To the south, adjacent to the gymnasium, is a flexible open space for exercise, yoga, or small recreational games such as table tennis. Heading east is a large 26' x 40' shade structure above a flexible dining and lounge space including two BBQ cooking stations. This shade structure partially expands to the east to cover a long wood (or composite) deck seating area.
The planting areas in and around the 3rd floor amenity space can be divided into 3 groups. The first group are the series of "built in" raised planters. These contain the 3 Ficus trees, and also run along the north and south edge of the public amenity space. The longer planters would sit at 42" height, and contain a mix plants including Dwarf Bottlebrush, Sage, and Coast Rosemary. The second category is the series of narrow linear planters that are used for screening the residences while softening the building façade. These would be "off the shelf" rectangular planters, potentially lightweight precast concrete or fiberglass, containing upright plants for screening such as Sweet Bay or Bamboo. Finally, the last group includes low profile green tray plantings. These would be of medium depth, approximately 8", and may be contract grown ahead of time to provide an immediate impact on day one. Species may include sedums, low ornamental grasses, and other small succulents.

All planting areas on the 3rd floor will be connected to the buildings irrigation system, and appropriately plumbed for drainage.

Exhibit 4-9: Colored Landscape Plan



Exhibit 4-10: Holt Boulevard Planting Palette



HARDSCAPE LEGEND

ITEM	DESCRIPTION	REFERENCE IMAGE
1	STANDARD GREY CONCRETE PAVING AT CITY SIDEWALK	
2	DECORATIVE CONCRETE PAVING- MEDIUM SANDBLAST FINISH WITH DAVIS INTERGRAL COLOR #641 'PEBBLE' AND SAWCUT JOINTS	01 / L-105
3	OUTDOOR PORCELAIN PEDESTAL PAVERS, 24" SQ AND 24" X 48", MIX OF FLAT ASH AND FLAT SMOKE COLOR BY TILETECH OR APPROVED EQUAL	02 / L-105
4	WOOD DECKING- 2 x 4 REDWOOD OR COMPOSITE DECKING (TO BE DETERMINED), INSTALLED 4" MINIMUM OVER SLAB WITH COMPOSITE WOOD SLEEPER SYSTEM	03 / L-105
5	DECORATIVE WATERPROOFING COATING- MACOAT BY WESTCOAT OR EQUAL WITH CUSTOM COLOR AND SCORING	04 / L-105
6	42" TALL CONCRETE BLOCK PLANTER WALL- 8 X 12 CMU IN STACKED PATTERN, BURNISHED DARK GREY 250 BY ORCO OR APPROVED EQUAL	05 / L-105
7	5' TALL HORIZONTAL PRIVACY FENCING TO MATCH WOOD DECKING	06 / L-105
8	42" HIGH STEEL GUARDRAIL	07 / L-105
9	42" HIGH SELF CLOSING GATE WITH LATCH	
10	CUSTOM BENCH SEATING TO MATCH WOOD DECKING 18" HIGH X 24" DEEP	
11	BUILT IN BARBECUES AND SERVING COUNTER	
12	RUBBERIZED PLAY SURFACING	08 / L-105
13	OVERHEAD SHADE STRUCTURE WITH CORRUGATED STEEL ROOF	09 / L-105
14	11'-6" WIDE X 4' TALL MONUMENT SIGN AT ENTRY DRIVE	

SITE AMENITY LEGEND (SEE CUTSHEETS FOR ADDITIONAL INFORMATION)

ITEM	DESCRIPTION	ITEM	DESCRIPTION
SA-1	LOUNGE SEATING TYPE A	SA-6	UMBRELLA TYPE B
SA-2	LOUNGE SEATING TYPE B	SA-7	6-23 MONTH OLD PLAY STRUCTURE
SA-3	LOUNGE SEATING TYPE C	SA-8	2-5 YEAR OLD PLAY STRUCTURE
SA-4	DINING SEATING	SA-9	PING PONG TABLES
SA-5	UMBRELLA TYPE A		



KEY PLAN

TREE LEGEND

SYMBOL	BOTANIC NAME / COMMON NAME	SIZE	QTY	WATER USE	CALIFORNIA NATIVE
STREET TREES					
	FRAXINUS UHDEI 'EVERGREEN ASH' (HOLT BLVD.)	24" BOX STD.	4	MED	NO
	PODOCARPUS HENKELII LONG LEAFED YELLOWOOD (BROOKS STREET)	24" BOX STD.	4	MED	NO
ON SITE TREES					
	CERCIS OCCIDENTALIS WESTERN REDBUD	36" BOX MULTI	5	LOW	YES
	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL MULTI	3	LOW	YES
	FICUS MICROCARPA 'GREEN GEM' GREEN GEM INDICA FIG LAUREL	48" BOX STD.	3	MED	NO
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	24" BOX MULTI	5	LOW	NO

SHRUB AND GROUNDCOVER LEGEND

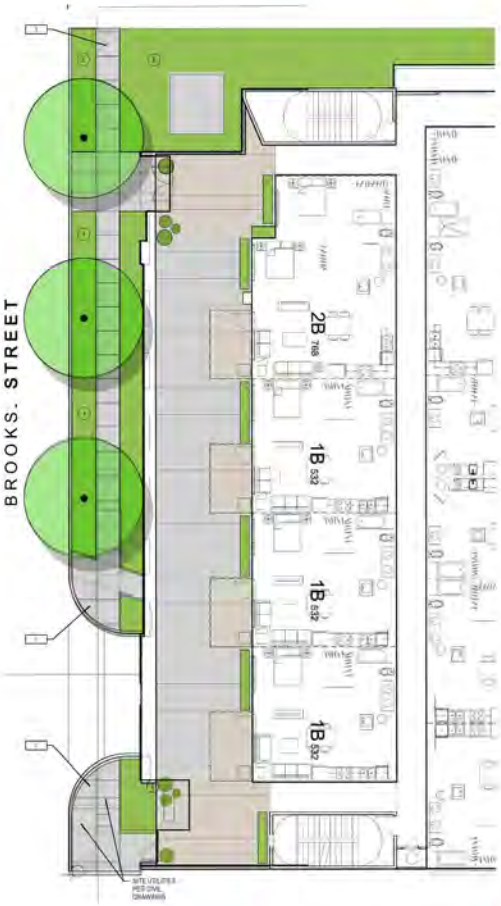
ITEM	DESCRIPTION	REPRESENTATIVE SPECIES	WATER USE	CA NATIVE
1	PARKWAY GROUNDCOVER	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
2	LOW SHRUB AND GROUND COVER	ACHILLEA MILLEFOLIUM / COMMON YARROW	LOW	YES
		BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
		CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		DIANELLA REV. 'LITTLE REV' / LITTLE REV FLAX LILY	LOW	NO
		LANTANA 'BELLOWIANA' TRAILING LANTANA	LOW	NO
3	MEDIUM HEIGHT SHRUB AND PERENNIALS	ANIGOZANTHOS SPP. / KANGAROO PAW	LOW	NO
		CALL. 'LITTLE JOHN' / DWARF BOTTLEBRUSH	LOW	NO
		CISTUS SPP. / ROCKROSE	LOW	NO
		FURCRAEA SPP. / FURCRAEA	LOW	NO
		JUNCUS PATENS / CALIFORNIA GREY RUSH	LOW	YES
		LEUCOPHYLLUM SPP. / TEXAS RANGER	LOW	NO
		SALVIA 'ALLEN CHICKERING' / ALLEN CHICK. SAGE	LOW	YES
		WESTRINGIA FRUTICOSA / COAST ROSEMARY	LOW	YES
4	LOW GROUND COVER IN 6"-9" DEEP PREPLANTED TRAYS. LIVEROOF OR EQUAL	CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		LAMPRANTHUS SPP. / ICE PLANT	LOW	NO
		SEDUM SPP. / STONE CROP	LOW	YES
		SENECIO SPP.	LOW	NO
5	PLANTERS IN SHADE	AUCUBA JAP. 'MR. GOLDSTRIKE' MR. GOLDSTRIKE AUCUBA	MED	NO
		FATSIA JAPONICA / JAPANESE ARALIA	MED	NO
6	SCREENING AT PATIOS AND GROUND FLOOR UTILITIES	BAMBUSA MULT. 'ALPHONSE KARR' ALPHONSE KARR BAMBOO	MED	NO
		BAMBUSA MULT. 'GOLDEN GODDESS' GOLDEN GODDESS BAMBOO	MED	NO
		LAURUS NOBILIS / SWEET BAY	LOW	NO
		PHORMIUM TENAX / NEW ZEALAND FLAX	MED	NO
7	TURF SEATING	MARATHON II SOD WITH SUBSURFACE DRIP IRRIGATION	HIGH	NO

LANDSCAPE ALONG HOLT BOULEVARD

Exhibit 4-11: Common Space 3rd Floor Planting Palette



Exhibit 4-12: Brooks Street Planting Palette



HARDSCAPE LEGEND

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6	42" TALL CONCRETE BLOCK PLANTER WALL - 8 X 12 CMU IN STACKED PATTERN, BURNISHED DARK GREY 250 BY ORCO OR APPROVED EQUAL	05 / L-105
7	5' TALL HORIZONTAL PRIVACY FENCING TO MATCH WOOD DECKING	06 / L-105
8	42" HIGH STEEL GUARDRAIL	07 / L-105
9	42" HIGH SELF CLOSING GATE WITH LATCH	
10	CUSTOM BENCH SEATING TO MATCH WOOD DECKING. 18" HIGH X 24" DEEP	
11	BUILT IN BARBECUES AND SERVING COUNTER	
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SA-4	DINING SEATING	SA-9	PING PONG TABLES
SA-5	UMBRELLA TYPE A		



KEY PLAN

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	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL MULTI	3	LOW	YES
	FICUS MICROCARPA 'GREEN GEM' GREEN GEM INDICA FIG LAUREL	48" BOX STD.	3	MED	NO
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	24" BOX MULTI	5	LOW	NO

SHRUB AND GROUNDCOVER LEGEND

ITEM	DESCRIPTION	REPRESENTATIVE SPECIES	WATER USE	CA. NATIVE
1	PARKWAY GROUNDCOVER	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
2	LOW SHRUB AND GROUND COVER	ACHILLEA MILLEFOLIUM / COMMON YARROW	LOW	YES
		BACCHARIS PILULARIS / DWARF COYOTE BRUSH	LOW	YES
		CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		DIANELLA REV. 'LITTLE REV' / LITTLE REV FLAX LILY	LOW	NO
		LANTANA SELLOWIANA/ TRAILING LANTANA	LOW	NO
3	MEDIUM HEIGHT SHRUB AND PERENNIALS	ANIGOZANTHOS SPP. / KANGAROO PAW	LOW	NO
		CALL 'LITTLE JOHN' / DWARF BOTTLEBRUSH	LOW	NO
		CISTUS SPP. / ROCKROSE	LOW	NO
		FURCRAEA SPP. / FURCRAEA	LOW	NO
		JUNCUS PATENS / CALIFORNIA GREY RUSH	LOW	YES
		LEUCOPHYLLUM SPP. / TEXAS RANGER	LOW	NO
		SALVIA 'ALLEN CHICKERING' / ALLEN CHICK. SAGE	LOW	YES
		WESTRINGIA FRUTICOSA / COAST ROSEMARY	LOW	YES
4	LOW GROUND COVER IN 6"-9" DEEP PREPLANTED TRAYS, LIVEROOF OR EQUAL	CAREX DIVULSA / BERKELEY SEDGE	LOW	YES
		LAMPRANTHUS SPP. / ICE PLANT	LOW	NO
		SEDUM SPP. / STONE CROP	LOW	YES
		SENECIO SPP.	LOW	NO
5	PLANTERS IN SHADE	AUCUBA JAP. 'MR. GOLDSTRIKE' MR. GOLDSTRIKE AUCUBA	MED	NO
		FATSIA JAPONICA / JAPANESE ARALIA	MED	NO
6	SCREENING AT PATIOS AND GROUND FLOOR UTILITIES	BAMBUSA MULT. 'ALPHONSE KARR' ALPHOSE KARR BAMBOO	MED	NO
		BAMBUSA MULT. 'GOLDEN GOODESS' GOLDEN GODDESS BAMBOO	MED	NO
		LAURUS NOBILIS / SWEET BAY	LOW	NO
		PHORMIUM TENAX / NEW ZEALAND FLAX	MED	NO
7	TURF SEATING	MARATHON II SOD WITH SUBSURFACE DRIP IRRIGATION	HIGH	NO

LANDSCAPING ALONG BROOKS STREET

Exhibit 4-13: Landscape Rendering



4.8.4 – Parking Lot Landscaping

Parking lot landscaping shall be provided pursuant to Subsection D (Landscaping of Off-Street Parking Facilities) of Ontario Development Code Section 6.05.030 (Required Landscape Areas).

4.8.5 – Compliance with State and Federal Laws

Provide landscaping and an irrigation system, which promotes the conservation of water as required by the Water Conservation in Landscaping Act of 2006 (AB 1881), commencing with California Government Code Section 65591.

4.9 – Screening

- All roof and ground mounted mechanical equipment shall be screened pursuant to the requirements of the Ontario Development Code.
- Trash enclosures shall be screened with enclosures that are architecturally compatible with the surrounding buildings.
- Screening shall include plant and building materials compatible with the project design so it is well integrated and hidden within the project area.
- Building and plant materials used for screening shall be compatible with the architectural style and planting palette used on the project area.
- All ground level screening shall comply with the requirements of Ontario Development Code Section 6.02.030 (Protection of Intersection Visibility).

4.9.1 – Fences, Walls, and Hedges

Fences, walls, and hedges shall comply with Section 6.02.030 (Protection of Intersection Visibility) of the Ontario Development Code, Engineering Department corner sight distance standards, and all other applicable city standards. Fences and walls shall be made of decorative materials that are compatible with, or enhance, the overall architectural character of the project. All fences, walls, and hedges shall be in scale with the development, and shall be used for screening, site enhancement, and creating a safer living environment for residents and their guests. All decorative walls, monuments, and/or other similar features, shall not encroach in to the public street right-of-way.

5 – CIRCULATION

5.1 – Site Accessibility

The site shall be designed to promote safety for residents by only allowing limited vehicular and pedestrian access into and across the site. This can be done through building orientation and placement, to minimize the use of gates and fencing; however, amenities shall be properly gated, limiting access to residents and their guests.

5.2 – Vehicular Circulation

The project site shall be designed to reduce the number of dead end aisles in the parking lot areas, and provide all guest parking outside of gated areas (on site) to ensure accessibility. Location of drive aisles and entries shall be approved by the City. Vehicular circulation shall be designed in a way that promotes pedestrian safety and proper access to all parking areas.

5.3 – Pedestrian Circulation

Site design shall provide for safe pedestrian circulation across the project site by separating pedestrian areas from areas with vehicular access. This includes, but is not limited to, accessibility from parking lot areas to unit entries, site amenities, and perimeter sidewalk areas. Fencing and gates may be used to limit public access to resident-only areas.

The 20' street-dedication on Holt Boulevard provides a unique opportunity to create a pedestrian promenade that will connect residential foot traffic between residential units, parking, and community spaces throughout the site. The space shall be welcoming and designed with landscape features that help define the walking path across the project area. Since no vehicular traffic will be allowed on this widened sidewalk, it is expected that pedestrians will be able to walk safely along the exterior area of the development where retail amenity area also located.

Lighting and visibility for enhanced security shall be taken into consideration in designing this area, and shall be compatible with the architectural theme. Buildings shall have windows that look on to this open space area to enhance the views of the residences and help create defensible spaces.

5.4 – Integrated Waste Pickup Circulation

The use of scouting trash pickup service since 32 foot trash pickup truck will not be able to access the site and indicate where the staging of the six bins on the adjacent street, Brooks Street for the two trash enclosures will be on trash pickup day. Integrated Waste Management Report (IWMR) requirements:

The IWMR shall meet the following minimum requirements:

The Integrated Waste Management Report shall address the management of all integrated waste (Refuse, Recycling, Organics, etc.) including, but not limited to: types of waste generated, amount of waste expected and the corresponding sizing of receptacles, all waste diversions, all staging and collection operations, any use of private haulers, and the property management regulations and practices for the site.

The IWMR shall demonstrate compliance with the latest version of the City's Integrated Waste Planning Manual (available online at: http://www.ontarioca.gov/government-departments-municipal-utilities-company/integrated-waste) as well as the applicable State regulations and shall contain, at a minimum, the following elements:

1. A discussion on the types of waste generated (refuse, recycling, green waste, organics, etc.) by all uses on the site and the generation rates and total waste for each type. If a final use is not known the applicant shall make a reasonable assumption of the land use expected or proceed as directed by the City.
2. A discussion on pre-treatment if the project will be required to use and install pre-treatment devices or services and an exhibit showing and labeling the location of the pre-treatment devices.
3. A discussion on the types of City Services that will be utilized and the sizing and number of receptacles (Bins, Compactors, etc.)
4. A discussion on waste that is diverted and the diversion services that will be used.
5. A table utilizing the metrics on Page 8 of the Planning Manual and calculating the volume (gallons or cubic yards), quantity, and service schedule for each type of can and bin required for each Service Category (refuse, recycled, etc.). The table shall include all waste that is diverted and the diversion service(s).
6. An exhibit(s) showing layout and architectural details for enclosures, compactors, roll-offs and non-standard containers proposed by the project. Include specification "cut" sheets for non-standard containers.

7. A discussion on the staging and collection operation and an exhibit identifying these locations on the site and any other relevant details. The discussion shall address circulation, accessibility, ingress, egress, pavement type, parking, the role of the property management association, and the role of private haulers or scouting services.
8. A discussion on private haulers describing their services and supplying the names, contact information, and City of Ontario Commercial Recycler Collection Permit numbers for each hauler. The discussion shall include an exhibit showing the staging and collection areas for private haulers.
   Note: All private third party organics and recycling haulers shall be formally approved and permitted by the City of Ontario and shall meet City Code requirements, otherwise the City shall provide the collection services. If the third party haulers do not have a City of Ontario Commercial Recycler Collection Permit, the discussion shall state whether the third party hauler is charging a fee for service or not.
9. A discussion on the proposed property management association, their role in the integrated waste management plan for the site and the by-laws and regulations that relate to integrated waste (no parking, solid waste collection day coordination, enforcement of the SWHP, etc.).
10. A discussion on any variances that are requested and the need for the variance along with any relevant exhibits.
11. Appendix: A copy of the Final Solid Waste Handling Plan (See City SWHP requirements).
12. Appendix: All exhibits and standard plans proposed for the project.
13. Appendix: A copy of the proposed association by-laws and regulations.
14. Appendix: A copy of the final Integrated Waste Variance Form (if a variance is requested).

Solid Waste Handling Plan (SWHP) requirements:

The SWHP shall meet, at a minimum, the following requirements:

1. SWHP Content and Format: The Solid Waste Handling Plan shall demonstrate compliance with the Services Standards in the City's Solid Waste Planning Manual (available online at: http://www.ontarioca.gov/government-departments-municipal-utilities-company/integrated-waste) and shall contain, at a minimum, the following elements:

a. A statement identifying the Service Requirements being used (e.g. Single Family Detached with automated cans, Multi-family/Commercial/Industrial with bins and enclosures, etc.) and describing the solid waste handling operation (for instance, will there be scouting services, etc.).
b. A table utilizing the metrics on Page 8 of the Planning Manual and calculating the volume (gallons or cubic yards), quantity, and service schedule for each type of can and bin required for each Service Category (refuse, recycled, etc.).
c. An Engineering Site Plan drawn to scale that shows:
    i. Minimum plan scale of scale of 1:100. Larger scales are preferred and should be scaled to fill the sheet and show as much detail as clearly as possible on one sheet; multiple sheets may be used if entire project area cannot fit on one sheet at 1:100 scale.
    ii. A detail of the Solid Waste Vehicle with dimensions and annotation that states the minimum turning radii and path of travel widths actually being used on the plan.
    iii. The Solid Waste Vehicle turning movements and paths of travel in each direction of travel and at all intersections. All paths of travel shall be 15 feet wide minimum.
    iv. All parking stalls and parallel parking spaces along all streets, alleys, or aisles.
    v. All proposed curbs and areas designated and striped/signed as "No Parking".
    vi. All proposed trash enclosures and the ADA paths of travel from the buildings.
    vii. A detail for each enclosure footprint delineating the number and size of the bins in order to demonstrate that the enclosure is adequately sized and oriented, if enclosures and bins are proposed.
    viii. All proposed locations of automated cans shown as a 26-inch by 26-inch can pad with 20-inches between can pads and 40-inches between can pads and Parking spaces, mailboxes and other obstructions (Can Collection Area). Can Collection Areas shall be located along designated paths of travel and cannot be located along dead end alleys, motor courts, driveways, or private streets; use multi-family standards for enclosures in these cases.

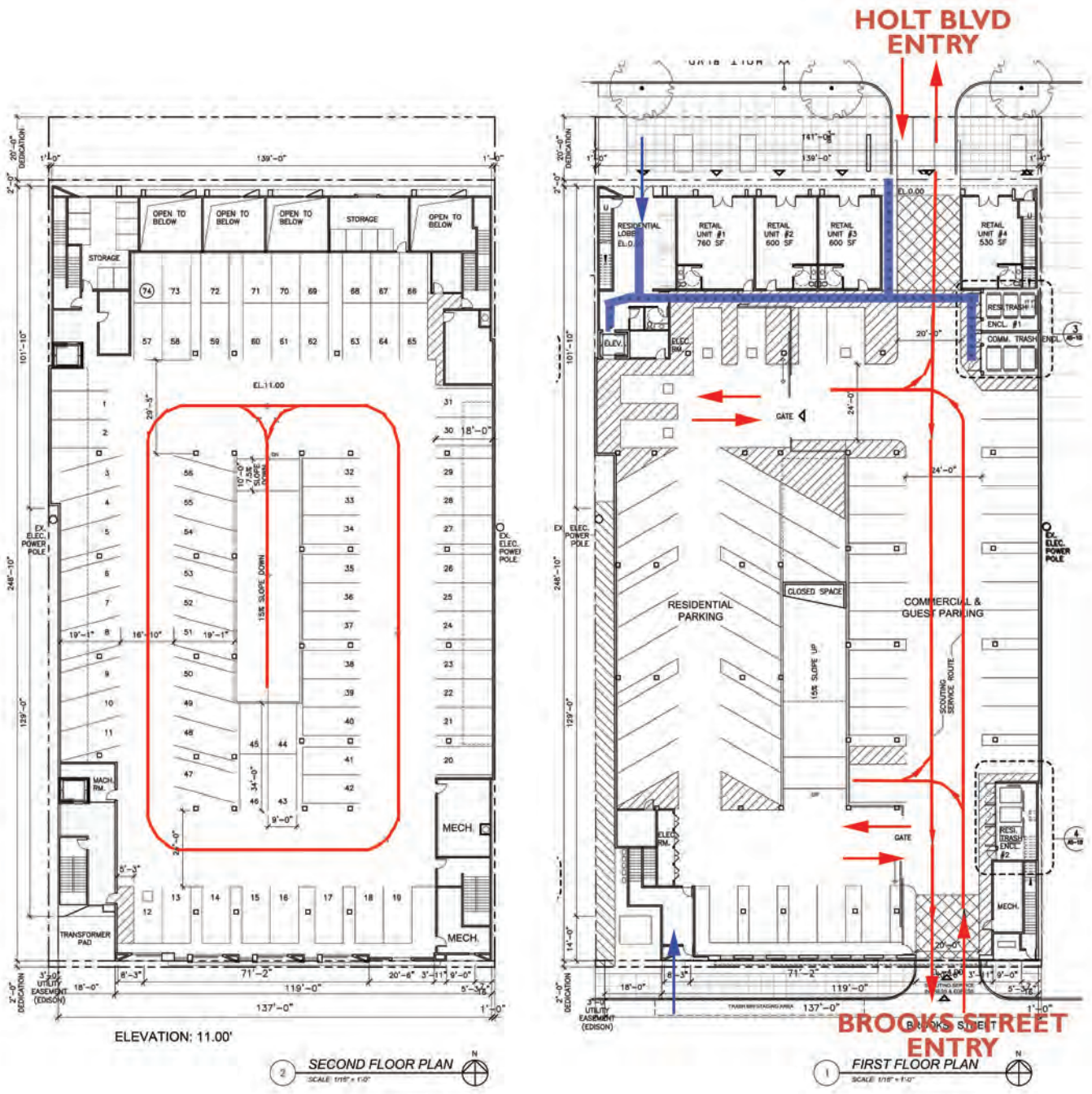
2. Can Collection Area (CCA) Locations: If CCAs are being proposed in lieu of bin enclosures for residential units located along dead end alleys, motor courts, driveways, or private streets, then the SWHP shall comply with the following requirements:

    a. CCAs cannot conflict or compete with potential parking areas. Proposed CCAs must be designated as "no parking" at all times with appropriate striping and signage.
    b. Each residential unit must have a designated CCA and each CCA must delineated with markings so that its location and the unit it is designated for are easily identifiable.
    c. Solid Waste Handling Plan shall include a detail showing how the CCAs will be delineated and identifiable.

3. Private Third Party Hauler: If any Solid Waste Collections are going to be provided by a private third party hauler, include on the SWHP:

    a. A statement describing the service.
    b. The names, contact information, and City of Ontario Commercial Recycler Collection Permit numbers of all private third party haulers. Note: all private third party organics and recycling haulers must be formally approved and permitted by the City of Ontario and meet City Code requirements, otherwise the City must provide the collection services. If the third party haulers do not have a City of Ontario Commercial Recycler Collection Permit, state if the third party hauler is charging a fee for service.
    c. Show & label staging and collection areas for private third party haulers.

Exhibit 5-1: Circulation Plan



6 – DESIGN GUIDELINES

The entire project area is covered by the Ontario Plan Policy Plan (General Plan) and has been designated as mixed-use (Holt Boulevard) and as described in the Ontario Plan Downtown Mixed-Use Growth Area. This PUD area will be distinctive through the requirement of a well-designed projects that convey visual interest and character through:

► Appropriate scale and massing.
► Architectural style and design that are complementary and appropriate to its setting.
► The use of high quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
► Appropriate Site Planning to ensure building orientation visibility from the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well designed street frontages.

6.1 – Building Orientation

Building orientation shall be designed to minimize noise impacts, aide in providing property site safety, create proper accessibility to site amenities and parking, and to maximize views from residential units. Design should also be done in a way to create defensible spaces improving site safety.

- Orientation towards the exterior of the project area shall be carefully evaluated to ensure a proper relationship.
- Buildings shall be clustered in a way that creates defensible spaces providing views of interior open spaces and amenities. For units without garage spaces buildings shall be oriented to create minimal distances from assigned parking spaces to primary or secondary residential unit entries.

The proposed development units was set-backed 2' on Holt Blvd and 2' on Brooks St both streets to form a strong retail and parking podium development adding a more interesting dimensional form to the architecture. The overall look if the development is to appeal to the younger demographics of the city. A sample rendering shown below:

Exhibit 6-1: Architectural Elevations



North Elevation

Exhibit 6-2: Architectural Elevations



South Elevation

Exhibit 6-3: Architectural Rendering



North Perspective

Exhibit 6-4: Architectural Rendering



South Perspective

6.2 – Architectural Character

The Roosevelt Tower design leans toward Contemporary and Modern Minimalist Style. The design will make use of smooth cement plaster exterior finishes, simple square glazed window and storefront openings and decorative metal canopies throughout the development. Large angular forms, creating a series of 'boxes' are used on both north and south exterior facades to emulate the simple and uncluttered lines - a predominant character of the modernist architectural style used by Nuetra and Schindler popularized in the 1930's. The use of strong accent colors all throughout the exterior elevations were meant to offer fresh and playful character that will differentiate the development from the other similar adjacent development along Holt Boulevard.

6.3 – Massing and Scale

All buildings shall be in scale with the surrounding community, with a majority of the building placement to occur toward the boundary of the project site. The prominent building elevations shall face both Holt Boulevard and Brooks Street. Buildings shall be 2 to 5 stories in height, containing a varied amount of units in each building, with varying façade planes so as not to creat a "monotonous" look. Amenities and site design shall be developed with the pedestrian scale in mind.

6.4 – Architectural Details

Architectural variations should occur between buildings to help distinguish each building and create variety within the proposed development. Architectural details should be consistent with the architectural style proposed. Details shall complement and enhance openings, and accentuate the overall design of each building. Detailing can be achieved through the use of different colors, window and door treatments, and a variety in exterior textures and materials (stone, siding, etc.) to create interesting elevations.

Decorative awnings should be placed where feasible, over south facing windows, and adequate shade should be provided for outdoor spaces. Coverings shall use materials compatible with the architecture style to create a comprehensive building design. Exposed beams shall be integrated into the building design.

6.5 – Materials and Color

Materials and colors shall be compatible with, and complementary to, the overall architectural style of the project. Larger building masses shall use a combination of dark and light colors to break up building planes, and use light colored trim to help accentuate roof features. All colors shall be complementary, and the project shall utilize "warm tone" colors. Materials shall be a mixture of stucco, wood, rich stones and masonry siding, in a variety of complementary colors. A concrete or composite roof material shall be used.

6.6 – On-Site Streetscapes and Pedestrian Walkways

Street furniture and decorative paving should be used throughout the project area to enhance architectural design. The use of complementary materials and textures should be used to create a continuity and consistency that is desired throughout the project area.

A variety of decorative elements should be incorporated into the design of the project area, including, but not limited to, benches, tree grates, bike racks, enhanced paving, trash receptacles, and decorative bollards.

A selection of appropriate elements shall consider sidewalk widths, size and spacing of street trees, importance of the pedestrian path, and the requirement to maintain a minimum 4-foot wide walkway for pedestrian movement in all areas. All streetscape features shall comply with the Americans with Disabilities Act (ADA), along with accessibility requirements for public services, such as police and fire.

6.7 – On-Site Lighting

Decorative light fixtures compatible with the architectural style of the buildings shall be provided on-site.

A minimum of one footcandle of light shall be provided within parking areas and 0.5 footcandles of light within pedestrian pathways, in compliance with the City of Ontario Police Department standards.

6.8 – Signs

Signs within the project area shall comply with the Division 8.01 (Sign Regulations) of the Ontario Development Code. A Sign Program shall be reviewed and approved by the City for this proposed Mixed-Use project.

6.9 – Off-Site Improvements

All off-site improvements shall be installed in accordance with City standards, and to the satisfaction of the City Engineer.

Note: All Priority Land Use (PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino.

Exhibit 6-5: Streetscape Examples









7 – INFRASTRUCTURE AND UTILITIES

7.1 – Infrastructure

All improvements and alterations to public infrastructure (sewer, water, recycled water, storm drain, etc.) shall obtain approval from all appropriate agencies.

If infiltration is deemed feasible by a licensed geotechnical engineer, on-site storm water drainage facilities shall be provided for capture and infiltration of a 2-yr, 24-hour storm event, consistent with the San Bernardino County MS4 Program's Water Quality Management Plan (WQMP) requirements for new development. Storm water capture and infiltration facilities include the utilization of not proposed MaxWell Drywells and underground storm water infiltration chambers.

7.2 – Street Improvements

Street improvements (street, sidewalk, parkway, curb, gutter, street lights, etc.) shall be constructed with the development of the project site. Improvements will be required on the streets adjacent to the project area including Holt Boulevard and Brooks Street. Design and construction of street improvements shall be in accordance with the City standards, and to the satisfaction of the City Engineer. Exhibit 7-4 (Street Sections) identifies the improvements for each street adjacent to the project site.

Upon development of the project site, the developer shall construct the right-of-way improvements adjacent to the project site, to the centerline of the street (street, curb, gutter, parkway, sidewalk, etc.). Curb returns at entry and exit driveways to the project site on Holt Boulevard and Brooks Street, shall be designed and constructed with a minimum 10-foot radius. All Priority Land Use (PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino. See Exhibit 7-1 (Civil Plan).

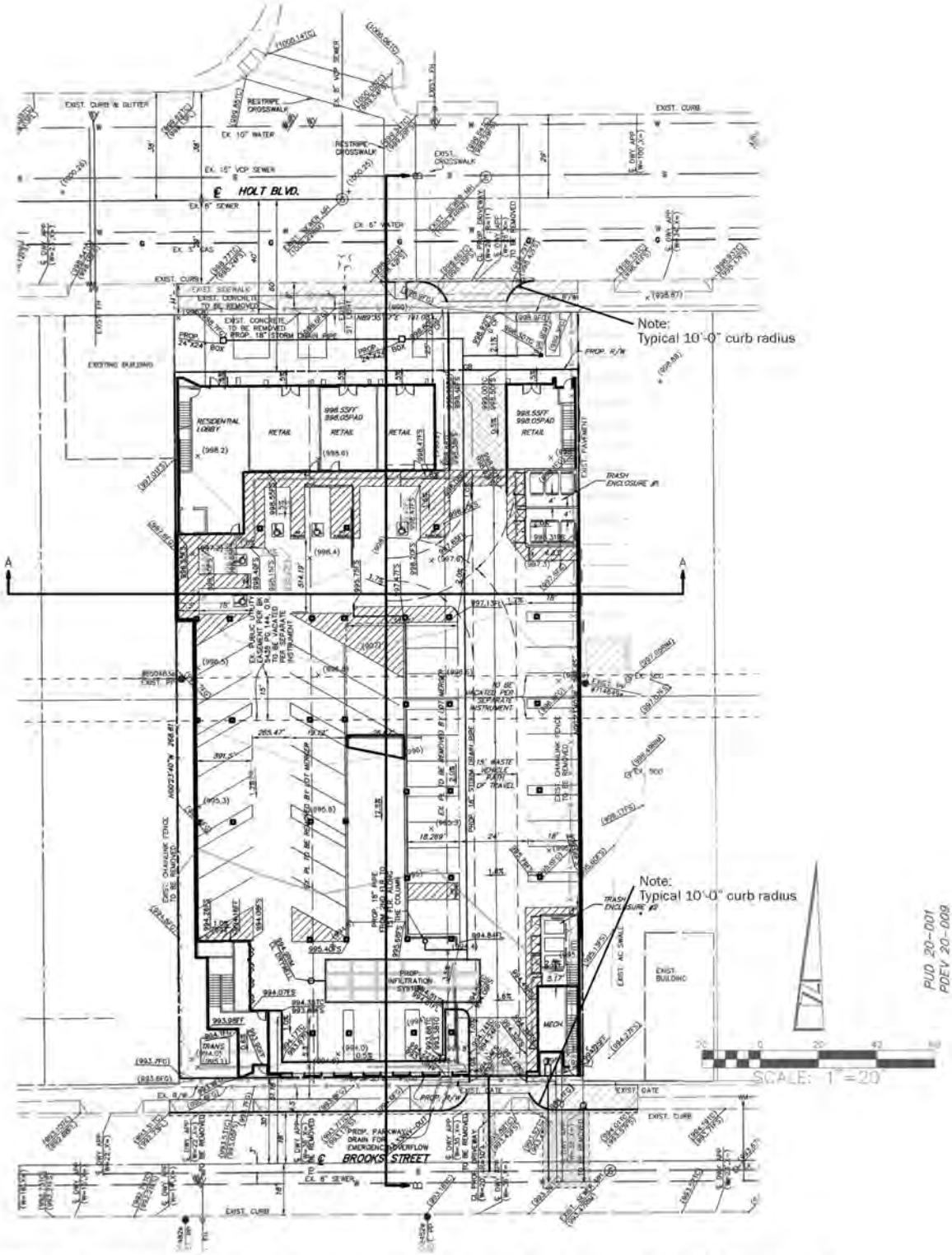
7.3 – Public Utilities

All existing dry utilities (electricity, cable, telephone, gas, etc.) along Holt Boulevard and Brooks Street shall be relocated and re-routed as required and approved by the affected utility agencies/companies.

7.4 – Street Dedication, Vacation and Easements

The ultimate Holt Boulevard right-of-way is 60 feet, measured from centerline, and will require an additional 20 feet of street dedication. The ultimate Brooks Street right-of-way is 30 feet, measured from centerline, and will require an additional 2 feet of street dedication.

Exhibit 7-1: Civil Plan



Note: "All Priority Land Use(PLU): Land use consisting of high-density residential, defined as a land use with at least ten (10) dwelling units per acre, industrial, commercial, mixed urban, and public transportation station land uses within the project area shall comply with the statewide Trash Provisions adopted by the State Water resources Control Board (SWRCB) and trash requirements in the most current San Bernardino"

Exhibit 7-2: Utility Plan

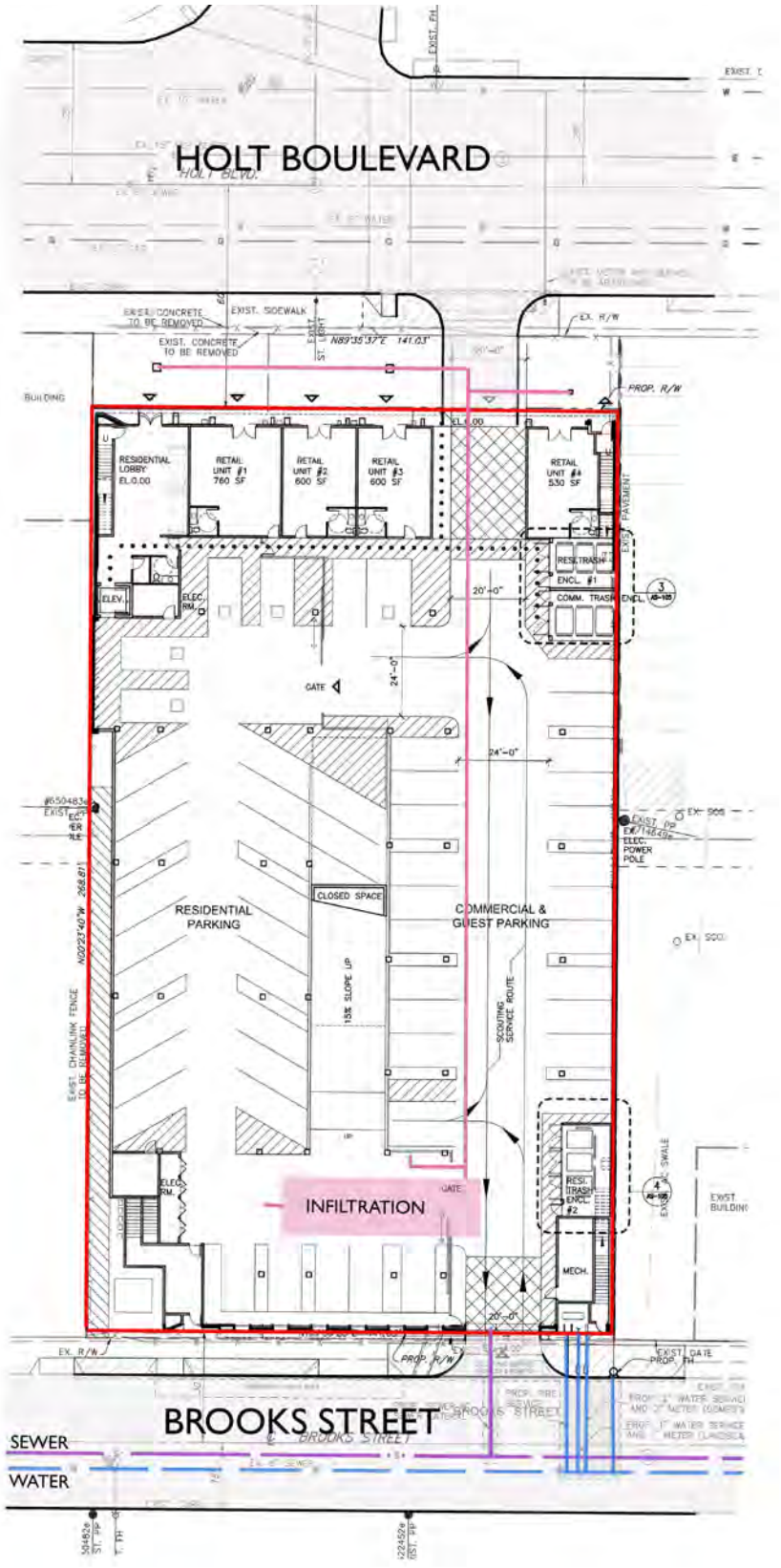


Exhibit 7-3: Easement and Dedication Locations

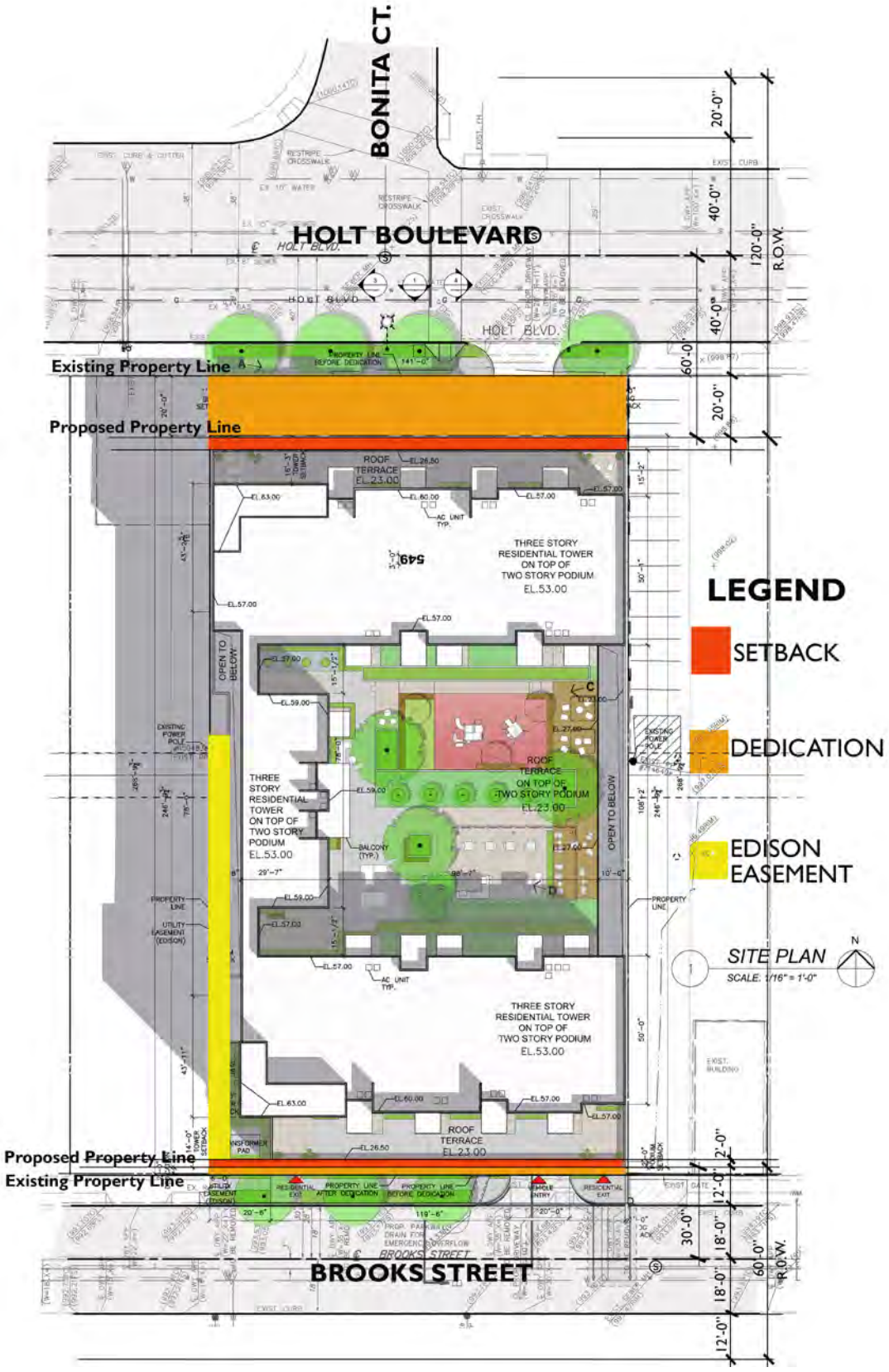
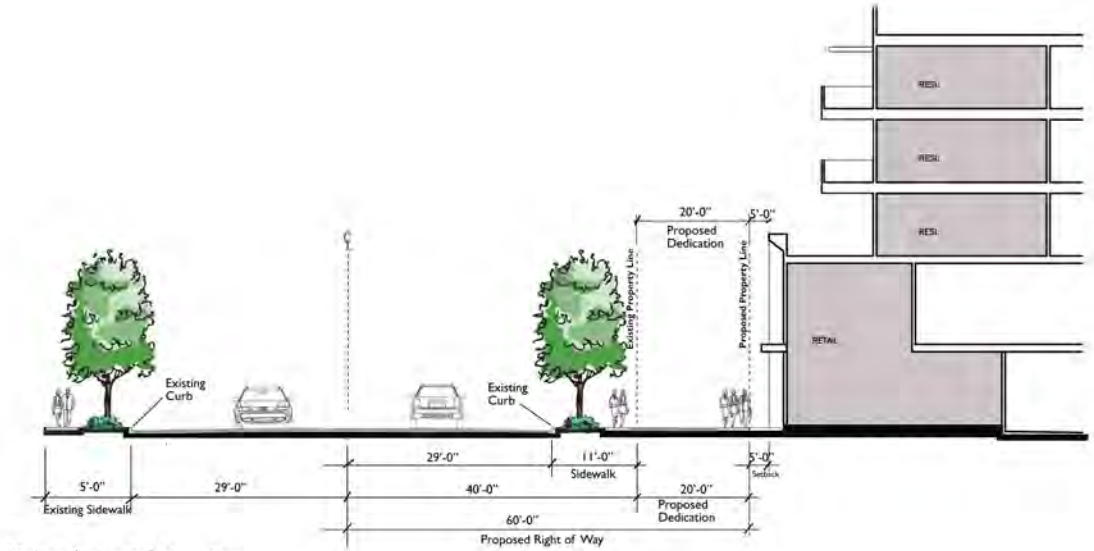
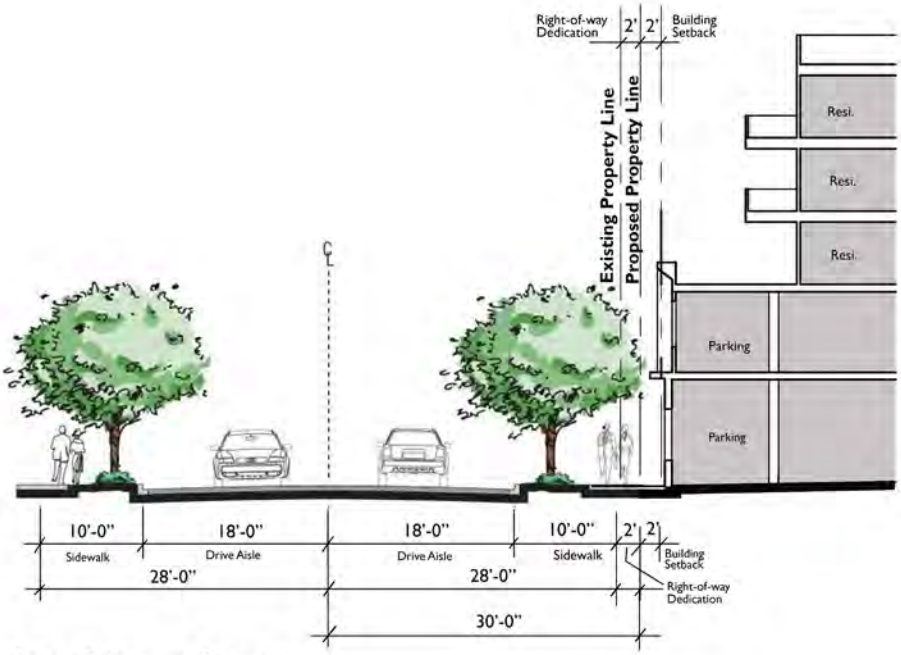


Exhibit 7- 4: Street Sections



Major Arterial Section
Holt Boulevard



Local Street Section
Brooks Street
not to scale

8 – CEQA COMPLIANCE

An Addendum to The Ontario Plan Environmental Impact Report (SCH No. 2008101140), prepared in conjunction with File No. PGPA06-001, and certified by the City of Ontario City Council on January 27, 2010, was prepared for the project. The Approving Authority for the Project reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all submitted written and oral evidence. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence, the Approving Authority found as follows:

- The Addendum and administrative record have been completed in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and
- The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Approving Authority; and
- There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and
- The project will not introduce any new significant environmental impacts beyond those previously analyzed in the Environmental Impact Report, and all mitigation measures previously adopted by the Environmental Impact Report, are incorporated herein by this reference.

8.1 – Environmental Performance Standards

Due to the proximity of the project area to rail lines and Holt Avenue which are both generators of noise and emissions, standards have been established to mitigate these environmental impacts.

8.1.1 – Noise

To ensure a proper standard of living, noise levels shall not exceed 65 dBA for exterior noise levels and 45 dBA for interior noise levels. In order to achieve these noise levels the following mitigations shall be followed:

- Prior to the issuance of building permits, the developer/owner shall retain an acoustic engineer to conduct an acoustic analysis and identify, where appropriate, site design features (e.g., setbacks, berms, or sound walls), and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors and attic baffling), to ensure compliance with the City's Noise Compatibility Criteria, and the California State Building Code and California Noise Insulation Standards (CCR Titles 24 and 21).
- Prior to the issuance of building permits, the developer/owner shall retain an acoustical engineer to evaluate the potential for trains to create perceptible levels of vibration indoors. If vibration-related impacts are found, mitigation measures, such as use of concrete, iron, steel, or masonry materials to ensure that levels of vibration amplification are within acceptable limits to building occupants, shall be implemented. Pursuant to the Federal Transit Administration vibration-annoyance criteria, these acceptable limits are 78 VdB during the daytime and 72 VdB during the nighttime for residential uses.
- Construction activities shall only occur between the hours of 7:00 AM and 6:00 PM on weekdays, and 9:00 AM and 6:00 PM on Saturdays and Sundays;
- Structural noise attenuation requirements contained in Ontario Municipal Code Title 8, Chapter 15, Article 3 (Building Requirements for New Residential Construction in the 65 CNEL to 70 CNEL Noise Zone) are required to be incorporated into exterior façade units located along the eastern, western, and northern project perimeter.
- Structural noise attenuation requirements contained in Ontario Municipal Code Title 8, Chapter 15, Article 2 (Building Requirements for New Residential Construction in the 70 CNEL to 75 CNEL Noise Zone) are required to be incorporated into exterior façade units located along the southern project perimeter;
- Balconies on exterior façade units located along the project's east, south and north frontages shall have a solid balcony barrier of at least 5 feet per study findings. On exterior façade units located along the project's south perimeter street frontage, no balconies or yard areas shall be permitted; and
- If required upon findings of a study, a 6-foot high solid decorative masonry block wall with self-closing, sound insulated gates shall be constructed between the buildings located along the southern edge of the project site. This will ensure exterior noise for outdoor facilities within the project will not exceed 65 dB CNEL.

8.1.2 – Air Quality

- Due to the proximity of the active rail lines to the south of the project area, air quality is a concern for the project site resulting from the diesel emissions from trains. Listed below are standards for reducing the air quality impacts of the diesel emissions.
- All residential living areas shall be equipped with air filtration systems operating under a positive pressure rated at MERV 12 or higher;
- The HOA or property management will replace all unit filters on a routine basis, deter mined by industry standards for the filter and air conditioning HVAC systems selected;
- The active outdoor recreation areas should be shifted northward where feasible, to provide the greatest possible distance setback from the closest railroad tracks; and
- A dense tree canopy shall be established along the southern site boundary to act as a living bio-filter for particulate air pollution.

9 – ADMINISTRATION

9.1 – Items Not Addressed in PUD

Any terms or regulations pertaining to design, development, subdivision, administration and interpretation, and nonconforming use, structures and, which are not addressed in this PLANNED UNIT DEVELOPMENT, shall be governed by the City of Ontario Development Code.

9.2 – Development Applications

Development Plan approval, pursuant to the requirements of Ontario Development Code Section 4.02.025 (Development Plans), shall be required for the physical alteration of a lot, the construction of a building, or the addition or significant alteration of an existing building. A Development Plan application shall be submitted to the Planning Department on a City application form pursuant to the requirements of Ontario Development Code Division 2.02 (Application Filing and Processing), commencing with Subsection B (Discretionary Permits and Actions) of Section 2.02.015 (Application Processing Procedures).

9.3 – Administrative Exceptions

Minor exceptions to the development standards set forth in this document may be granted by the Zoning Administrator in accordance with Section 4.02.020.C (Administrative Exceptions) of the Ontario Development Code, not to exceed 10 percent from minimum residential setback and separation requirements.

9.4 – Severability

If any portion of this Planned Unit Development is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, the determination shall not affect the validity of the remaining portions of this Planned Unit Development. Moreover, the decision shall not affect, impair, or nullify this Planned Unit Development, either in whole or in part, and the remainder of this Planned Unit Development shall continue in full force and effect.