# CITY OF ONTARIO
## CITY COUNCIL/HOUSING AUTHORITY
## AGENDA
## JUNE 15, 2021


**Paul S. Leon**
**Mayor**

**Alan D. Wapner**
**Mayor pro Tem**

**Jim W. Bowman**
**Council Member**

**Debra Dorst-Porada**
**Council Member**

**Ruben Valencia**
**Council Member**

**Sheila Mautz**
**City Clerk**

**James R. Milhiser**
**Treasurer**

**Scott Ochoa**
**City Manager**

**Ruben Duran**
**City Attorney**


**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 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.**
- **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 chambers will not be permitted. All those wishing to speak including Council and Staff need to be recognized by the Chair before speaking.**

**ORDER OF BUSINESS**

**The regular City Council and Housing Authority meeting begins with Closed Session and Closed Session Comment at 5:00 p.m., 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.**

**(EQUIPMENT FOR THE HEARING IMPAIRED AVAILABLE IN THE RECORDS MANAGEMENT OFFICE)**

## CALL TO ORDER *(OPEN SESSION)*

***ROLL CALL***

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

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

***CLOSED SESSION***

GC 54956.9(d), CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION *One (1) case*

GC 54656.9(d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION City of Ontario v. Hogg Brothers, San Bernardino Superior Court Case No. CIVDS1616522

GC 549556.8, CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: 415 E. B Street; City/Authority Negotiator: Scott Ochoa, City Manager; Negotiating Parties: Ontario Montclair School District; Under Negotiation: Price and terms.
***ATTACHMENT:*** 20210615 Closed Session.pdf

***PLEDGE OF ALLEGIANCE***

Mayor pro Tem Wapner

***INVOCATION***

Pastor Benjamin Barlow, First Christian Church of Ontario

***REPORT ON CLOSED SESSION***

City Attorney

**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.**

**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.**

**SPECIAL CEREMONIES**

***TWENTY-FIRST ANNUAL MODEL COLONY AWARDS***

That the City Council present the 2021 "Model Colony" Awards for Historic Preservation.

**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 meeting of the Ontario City Council and Housing Authority of May 18, 2021 and approving same as on file in the Records Management Department.

***ATTACHMENT:*** 20210518 Minutes (Not official until approved).pdf

***2. BILLS & PAYROLL***

Bills May 20, 2021 through May 27, 2021 and Payroll May 9, 2021 through May 22, 2021 when audited by the Finance Committee.

***3. AN AMENDMENT TO THE LEASE AND OPERATING AGREEMENT BETWEEN THE WESEE COLLECTIVE, LLC AND THE CITY ON ONTARIO, FOR THE PURPOSE OF EXERCISING A ONE YEAR EXTENSION***

That the City Council:

A. Approve an amendment to the Lease Agreement (on file in the Records Management Department) between The WESEE Collective, LLC and the City of Ontario for the purpose of extending the lease for one year and for a reduction in yearly fees.
B. Authorize the City Manager to execute a one-year extension to the Operating Agreement (on file in the Records Management Department) with The WESEE Collective, LLC for the purpose of operating a Business Incubator, Accelerator and Co-working space, in the amount of $200,000 annually, with the option to extend for one additional one-year period.

***4. AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENTS FOR ON-CALL APPRAISAL, ENVIRONMENTAL, LAND ACQUISITION, RELOCATION AND PROPERTY MANAGEMENT SERVICES***

That the City Council ("City") and Ontario Housing Authority Board ("Authority") approve and authorize the City Manager/Executive Director to execute Amendment No. 1 to Professional Services Agreements with R.P. Laurain & Associates in the amount of $80,000, Converse Consultants in the amount of $75,000, and Property Specialist Inc., (dba CPSI) in the amount of $320,000.

***5. AN AMENDMENT TO THE CONSTRUCTION CONTRACT FOR THE BON VIEW AVENUE STORM DRAIN PROJECT***

That the City Council approve an amendment (on file in the Records Management Department) to Contract No. SM1701 with Christensen Brothers General Engineering, Inc., of Apple Valley, California, (Contractor) for the Bon View Avenue Storm Drain Project in the amount of $165,867, resulting in a revised total authorized expenditure of $2,889,028.

***ATTACHMENT:*** 20210615 Bon View Storm Drain Construction Contract^01 EXH A

***6. A RESOLUTION APPROVING FINAL PARCEL MAP NO. 20126, LOCATED AT THE SOUTHWEST CORNER OF SAN ANTONIO AVENUE AND FRANCIS STREET***

That the City Council adopt a resolution approving Final Parcel Map No. 20126, located at the southwest corner of San Antonio Avenue and Francis Street within the Low-Density Residential zoning district.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 20126, LOCATED AT THE SOUTHWEST CORNER OF SAN ANTONIO AND FRANCIS STREET.

***ATTACHMENT:*** 20210615 Parcel Map No. 20126^01 EXH A
***ATTACHMENT:*** 20210615 Parcel Map No. 20126^02 RESO^RM

### *7. PROFESSIONAL SERVICES AGREEMENT FOR COLLECTION AGENCY SERVICES*

That the City Council authorize the City Manager to execute a professional services agreement with Ray Klein Inc., dba Professional Credit Service of Vancouver, Washington to perform collection agency services for delinquent accounts for a period of one year, with two, one-year extension options to continue providing collection agency services for various City Agencies.

### *8. CHANGE ORDER TO CONSTRUCTION CONTRACT FOR ON-CALL MAINTENANCE, REHABILITATION, INSPECTIONS, AND EMERGENCY WELL REPAIRS*

That the City Council approve and authorize the City Manager to execute Change Order No. 3 to Construction Contract No. UTOP 1819-01 (on file in the Records Management Department) to General Pump Company Inc. of San Dimas, California for on-call maintenance, rehabilitation, inspection and emergency well repairs for $730,000 for FY 2021-22; and authorize the annual cost of $730,000 consistent with the City Council approved budgets.

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

That the City Council take the following actions:

A. Reject Big Ben Engineering's bid for the Water Main Replacement Project as being nonresponsive.
B. Approve the plans and specifications and award Contract No. UT 1027 (on file in the Records Management Department) to Gentry Brothers, Inc. of Irwindale, California, for the construction of the Water Main Replacement Project, in the amount of $3,671,129 plus a 15% contingency of $550,670 for a total amount of $4,221,799; and authorize the City Manager 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 to execute a Professional Services Agreement (on file in the Records Management Department) with SA Associates of Arcadia, California, in the amount of $100,000 plus a 15% contingency of $15,000 for a total amount of $115,000 for construction engineering services.
D. Approve and authorize the City Manager to execute two amendments (on file in the Records Management Department) with Group Delta Inc. of Ontario, California, in the amount of $80,558 plus a 15% contingency of $12,084 for a total amount of $92,642 for geotechnical and material testing services; and Wallace & Associates Consulting, Inc. of Murrieta, California, in the amount of $114,436 plus a 15% contingency of $17,165 for a total amount of $131,601 for construction management services.

***ATTACHMENT:*** 20210615 Water Main Replacement Project Map^01 EXH A

### *10. PURCHASE OF POLICE DEPARTMENT FRONTLINE PATROL EQUIPMENT*

That the City Council approve and authorize the sole source purchase of training and duty equipment for frontline police personnel, not to exceed $355,000 over two fiscal years, from San Diego Police Equipment Co., Inc of San Diego, California and Dooley Enterprise of Anaheim, California.

***11. A PROFESSIONAL SERVICES AGREEMENT FOR LEGAL SERVICES RELATED TO PERSONNEL AND EMPLOYMENT RELATED MATTERS***

That the City Council authorize the City Manager to execute a two (2) year Professional Services Agreement (on file in the Records Management Department) with the law firm of Liebert Cassidy Whitmore, of Los Angeles, California for on-going legal services; and authorize the extension of the contract term for up to two, one-year periods.

***12. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 10 OF TITLE 2 SECTIONS 2-10.06, OF THE ONTARIO MUNICIPAL CODE RELATING TO CAMPAIGN CONTRIBUTION LIMITS***

That the City Council adopt an Ordinance amending Chapter 10 of Title 2 Sections 2-10.06, of the Ontario Municipal Code relating to Campaign Contribution Limits.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 10 OF TITLE 2 OF THE ONTARIO MUNICIPAL CODE RELATING TO CAMPAIGN CONTRIBUTION LIMITS.

***ATTACHMENT:*** AB 571 Fact Sheet Final^01
***ATTACHMENT:*** 20210615 Local Campaign Contribution Limits^02 ORD^RM

***13.. MAINTENANCE SERVICES AGREEMENT FOR ON-CALL HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) MAINTENANCE AND REPAIR SERVICES***

That the City Council authorize the City Manager to execute a three-year Maintenance Services Agreement (on file in the Records Management Department) with Western Allied Corporation of Santa Fe Springs, California for HVAC maintenance and repair services in an amount not to exceed $1,425,000; and authorize the option to extend the agreement for up to two additional one-year terms.

***14. AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH MERCHANTS LANDSCAPE SERVICES, INC.***

That the City Council authorize the City Manager to execute Amendment No. 1 to the existing Maintenance Services Agreement with Merchants Landscape Services, Inc. of Rancho Cucamonga, California (on file with the Records Management Department) to perform landscape maintenance services for two newly acquired parkway planter areas located in the Ontario Ranch area, by an amount not to exceed $128,136.

**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.**

***15. A PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION OF NECESSITY FOR THE ACQUISITION OF PERMANENT EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT INTERESTS IN PORTIONS OF REAL PROPERTY, AMENDING RESOLUTION OF NECESSITY NO. 2018-083, TO APPLY NUNC PRO TUNC (RETROACTIVELY) TO JUNE 19, 2018***

That the City Council conduct a public hearing and:

A. Adopt an Amended Resolution of Necessity to confirm the acquisitions sought by the City's previously adopted Resolution of Necessity No. 2018-083, including the type, scope and durations of the acquisitions sought therein for the Mountain Avenue and Holt Boulevard Intersection Widening Project, applying the proposed amendment *nunc pro tunc* (to apply the Amended Resolution of Necessity retroactive as of June 19, 2018);
B. Consider the adoption of an Amended Resolution of Necessity and provide all parties interested in the affected properties, their attorneys or representatives, an opportunity to be heard on the issues relevant to the Amended Resolution of Necessity;
C. Make the following findings as hereinafter described in this report:
    1. The public interest and necessity require the proposed project;
    2. The project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;
    3. The real property to be acquired is necessary for the project; and
    4. The offers of just compensation have been made to the property owners; and
    5. Adopt a Resolution of Necessity declaring that the acquisition of permanent and temporary easement interests in certain real property, more particularly described as Assessor Parcel No.'s 1010-522-13, 1010-522-06, 1010-522-12, 1010-522-11, 1010-522-10, 1010-502-13, 1010-502-12, 1010-502-11, 1010-502-10, 1010-502-09, 1010-502-08, 1010-502-07, 1010-502-06, 1011-131-02, 1011-131-03, 1011-131-04, 1011-131-19, 1011-132-06, and 1011-132-07 by eminent domain is necessary for public right-of-way and the construction of the Mountain Avenue and Holt Boulevard Intersection Widening Project ("Project") and related public infrastructure improvements in the City of Ontario, San Bernardino County, amending Resolution of Necessity No. 2018-083, to apply *nunc pro tunc* (retroactively) to June 19, 2018.

A RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, FOR THE ACQUISITION OF PERMANENT EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT INTERESTS IN PORTIONS OF REAL PROPERTY AMENDING RESOLUTION 2018-083, TO APPLY *NUNC PRO TUNC* (RETROACTIVELY) TO JUNE 19, 2018.

***ATTACHMENT:*** 20210615 Memorandum to the City Council^01 RESO - Amending RON 2018-083 Nunc Pro Tunc
***ATTACHMENT:*** 20210615 Amending Resolution 2018-083^02 RESO^RM
***ATTACHMENT:*** 20210615 EXHIBITS A - N^03 EXH

***16. A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE EMPORIA FAMILY HOUSING PLANNED UNIT DEVELOPMENT ("PUD"), AMENDING CERTAIN PROVISIONS TO: [1] EXPAND THE PROJECT AREA FROM APPROXIMATELY 2.80 ACRES OF LAND TO 4.95 ACRES OF LAND; [2] ESTABLISH MINIMUM BUILDING SETBACKS FROM PALM AVENUE AND TRANSIT STREET RIGHTS-OF-WAY; [3]***

***MODIFY MINIMUM PARKING REQUIREMENTS; [4] ALLOW ON-STREET LOADING; AND [5] UPDATE THE PLANTING PALETTE***

That the City Council consider and adopt a resolution approving the use of an Addendum to the Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and introduce and waive further reading of an ordinance approving File No. PUD21-001, an amendment to the Emporia Family Housing Planned Unit Development to expand the project area, establish certain building setback requirements, modify parking requirements, allow on-street loading, and update the plant palette.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE USE OF AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2008101140), PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NO. PUD21-001.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD21-001, AN AMENDMENT TO THE EMPORIA FAMILY HOUSING PLANNED UNIT DEVELOPMENT ("PUD"), AMENDING CERTAIN PROVISIONS TO: [1] EXPAND THE PROJECT AREA FROM APPROXIMATELY 2.80-ACRES OF LAND TO 4.95 ACRES OF LAND; [2] ESTABLISH MINIMUM BUILDING SETBACKS FROM PALM AVENUE AND TRANSIT STREET RIGHTS-OF-WAY; [3] MODIFY MINIMUM PARKING REQUIREMENTS; [4] ALLOW ON-STREET LOADING; AND [5] UPDATE THE PLANTING PALETTE FOR A 3-BLOCK AREA LOCATED WITHIN LUA2-N (ARTS DISTRICT-NORTH) AND LUA-3 (HOLT BOULEVARD DISTRICT) OF THE MU-1 (DOWNTOWN MIXED USE) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF — APNS: 1049-051-04, 1049-054-02, 1049-054-03, 1049-054-04, 1049-054-06, 1049-059-06, AND 1049-059-07.

***ATTACHMENT:*** 20210615 File No. PUD21-001^01 Reso - Addendum^RM
***ATTACHMENT:*** 20210615 File No. PUD21-001^02 PC Backup
***ATTACHMENT:*** 20210615 File No. PUD21-001^03 ADDENDUM .docx
***ATTACHMENT:*** 20210615 File No. PUD21-001^04^ORD^RM
***ATTACHMENT:*** 20210615 File No. PUD21-001^05 PUD.pdf

***17. A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE SUBAREA 29 SPECIFIC PLAN (FILE NO. PSPA20-006) TO INCREASE THE OVERALL DENSITY WITHIN PLANNING AREA 27 (CLUSTER HOMES - 7-14 DU/AC) FROM 4.8 TO 4.9 DWELLING UNITS PER GROSS ACRE AND ESTABLISH A NEW RESIDENTIAL PRODUCT TYPE (MOTORCOURT CLUSTER D - 8-PLEX). THE PROJECT SITE IS BOUNDED BY MERRILL AVENUE TO THE NORTH, SOUTHERN CALIFORNIA EDISON EASEMENT TO THE WEST, AND THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT AND THE CITY OF EASTVALE TO THE SOUTH. (APN: 0218-331-42)***

That the City Council consider and adopt a resolution approving the use of an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009; and a Resolution approving File No. PSPA20-006 pursuant to the facts and reasons contained in this staff report and the attached resolution.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE USE OF AN ADDENDUM TO THE SUBAREA 29 SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2004011009), PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NO. PSP03-003.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSPA20-006, AN AMENDMENT TO THE SUBAREA 29 SPECIFIC PLAN TO INCREASE THE OVERALL DENSITY FROM 4.8 TO 4.9 DWELLING UNITS PER GROSS ACRE AND ESTABLISH A NEW RESIDENTIAL PRODUCT TYPE (MOTORCOURT CLUSTER D-8-PLEX) WITHIN PLANNING AREA 27. THE PROJECT SITE IS BOUNDED BY MERRILL AVENUE TO THE NORTH, SOUTHERN CALIFORNIA EDISON EASEMENT TO THE WEST, AND THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT AND THE CITY OF EASTVALE TO THE SOUTH AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0218-331-42.

***ATTACHMENT:*** 20210615 File No PSPA20-006 PA27 of Subarea 29^01 EXH A AND B
***ATTACHMENT:*** 20210615 File No PSPA20-006 PA 27 of Subarea 29^02 PC Backup.pdf
***ATTACHMENT:*** 20210615 File No. PSPA20-006 PA27 of Subarea 29^03 RESO - Addendum^RM
***ATTACHMENT:*** 20210615 File No PSPA20-006 PA27 of Subarea 29^04 Addendum.pdf
***ATTACHMENT:*** 20210615 File No. PSPA20-006 PA27 of Subarea 29^05 RESO SPA^RM
***ATTACHMENT:*** 20210615 File No PSPA20-006 PA27 of Subarea 29^06 ATTACHMENT A.pdf

***18. A PUBLIC HEARING TO CONSIDER AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA AMENDING CHAPTER 3 OF THE TITLE 6 OF THE ONTARIO MUNICIPAL CODE RELATING TO INTEGRATED SOLID WASTE MANAGEMENT***

That the City Council conduct a public hearing to introduce and waive further reading of an ordinance adopting standards for mandatory organic waste disposal reduction for commercial businesses and residential customers to meet requirements of California legislative bills AB 1826 and SB 1383, and associated CalRecycle regulations.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 3 OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE RELATING TO INTEGRATED SOLID WASTE MANAGEMENT.

***ATTACHMENT:*** 20210615 Ontario SB 1383 ORD^RM.DOCX

***19. A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY OF ONTARIO MUNICIPAL CODE ADDING SECTION 4-6.1019 TO ADOPT STANDARDS FOR PARKING RESTRICTIONS ON PUBLIC STREETS FOR STREET SWEEPING SERVICES***

That the City Council introduce and waive further reading of an ordinance adopting standards for parking restrictions on public streets for street sweeping services.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING SECTION 4-6.1019 TO ARTICLE 10 OF CHAPTER 6 OF TITLE 4 OF THE ONTARIO MUNICIPAL CODE, ADOPTING STANDARDS FOR PARKING RESTRICTIONS ON PUBLIC STREETS FOR STREET SWEEPING SERVICES.

***ATTACHMENT:*** 20210615 OMC Amendment Sec. 4-6.1019 Provisions for Restricted Parking for Street Sweeping Services ORD^RM

***20. A PUBLIC HEARING TO RECEIVE AND RESPOND TO PUBLIC COMMENTS ON THE DRAFT 2020 URBAN WATER MANAGEMENT PLAN, DRAFT WATER SHORTAGE CONTINGENCY PLAN, AND ADDENDUM TO THE 2015 URBAN WATER MANAGEMENT PLAN AND RESOLUTIONS ADOPTING THE 2020 URBAN WATER MANAGEMENT PLAN, WATER SHORTAGE CONTINGENCY PLAN, AND ADDENDUM TO THE 2015 URBAN WATER MANAGEMENT PLAN***

That the City Council:

A. Conduct a public hearing to receive and respond to public comments on the Draft 2020 Urban Water Management Plan, Draft Water Shortage Contingency Plan, and Addendum to the 2015 Urban Water Management Plan (on file with Records Management); and
B. Adopt Resolutions adopting the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, and Addendum to the 2015 Urban Water Management Plan.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE 2020 URBAN WATER MANAGEMENT PLAN.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A WATER SHORTAGE CONTINGENCY PLAN (WSCP).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING AN ADDENDUM TO THE 2015 URBAN WATER MANAGEMENT PLAN.

***ATTACHMENT:*** 20210615 2020 Urban Water Management Plan^01 RESO^RM
***ATTACHMENT:*** 20210615 2020 Ontario UWMP^02 EXH A
***ATTACHMENT:*** 20210615 Water Shortage Contingency Plan^03^RESO^RM
***ATTACHMENT:*** 20210615 2020 Ontario Water Shortage Contingency Plan^04 EXH A
***ATTACHMENT:*** 20210615 2015 UWMP Addendum^05 RESO
***ATTACHMENT:*** 20210615 2015 UWMP Addendum^06 EXH A

## STAFF MATTERS

***CITY MANAGER OCHOA***

## COUNCIL MATTERS

***CITY COUNCIL APPOINTMENTS***

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

## ADJOURNMENT

**CITY OF ONTARIO**
**CLOSED SESSION REPORT**
City Council // Housing Authority // Other // *(GC 54957.1)*
**June 15, 2021**

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

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

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

- GC 54956.9(d), CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
  *One (1) case*

| No Reportable Action | Continue | Approved |
|---|---|---|
| / / | / / | / / |

Disposition: _____

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

- GC 54656.9(d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION City of Ontario v. Hogg Brothers, San Bernardino Superior Court Case No. CIVDS1616522

| No Reportable Action | Continue | Approved |
|---|---|---|
| / / | / / | / / |

Disposition: _____

**CITY OF ONTARIO**
**CLOSED SESSION REPORT**
City Council // Housing Authority // Other // *(GC 54957.1)*
**June 15, 2021**
(continued)

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

- GC 549556.8, CONFERENCE WITH REAL PROPERTY NEGOTIATOR
  Property: 415 E. B Street; City/Authority Negotiator: Scott Ochoa, City Manager; Negotiating Parties: Ontario Montclair School District; Under Negotiation: Price and terms.

| No Reportable Action | Continue | Approved |
|---|---|---|
| / / | / / | / / |

Disposition: _____

Reported by:

_____
City Attorney / City Manager / Executive Director

**ONTARIO CITY COUNCIL/**
**ONTARIO HOUSING AUTHORITY**
**MINUTES**
**MAY 18, 2021**
*(Not official until approved)*

## JOINT MEETINGS

Regular meetings of the Ontario City Council and Ontario Housing Authority were held on Tuesday, May 18, 2021 at the Ontario City Hall, 303 East B Street, Ontario, California.

## CALL TO ORDER

Mayor Leon called the Joint City Council and Ontario Housing Authority meetings to order at 6:03 p.m.

## ROLL CALL

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

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

## CLOSED SESSION

Mayor Leon inquired whether persons were present who wished to speak to the Closed Session 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 6:04 p.m. for discussion of the following:

- GC 54956.9 (d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION -Robert “Bob” Snow v. City of Ontario, Superior Court of the State of California, County of San Bernardino Case No. CIVDS1831550

- GC 54957.6, CONFERENCE WITH LABOR NEGOTIATORS-Agency designated representatives: City Manager or his designee; Employee organization: Public Safety Executive Management

- GC 54656.9(d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION-Robles, et al. v. City of Ontario et al., Case No. CIVDS2007038

## CALL TO ORDER – OPEN SESSION

Mayor Leon called the City Council and Ontario Housing Authority meetings to order at 6:35 p.m.

## PLEDGE OF ALLEGIANCE

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

## INVOCATION

The invocation was led by Senior Pastor Brian E. Kennedy, Mt. Zion Baptist Church.

## REPORT ON CLOSED SESSION

City Attorney Duran stated there was no reportable actions.

## PUBLIC COMMENTS

*Jefferey Hackbarth*, Chairman for the Greater Ontario Business Council (GOBC), thanked Council for their support and announced upcoming events.

*Armando Rodriguez,* representing the Ontario Hispanic Chamber of Commerce, expressed his desire to collaborate with the City on future events.

*Celina Lopez*, encouraged community members affected by the Francis incident to apply for scholarships at www.ontariorf.org.

*Xochitl*, requested online meetings.

## AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa announced written communication was received for Item No. 17. A copy was placed on the dais and was entered into the record.

## CONSENT CALENDAR

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

## 1. APPROVAL OF MINUTES

City Council approved Minutes for the regular meeting of the City Council, and Housing Authority on April 20, 2021, approving same as on file in the Records Management Department.

**2. BILLS/PAYROLL**

City Council approved **Bills** for the period April 22, 2021 through April 29, 2021 in the amount of $19,286,290.62 and **Payroll** for the period April 11, 2021 through April 24, 2021 in the amount of $3,617,504.20 when audited by the Finance Committee.

**3. A RESOLUTION APPROVING A SUPERCHARGER AGREEMENT WITH TESLA, INC. FOR THE INSTALLATION OF EIGHT TESLA SUPERCHARGING STATIONS AND NINE LEVEL 2 CHARGING STATIONS FOR A TOTAL OF SEVENTEEN CHARGING STATIONS, PURSUANT TO A SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT GRANT, AT THE PARKING STRUCTURE BEING CONSTRUCTED DOWNTOWN AT LEMON AVENUE AND C STREET**

The City Council:

1. Adopted a resolution approving a supercharger agreement, with Tesla, Inc. for the installation of eight Tesla Supercharging Stations and nine Level 2 Charging Stations for a total of seventeen charging stations, at the parking structure being constructed Downtown at Lemon Avenue and C Street.
2. Authorized the City Manager to make any necessary program adjustments and execute all necessary documents to implement the Agreement.

**RESOLUTION NO. 2021-044** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A SUPERCHARGER AGREEMENT WITH TESLA, INC. FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF EIGHT TESLA SUPERCHARGING STATIONS AND NINE LEVEL 2 CHARGING STATIONS, FOR A TOTAL OF SEVENTEEN CHARGING STATIONS, AT THE PARKING STRUCTURE BEING CONSTRUCTED DOWNTOWN AT LEMON AVENUE AND C STREET.

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

The City Council approved Amendment No. 1 to increase the contracted dollar amount with Environmental Logistics, Inc. of Bloomington, California by $100,000. The current expenditure is $88,500 and it is the recommendation to increase the contract not-to-exceed amount to $188,500.

**5. AN AGREEMENT WITH INTERPERSONAL FREQUENCY FOR WEB DEVELOPMENT AND HOSTING**

The City Council authorized the City Manager to execute an agreement with Interpersonal Frequency, LLC, of McLean, Virginia, for City website support and cloud hosting in the amount of $149,300 for one (1) year; and authorized an extension of the agreement for two additional years subject to City Council approved budget. Total contract value not to exceed $470,669 over three (3) years, allowing a 5% increase in years two (2) and three (3).

**6. PRE-AUTHORIZED LIST OF VENDORS TO PROVIDE SPECIALIZED COMPUTER AND NETWORK EQUIPMENT AND SERVICES**

The City Council approved a pre-authorized vendor list to provide computer and network hardware, software, and services to maintain and support the City's technology infrastructure.

**7. AUTHORIZE THE PURCHASE AND INSTALLATION OF FURNITURE FOR THE ANTHONY MUNOZ COMMUNITY CENTER RENOVATION**

The City Council took the following actions:

A. Authorized a cooperative purchase agreement for the D&C18-004 Anthony Munoz Community Center Renovation – Furniture Purchase and Installation in the amount of $342,419.55 for the acquisition and installation of furniture and workstations for the Anthony Munoz Community Center from Kirksey & Co., Inc. of Irvine, California, consistent with the terms and conditions of the OMNIA 2021 Contracts R191804 and R191803; and
B. Authorized the City Manager to execute all documents required for the completion of the project including, but not limited to, contracts, agreements, reduction of retention accounts, and filing of a notice of completion at the conclusion of all construction related activities.

**8. CONSTRUCTION CONTRACT FOR THE REPLACEMENT AND INSTALLATION OF TREMCO ROOF SYSTEMS AT VARIOUS CITY FACILITIES**

The City Council awarded Bid No. 1412 and approved a Construction Contract with Letner Roofing Company located at 1490 N. Glassell St. Orange, California, for the replacement and installation of new Tremco Roof Systems at the City Hall Annex Roof and Vineyard Park Pool Room Roof in the amount of $546,997 plus a 10% contingency of $54,699 for a total amount of $601,696; authorize the City Manager to execute said contract and authorize the filing of the notice of completion at the conclusion of all construction activities related to the project.

**9. CONCLUSION OF THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ONTARIO AND VARIOUS CHINO BASIN PARTIES FOR THE EVALUATION AND DEVELOPMENT OF THE CHINO BASIN PROGRAM**

The City Council approved the conclusion of the Memorandum of Understanding entered by and between the City of Ontario and various Chino Basin parties on April 16, 2019.

**10. A CONSTRUCTION CONTRACT AND TWO AMENDMENTS FOR THE WELL HOUSE ROOF REPLACEMENT PROJECT**

The City Council took the following actions:

A. Rejected Modern Construction Management Inc.'s bid for Well House Roof Replacement Project as being nonresponsive.
B. Approved the plans and specifications and awarded Contract No. UT 1036 to Corner Keystone Construction Corp. of Walnut, California, for the construction of the Well House Roof Replacement Project, in the amount of $370,460 plus a 15% contingency of $55,569, for a total amount of $426,029; and authorized the City Manager to execute said contract and file a notice of completion at the conclusion of all construction activities related to the project.
C. Approved and authorized the City Manager to execute two amendments with Group Delta Inc. of Ontario California, in the amount of $30,162, and Wallace and Associates Consulting, Inc. of Murrieta, California, in the amount of $61,892, for on-call support services of the Well House Roof Replacement Project.

**11. A GOODS AND SERVICES AGREEMENT WITH WILLIAMS SCOTSMAN INC. FOR THE ONTARIO MUNICIPAL SERVICES CENTER MODULAR PURCHASE**

The City Council approved a Goods and Services Agreement with Williams Scotsman Inc. of Baltimore, Maryland, for the Ontario Municipal Services Center (OMSC) Modular Purchase in the amount of $825,554.49; and authorized the City Manager to execute the agreement and any future amendments within the authorization limits.

**12. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR UTILITY ENGINEERING SERVICES**

The City Council approved and authorized the City Manager to execute Amendment No. 2 to the Professional Services Agreement with AKM Consulting Engineers of Irvine, California, in the amount of $150,000, and extend the agreement term for one year.

**PUBLIC HEARINGS**

**13. A PUBLIC HEARING TO CONSIDER: [1] GENERAL PLAN AMENDMENT (FILE NO. PGPA19-005) TO MODIFY POLICY PLAN (GENERAL PLAN) EXHIBIT LU-01, OFFICIAL LAND USE PLAN, CHANGING THE LAND USE DESIGNATION ON 105.4 ACRES OF LOW DENSITY RESIDENTIAL (2.1 - 5 DU/AC), 66.01 ACRES OF MIXED USE (9 - NMC EAST) AND 10.36 ACRES OF OPEN SPACE - NON RECREATION DESIGNATED PROPERTY, TO 23.41 ACRES OF LOW DENSITY RESIDENTIAL (2.1 - 5 DU/AC), 24.16 ACRES OF LOW-MEDIUM DENSITY RESIDENTIAL (5.1 - 11 DU/AC), 57.83 ACRES OF**

**MEDIUM DENSITY RESIDENTIAL (11.1 - 25 DU/AC), 20.46 ACRES OF MIXED USE (9 - NMC EAST), 48.61 ACRES OF INDUSTRIAL, AND 7.3 ACRES OF OPEN SPACE - NON RECREATION DESIGNATED PROPERTY AND MODIFY POLICY PLAN (GENERAL PLAN) EXHIBIT LU-03, FUTURE BUILDOUT, TO BE CONSISTENT WITH THE LAND USE CHANGES; AND [2] AN AMENDMENT (FILE NO. PSPA19-006) TO THE RICH-HAVEN SPECIFIC PLAN, WHICH INCLUDES THE FOLLOWING: [A] CHANGE THE LAND USE DESIGNATION ON 110.1 GROSS ACRES OF LAND FROM PLANNING AREA 1A - 1F (RESIDENTIAL - SFD), TO 25.5 GROSS ACRES OF PLANNING AREA 1A (RESIDENTIAL - SFD), 24.5 GROSS ACRES OF PLANNING AREA 1B (RESIDENTIAL - SFD/SFA) AND 60.6 GROSS ACRES OF PLANNING AREA 1C (RESIDENTIAL - SFD/SFA); [B] CHANGE THE LAND USE DESIGNATION ON 81.1 GROSS ACRES OF LAND WITHIN PLANNING AREA 7 (STAND-ALONE RESIDENTIAL OVERLAY, MIXED-USE OVERLAY, REGIONAL COMMERCIAL, AND SCE EASEMENT/GAS EASEMENT) TO, PLANNING AREA 7A (49.4 GROSS ACRES OF LIGHT INDUSTRIAL AND 6.6 GROSS ACRES OF OPEN SPACE - NON RECREATION) AND PLANNING AREA 7B (25.1 GROSS ACRES OF REGIONAL COMMERCIAL); [C] CHANGE THE LAND USE DESIGNATION ON 4.13 ACRES OF LAND WITHIN PLANNING AREA 6A FROM REGIONAL COMMERCIAL TO STAND-ALONE RESIDENTIAL OVERLAY; [D] CHANGE THE LAND USE DESIGNATION ON 4.13 ACRES OF LAND WITHIN PLANNING AREA 9A FROM STAND-ALONE RESIDENTIAL OVERLAY TO REGIONAL COMMERCIAL; AND [E] VARIOUS CHANGES TO THE SPECIFIC PLAN DEVELOPMENT STANDARDS, EXHIBITS, AND TEXT, TO REFLECT THE PROPOSED LAND USES. THE RICH-HAVEN SPECIFIC PLAN IS GENERALLY BOUNDED BY RIVERSIDE DRIVE, COLONY HIGH SCHOOL AND THE SCE SUBSTATION TO THE NORTH, HAMNER AVENUE TO THE EAST, OLD EDISON ROAD TO THE SOUTH, AND HAVEN AVENUE TO THE WEST. (APNS: 0218-161-04, 0218-161-05, 0218-161-10, 0218-161-11, 0218-211-17, 0218-211-24, 0218-211-27, 0218-211-01 AND 0218-393-10)**

The City Council considered and adopted:

A. A resolution approving the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140);
B. A resolution approving File No. PGPA19-005, a General Plan Amendment modifying Policy Plan Exhibit LU-01, Land Use Plan, changing the land use designation on 105.4 acres of Low Density Residential (2.1 – 5 du/ac), 66.01 acres of Mixed Use (9 – NMC East) and 10.36 acres of Open Space – Non Recreation designated property to 23.41 acres of Low Density Residential (2.1 – 5 du/ac), 24.16 acres of Low-Medium Density Residential (5.1 – 11 du/ac), 57.83 acres of Medium Density Residential (11.1 – 25 du/ac), 20.46 acres of Mixed Use (9 – NMC East), 48.61 acres of Industrial, and 7.3 acres of Open Space – Non Recreation designated property, and modify the Policy Plan (General Plan) Exhibit LU-03, Future Buildout, to be consistent with the proposed land use changes; and

C. A resolution approving File No. PSPA19-006, an amendment to the Rich-Haven Specific Plan, which includes the following: [A] Change the land use designation on 110.1 gross acres of land from Planning Area 1A – 1F (Residential - SFD), to 25.5 gross acres of Planning Area 1A (Residential - SFD), 24.5 gross acres of Planning Area 1B (Residential – SFD/SFA) and 60.6 gross acres of Planning Area 1C (Residential - SFD/SFA); [B] Change the land use designation on 81.1 gross acres of land within Planning Area 7 (Stand-Alone Residential Overlay, Mixed-Use Overlay, Regional Commercial, and SCE Easement/Gas Easement) to, Planning Area 7A (49.4 gross acres of Light Industrial and 6.6 gross acres of Open Space – Non Recreation) and Planning Area 7B (25.1 gross acres of Regional Commercial); [C] Change the land use designation on 4.13 acres of land within Planning Area 6A from Regional Commercial to Stand-Alone Residential Overlay; [D] Change the land use designation on 4.13 acres of land within Planning Area 9A from Stand-Alone Residential Overlay to Regional Commercial; and [E] Various changes to the Specific Plan development standards, exhibits, and text, to reflect the proposed land uses.

**RESOLUTION NO. 2021-045** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN ADDENDUM TO THE ONTARIO PLAN CERTIFIED ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2008101140), PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED.

**RESOLUTION NO. 2021-046** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA19-005, AN AMENDMENT TO THE LAND USE ELEMENT OF THE POLICY PLAN (GENERAL PLAN), REVISING EXHIBIT LU-01 (OFFICIAL LAND USE PLAN) AND EXHIBIT LU-03 (FUTURE BUILDOUT), AFFECTING PROPERTIES LOCATED AT THE SOUTHEAST CORNER OF RIVERSIDE DRIVE AND HAVEN AVENUE, FROM 105.4 ACRES OF LOW DENSITY RESIDENTIAL (2.1 - 5 DU/AC) TO 23.41 ACRES OF LOW DENSITY RESIDENTIAL (2.1 - 5 DU/AC), 24.16 ACRES OF LOW-MEDIUM DENSITY RESIDENTIAL (5.1 - 11 DU/AC), 57.83 ACRES OF MEDIUM DENSITY RESIDENTIAL (11.1 - 25 DU/AC), AND AFFECTING PROPERTIES LOCATED AT THE NORTHWEST CORNER OF HAMNER AVENUE AND ONTARIO RANCH ROAD, FROM 66.01 ACRES OF MIXED USE (9 - NMC EAST) AND 10.36 ACRES OF OPEN SPACE - NON RECREATION TO 20.46 ACRES OF MIXED USE (9 - NMC EAST), 48.61 ACRES OF INDUSTRIAL, AND 7.3 ACRES OF OPEN SPACE - NON RECREATION, AND MAKING FINDINGS IN SUPPORT THEREOF - APNS: 0218-161-04, 0218-161-05, 0218-161-10, 0218-161-11, 0218-211-17, 0218-211-24 AND 0218-211-27. (SEE ATTACHMENTS 1 AND 2) (PART OF CYCLE 2 FOR THE 2021 CALENDAR YEAR).

**RESOLUTION NO. 2021-047** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSPA19-006, AN AMENDMENT TO THE RICH-HAVEN SPECIFIC PLAN TO: 1) CHANGE THE LAND USE DESIGNATION ON 110.1 GROSS ACRES OF LAND FROM PLANNING AREA 1A - 1F (RESIDENTIAL - SFD), TO 25.5 GROSS ACRES OF PLANNING AREA 1A (RESIDENTIAL - SFD), 24.5 GROSS ACRES OF PLANNING AREA 1B (RESIDENTIAL - SFD/SFA) AND 60.6 GROSS ACRES OF PLANNING AREA 1C (RESIDENTIAL - SFD/SFA) ON FOUR PROPERTIES LOCATED AT THE SOUTHWEST CORNER OF RIVERSIDE DRIVE AND HAMNER AVENUE; 2) CHANGE THE LAND USE DESIGNATION ON 81.1 GROSS ACRES OF LAND WITHIN PLANNING AREA 7 (STAND-ALONE RESIDENTIAL OVERLAY, MIXED-USE OVERLAY, REGIONAL COMMERCIAL, AND SCE EASEMENT/GAS EASEMENT) TO, PLANNING AREA 7A (49.4 GROSS ACRES OF LIGHT INDUSTRIAL AND 6.6 GROSS ACRES OF OPEN SPACE - NON RECREATION) AND PLANNING AREA 7B (25.1 GROSS ACRES OF REGIONAL COMMERCIAL) ON THREE PROPERTIES LOCATED AT THE NORTHWEST CORNER OF ONTARIO RANCH ROAD AND HAMNER AVENUE; 3) CHANGE THE LAND USE DESIGNATION ON 4.13 ACRES OF LAND WITHIN PLANNING AREA 6A FROM REGIONAL COMMERCIAL TO STAND-ALONE RESIDENTIAL OVERLAY FOR ONE PROPERTY LOCATED ON THE NORTHEAST CORNER ONTARIO RANCH ROAD AND HAVEN AVENUE; 4) CHANGE THE LAND USE DESIGNATION ON 4.13 ACRES OF LAND WITHIN PLANNING AREA 9A FROM STAND-ALONE RESIDENTIAL OVERLAY TO REGIONAL COMMERCIAL FOR ONE PROPERTY LOCATED ON THE SOUTHEAST CORNER ONTARIO RANCH ROAD AND HAVEN AVENUE; AND 5) AMEND THE SPECIFIC PLAN TO UPDATE THE DEVELOPMENT STANDARDS, EXHIBITS, AND TEXT CHANGES TO REFLECT THE PROPOSED LAND USES, AND MAKING FINDINGS IN SUPPORT THEREOF - APNS: 0218-161-04, 0218-161-05, 0218-161-10, 0218-161-11, 0218-211-17, 0218-211-24, 0218-211-27, 0218-211-01 AND 0218-393-10.

**MOTION:** Moved by Mayor pro Tem Wapner, seconded by Council Member Bowman, and carried by unanimous vote to waive further reading of the title.

Notice of public hearing was duly given and affidavits of compliance were on file in the Records Management Department.

There were no written communications. Mayor Leon opened the public hearing asking those persons interested in this item to speak. Hearing no one, Mayor Leon closed the public hearing.

**MOTION:** Moved by Council Member Dorst-Porada, seconded by Council Member Bowman, and carried by unanimous vote to adopt Resolution Nos. 2021-045, 2021-046, and 2021-047.

**14. A PUBLIC HEARING TO CONSIDER AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDA20-002, A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND RICH HAVEN MARKETPLACE LLC., TO ESTABLISH THE TERMS AND CONDITIONS FOR THE DEVELOPMENT OF PLANNING AREAS 7A AND 7B PURSUANT TO THE PROPOSED RICH-HAVEN SPECIFIC PLAN AMENDMENT (FILE NO. PSPA19-006), AN 81.1 ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF HAMNER AVENUE AND ONTARIO RANCH ROAD, WITHIN THE PROPOSED LIGHT INDUSTRIAL AND REGIONAL COMMERCIAL LAND USE DISTRICTS OF THE RICH-HAVEN SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF - APNS: 0218-211-17; 0218-211-24; AND 0218-211-27**

The City Council introduced and waived further reading of an ordinance approving the Development Agreement (File No. PDA20-002) between the City of Ontario and Rich Haven Marketplace, LLC., to establish the terms and conditions for the development of Planning Areas 7A and 7B, pursuant to the proposed Rich-Haven Specific Plan Amendment (File No. PSPA19-006), an 81.1 acre property located at the northwest corner of Hamner Avenue and Ontario Ranch Road, within the proposed Light Industrial and Regional Commercial land use districts of the Rich-Haven Specific Plan.

**ORDINANCE NO. 3184** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDA20-002, A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND RICH HAVEN MARKETPLACE LLC., TO ESTABLISH THE TERMS AND CONDITIONS FOR THE DEVELOPMENT OF PLANNING AREAS 7A AND 7B PURSUANT TO THE PROPOSED RICH-HAVEN SPECIFIC PLAN AMENDMENT (FILE NO. PSPA19-006), AN 81.1 ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF HAMNER AVENUE AND ONTARIO RANCH ROAD, WITHIN THE PROPOSED LIGHT INDUSTRIAL AND REGIONAL COMMERCIAL LAND USE DISTRICTS OF THE RICH-HAVEN SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0218-211-17; 0218-211-24; AND 0218-211-27.

Notice of public hearing was duly given and affidavits of compliance were on file in the Records Management Department.

There were no written communications. Mayor Leon opened the public hearing asking those persons interested in this item to speak. Hearing no one, Mayor Leon closed the public hearing.

**MOTION:** Moved by Council Member Dorst-Porada, seconded by Council Member Bowman, and carried by unanimous vote to introduce Ordinance No. 3184.

**15. A PUBLIC HEARING TO CONSIDER A GENERAL PLAN AMENDMENT (FILE NO. PGPA19-006) REVISING THE LAND USE ELEMENT OF THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN, MODIFYING EXHIBIT LU-01, LAND USE PLAN, TO CHANGE THE LAND USE DESIGNATION ON 14.29 ACRES OF LAND FROM OFFICE COMMERCIAL TO INDUSTRIAL, AND MODIFYING EXHIBIT LU-03, FUTURE BUILDOUT, TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGE, IN CONJUNCTION WITH A SPECIFIC PLAN AMENDMENT (FILE NO. PSPA19-008) REVISING THE HAVEN GATEWAY CENTRE SPECIFIC PLAN LAND USE PLAN, TO CHANGE THE LAND USE DESIGNATION ON THE PROJECT SITE FROM COMMERCIAL/OFFICE TO INDUSTRIAL, GENERALLY LOCATED AT THE NORTHEAST CORNER OF HAVEN AVENUE AND SR-60 FREEWAY (APN:0108-332-01)**

The City Council considered and adopted the following:

A. A resolution approving the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140); and
B. A resolution approving a General Plan Amendment (File No. PGPA19-006) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01), changing the land use designation on 14.29 acres of land from Office Commercial to Industrial, and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and
C. A resolution approving a Specific Plan Amendment (File No. PSPA19-008) revising the Haven Gateway Centre Specific Plan Land Use Plan, to change the land use designation on the project site from Commercial/Office to Industrial.

**RESOLUTION NO. 2021-048** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN ADDENDUM TO THE ONTARIO PLAN CERTIFIED ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2008101140), PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED.

**RESOLUTION NO. 2021-049** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA19-006, AN AMENDMENT TO THE LAND USE ELEMENT OF THE POLICY PLAN (GENERAL PLAN), REVISING EXHIBIT LU-01 (OFFICIAL LAND USE PLAN) AND EXHIBIT LU-03 (FUTURE BUILDOUT), AFFECTING PROPERTY LOCATED AT THE NORTHEAST CORNER OF HAVEN AVENUE AND SR-60 FREEWAY, FROM OFFICE COMMERCIAL TO INDUSTRIAL, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1083-321-01. (SEE ATTACHMENTS A AND B) (PART OF CYCLE 2 FOR THE 2021 CALENDAR YEAR).

**RESOLUTION NO. 2021-050** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSPA19-008, AN AMENDMENT TO THE HAVEN GATEWAY CENTRE SPECIFIC PLAN LAND USE PLAN, TO CHANGE THE LAND USE DESIGNATION ON 14.29 ACRES OF LAND FROM COMMERCIAL/OFFICE TO INDUSTRIAL, AFFECTING PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF HAVEN AVENUE AND SR-60 FREEWAY, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1083-321-01.

Notice of public hearing was duly given and affidavits of compliance were on file in the Records Management Department.

There were no written communications. Mayor Leon opened the public hearing asking those persons interested in this item to speak. Hearing no one, Mayor Leon closed the public hearing.

**MOTION:** Moved by Council Member Bowman, seconded by Council Member Valencia, and carried by unanimous vote to adopt Resolution Nos. 2021-048, 2021-049, and 2021-050.

**ADMINISTRATIVE REPORTS/DISCUSSION/ACTION**

**16. A RESOLUTION AUTHORIZING THE ISSUANCE OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 13 (CALIFORNIA COMMERCE CENTER- PHASE IV) SPECIAL TAX REFUNDING BONDS, SERIES 2021, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $4,500,000 AND RELATED MATTERS**

The City Council considered and adopted a resolution authorizing the issuance of City of Ontario Community Facilities District No. 13 (California Commerce Center- Phase IV) Special Tax Refunding Bonds, Series 2021.

A. Authorized the issuance of special tax refunding bonds to defease and redeem prior bonds issued to finance the California Commerce Center- Phase IV project;
B. Approved the forms of the Indenture, the Escrow Agreement, the Bond Purchase Agreement, the Continuing Disclosure Agreement, and the Preliminary Official Statement;
C. Authorized a negotiated sale of the special tax refunding bonds to Stifel, Nicolaus & Company, Incorporated (the "Underwriter") in accordance with the terms of the Bond Purchase Agreement; and
D. Authorized the execution of the Indenture, the Escrow Agreement, 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. 2021-051** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE ISSUANCE OF COMMUNITY FACILITIES DISTRICT NO. 13 OF THE CITY ONTARIO (CALIFORNIA COMMERCE CENTER- PHASE IV) SPECIAL TAX REFUNDING BONDS, SERIES 2021, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED $4,500,000, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDENTURE, AN ESCROW AGREEMENT, 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.

**MOTION:** Moved by Council Member Bowman, seconded by Council Member Dorst-Porada, and carried by unanimous vote to adopt Resolution No. 2021-051.

**17. A BID PROTEST BY FLEET SALES & CONSULTING, INC., DBA BILL & WAG'S, INC., OF THE CITY COUNCIL'S ACTION OF NOVEMBER 17, 2020 TO GRANT TOWING CARRIER PERMITS AND AUTHORIZE THE CITY MANAGER TO EXECUTE CITY CONTRACT TOWING SERVICES AGREEMENT, FOR A PERIOD OF FIVE YEARS, WITH CERTIFIED TOWING, INC.; FOGLESONG TOWING & STORAGE, INC.; PEPE'S TOWING SERVICES; AND DIETZ TOWING, INC.**

The City Council reviewed and considered the written bid protest presented and the information provided in the report to either uphold or deny Fleet Sales & Consulting, Inc.'s protest.

City Manager Ochoa introduced the item.

Robert Hicks and Casey Williams, counsel for Bill and Wag's presented the protest.

**MOTION:** Moved by Council Member Dorst-Porada, seconded by Council Member Bowman, and carried by unanimous vote to uphold the previous decision and reject Bill & Wag's protest.

**STAFF MATTERS**

City Manager Ochoa made no announcements.

**COUNCIL COMMENTS**

Council Member Dorst-Porada made no comments.

Mayor pro Tem Wapner made no comments.

Council Member Bowman made no comments.

Council Member Valencia recognized Celina Lopez and Xochitl for their work in the community.

Mayor Leon thanked D'Andre Lampkin for his work in the community.

**ADJOURNMENT**

Mayor Leon adjourned the meetings of the Joint Agencies at 7:20 p.m. to the next regular meetings to be held on Tuesday, June 1, 2021.

Respectfully submitted,

_____
SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:

_____
PAUL S. LEON, MAYOR/CHAIRMAN

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Economic Development<br>Prepared By: Karla Tavera<br>Staff Member Presenting:<br>Jennifer McLain Hiramoto, Economic Development Director<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 3 |

**SUBJECT: AN AMENDMENT TO THE LEASE AND OPERATING AGREEMENT BETWEEN THE WESEE COLLECTIVE, LLC AND THE CITY ON ONTARIO, FOR THE PURPOSE OF EXERCISING A ONE YEAR EXTENSION**

**RECOMMENDATION:** That the City Council:

A. Approve an amendment to the Lease Agreement (on file in the Records Management Department) between The WESEE Collective, LLC and the City of Ontario for the purpose of extending the lease for one year and for a reduction in yearly fees.
B. Authorize the City Manager to execute a one-year extension to the Operating Agreement (on file in the Records Management Department) with The WESEE Collective, LLC for the purpose of operating a Business Incubator, Accelerator and Co-working space, in the amount of $200,000 annually, with the option to extend for one additional one-year period.

**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:**

A. The lease rate for the portion of the property to be used as a Business Incubator, Accelerator and Co-working space is proposed at $1.00 per month, in return for the business creation efforts and downtown activity generated by the occupants of the space.
B. The lease rate for the portion of the property to be used as a coffee shop and beer taproom is proposed at $1.00 per square foot per month, which is comparable to recent market-rate leasing activity in the downtown area. Lease revenue for the 500 square foot space is anticipated at approximately $6,000 annually.
C. The cost of the Operating Agreement is $200,000 annually. Total not-to-exceed funding in the amount of $200,000 has been appropriated in the General Fund for FY 2021-22.

**BACKGROUND & ANALYSIS:** In January 2017, the City completed the purchase of the commercial properties located at 404-424 N. Euclid Avenue. As Staff began to analyze potential uses of the space and how to generate business activity in downtown, work began with WESEE Collective, LLC (Operator) to develop an office space concept that would support and grow existing small businesses, help budding entrepreneurs create new businesses, and foster technology innovation in the commerce and logistics sector. These efforts culminated in the establishment of 4th Sector Innovations,

a Business Incubator, Accelerator and Co-working space in the heart of the historic downtown at 404 N. Euclid Ave. It included a Lease Agreement for $1/month at 404 N. Euclid Avenue and an Operating Agreement of $250,000 for a three-year period to operate an Accelerator, Incubator, and Co-working space. There are two, one-year options to extend this Operating Agreement and Lease, which will both expire on June 30, 2021.

Lease Agreements: As part of this proposal, WESEE is leasing approximately 14,000 square feet at 404 N. Euclid Avenue. The majority of this space (13,500 square feet) is being used to house the Incubator, Accelerator, and Co-working functions.

Together, these three uses are critical to supporting and growing the local entrepreneurship community, while also bringing in a steady stream of new patrons to Downtown.

Co-working spaces are business locations that offer cost-effective shared workspace in an open, professional environment, often times with amenities such as conference rooms, kitchens, networking opportunities and social activities. Participants in co-working spaces are typically freelancers, start-ups, and other small companies that do not need to undertake the expense of dedicated office space. Co-working participants also benefit from the ability to interact, brainstorm and socialize with other businesses. Co-working participants can purchase a variety of membership options in order to utilize the space and amenities at 404.

The purpose of a Business Incubator is to support the growth and success of entrepreneurial companies through an array of business resources and services that may include physical space, access to capital, coaching, and networking connections. Participants in incubators are generally start-up or early stage businesses and take part in an incubation program.

The purpose of a Business Accelerator is similar to that of a Business Incubator, but accelerator companies have typically moved beyond the earliest phases of business development, but are still in need of services in order to accelerate their growth and viability.

Approximately 500 square feet along Euclid Avenue frontage is being leased at a market-rate rent of $1.00 per square foot per month, based on recent comparable lease rates in downtown, and used to house a coffee shop and beer taproom. Due to the COVID-19 pandemic, this coffee shop is not yet open, however, this establishment will not only serve as an amenity to the incubator patrons, but will be open to the public and generate additional business activity in downtown.

The City is looking to amend the term of this lease and extend it by one additional year. This additional year will further enable the Operator to deliver on the programming described in their Scope of Work presented in 2017. The official launch of the program was slated for March 2020, but their programming was impacted by the global pandemic. WESEE had to postpone its grand opening and instead host their programs virtually. This one-year extension will enable the Operator to not only deliver on its previously stated Scope of Work, which included a requirement to provide services to at least four incubating businesses annually and eight accelerating businesses annually in the logistics and commerce sectors, but to also further expand its service offerings to entrepreneurs throughout the community across all sectors. The change will better support their co-working function, and ultimately lead to greater revenue generation potential. It is anticipated that this change will also provide support to a greater range of local start-ups that exist across the Ontario community.

Operating Agreement: Under the terms of the Operating Agreement, WESEE will operate and manage the Business Incubator, Accelerator and Co-working space. The scope of these duties, which has been

amended since the first Agreement executed in 2017, include, but are not limited to:

- Provision for at least four incubating businesses annually.
- Provision for at least eight accelerating businesses annually.
- Active promotion and management of co-working space in order to maximize membership options and the number of businesses utilizing the space.
- Host small business development events and services to the business community at large.
- Host and coordinate business networking activities and opportunities for 4th Sector participants, including events where start-ups can pitch their ideas.
- Promote entrepreneurship through school partnerships and special events.
- Engage existing businesses for the development of new technologies and innovation.
- Establish partnerships with higher education for the purpose of technology transfer.
- Establish partnerships with other business incubators to create reciprocal membership options.
- Identify angel and other funding sources for the purpose of investing in the incubating and accelerating businesses at 4th Sector.

In exchange for the City's participation in the financial support of this operation, the City will have the opportunity to receive a share of the revenue generated by the activities of the Incubator, Accelerator and Co-working space. Net profits received by WESEE, after the first ten percent of such profits will be shared with the City. City will receive sixty percent and WESEE will receive forty percent of any profits. The City will also have the ability to utilize the space for special events and other business related seminars and workshops.

In addition, WESEE will be required to monitor and submit quarterly reports to the City showing the outcomes of activity generated by the space, including the number of new businesses in downtown and the associated number of jobs and economic impact created by those activities.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Economic Development<br>Prepared By: Karla Tavera<br>Staff Member Presenting:<br>Jennifer McLain Hiramoto, Economic Development Director<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 4 |

**SUBJECT: AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENTS FOR ON-CALL APPRAISAL, ENVIRONMENTAL, LAND ACQUISITION, RELOCATION AND PROPERTY MANAGEMENT SERVICES**

**RECOMMENDATION:** That the City Council ("City") and Ontario Housing Authority Board ("Authority") approve and authorize the City Manager/Executive Director to execute Amendment No. 1 to Professional Services Agreements with R.P. Laurain & Associates in the amount of $80,000, Converse Consultants in the amount of $75,000, and Property Specialist Inc., (dba CPSI) in the amount of $320,000.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Operate in a Businesslike Manner**
**Focus Resources in Ontario's Commercial and Residential Neighborhoods**

**FISCAL IMPACT:** The Fiscal Year 2020-21 Adopted Budget includes, and any subsequent Adopted Budget shall include, appropriations from the Water Capital Fund, Housing Authority Fund, and General Fund for these services. This proposed amendment will increase all of these on-call services by $475,000. The R.P. Laurain & Associates agreement not-to-exceed will increase from $90,000 to $170,000, the Converse Consultants agreement not-to-exceed will increase from $75,670 to $150,670, and the Property Specialist Inc., (dba CPSI) agreement not-to-exceed will increase from $475,813 to $795,813. The consultants/firms have agreed to the proposed fixed billing rates and will be compensated for the scope of work at the approved billing rates, as set forth in the subject agreements.

**BACKGROUND & ANALYSIS:** On August 19, 2019, after an extensive solicitation and procurement selection process, the City and Authority entered into on-call Professional Services Agreements with R.P. Laurain & Associates for appraisal services; Converse Consultants for environmental services; and CPSI for land acquisition, relocation and property management services. The selection was based on the firm experience, knowledge and qualifications.

The City and the Authority have continued working on high-profile projects that require the need for land valuation estimates, appraisal reports, environmental assessments, property acquisition activities, and title and escrow services.

The Professional Services Agreements are currently in the second (2) year of a three (3) year term. Each of the Professional Services Agreements allows for options to extend for a period of up to two (2) additional years.

There is a current need to amend these on-call Professional Services Agreements to increase the not-to-exceed amounts and continue to use these firms for ongoing projects.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Engineering<br>Prepared By: Tricia Espinoza<br>Staff Member Presenting:<br>Scott Murphy, Executive Director Community Development<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 5 |

**SUBJECT: AN AMENDMENT TO THE CONSTRUCTION CONTRACT FOR THE BON VIEW AVENUE STORM DRAIN PROJECT**

**RECOMMENDATION:** That the City Council approve an amendment (on file in the Records Management Department) to Contract No. SM1701 with Christensen Brothers General Engineering, Inc., of Apple Valley, California, (Contractor) for the Bon View Avenue Storm Drain Project in the amount of $165,867, resulting in a revised total authorized expenditure of $2,889,028.

**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 Fiscal Year 2020-21 Adopted Budget allocated funds for the construction of the Bon View Avenue Storm Drain Project in the amount of $2,700,000 from Old Model Colony Local Adjacent Storm Drain Development Impact Fees and $225,000 from the Water Capital Fund, for a total combined allocation of $2,925,000. The recommended revised total authorized expenditure amount is within the adopted budget.

**BACKGROUND & ANALYSIS:** On April 7, 2020, Contract No. SM1701 was awarded to the Contractor for the construction of storm drain improvements on Bon View Avenue from Riverside Drive to State Route 60 in the amount of $2,367,966 plus a 15% contingency of $355,195, for a total authorized expenditure of $2,723,161. A location map of the project is provided for reference (see Exhibit "A").

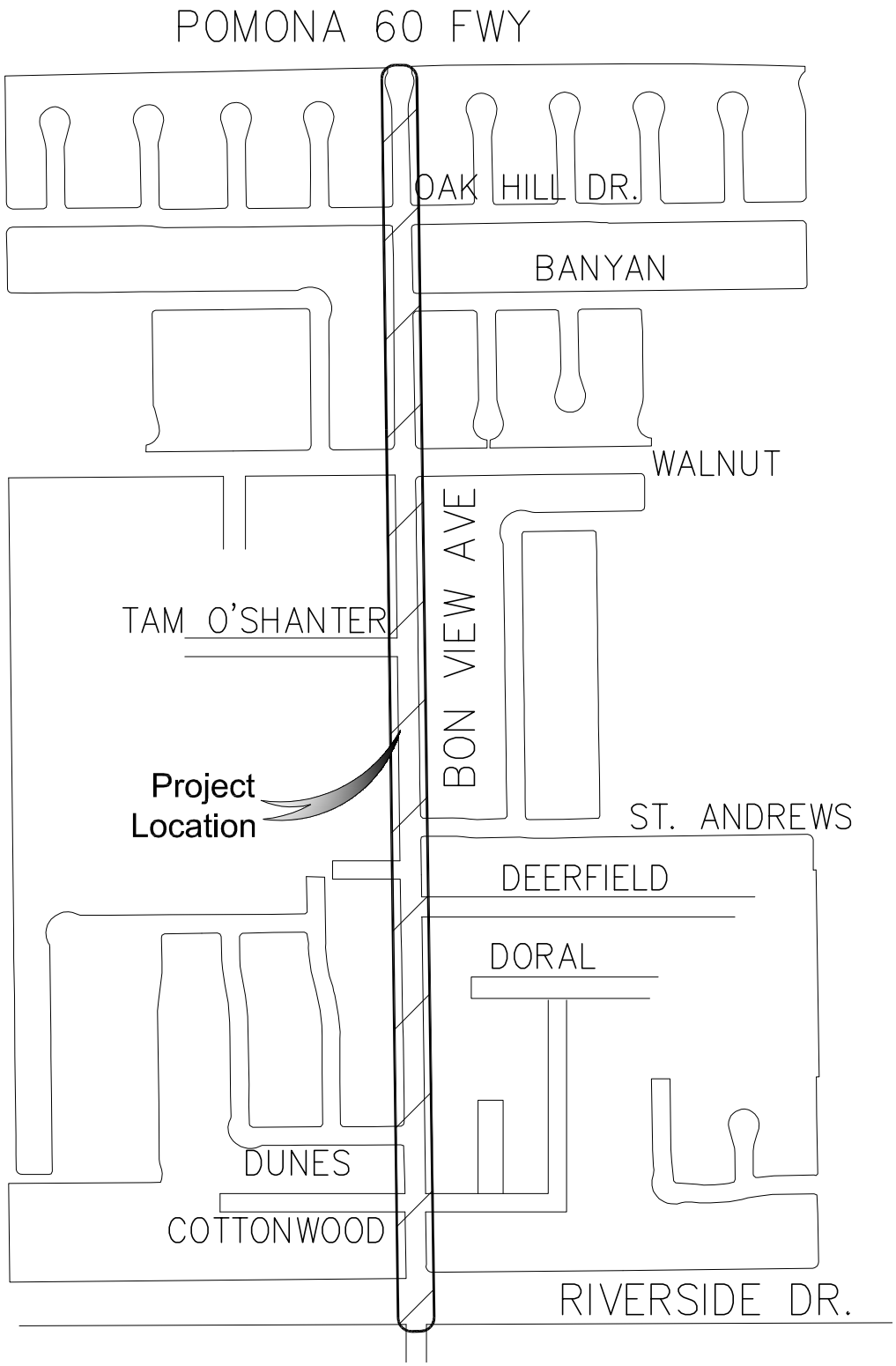
As construction of the storm drain improvements progressed on Bon View Avenue, the Contractor encountered a significant number of unanticipated utility impacts which necessitated additional compensation within the contingency amount and extension of contract days. The unanticipated utility impacts comprised of: utilities not disclosed at all or not identified in the correct location by utility owners during design, utilities not marked in the field, conflicting utilities discovered during construction, utilities requiring relocation, and substandard parallel utility trenches. The four previously executed change orders for utility impacts substantially exhausted the 15% contingency and an additional $165,867 is needed to finance the final change order in the amount of $195,632.

The final change order encompasses additional costs related to City directed change to an inlet type and associated plan revision; sewer bypass and reconstruction of a crossing sewer main due to additional

flows not shown on the design plan; and additional street restoration costs resulting from the additional trench width due to the aforementioned utility impacts. A contract extension of 5 days is also included to account for the additional time required to complete the change order work.

EXHIBIT "A"

# BON VIEW AVENUE
# STORM DRAIN IMPROVEMENT
# Project No. SM1701
# RIVERSIDE DR. TO NORTH END




N.T.S.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Engineering<br>Prepared By: Antonio Alejos<br>Staff Member Presenting:<br>Scott Murphy, Executive Director Community Development<br>Reviewed By: Raymond Lee, Khoi Do<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 6 |

**SUBJECT: A RESOLUTION APPROVING FINAL PARCEL MAP NO. 20126, LOCATED AT THE SOUTHWEST CORNER OF SAN ANTONIO AVENUE AND FRANCIS STREET**

**RECOMMENDATION:** That the City Council adopt a resolution approving Final Parcel Map No. 20126, located at the southwest corner of San Antonio Avenue and Francis Street within the Low-Density Residential zoning district.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**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:** A Final Parcel Map (No. 20126) consisting of two (2) numbered lots on approximately 0.48 acres, as shown on Exhibit A, has been submitted by Concepcion Valenzuela (Owner). The Tentative Parcel Map (No. 20126) was approved by the Planning Commission (6 to 0, 1 absent) on September 24, 2019.

Improvements will include AC pavement, curb, gutter, sidewalk, and parkway landscaping with irrigation. Improvements in the parkway will be consistent with current City approved drought measures.

The Developer has posted adequate security to ensure construction of the required improvements. The map meets all conditions of the Subdivision Map Act and the Ontario Municipal Code and has been reviewed and approved by the City Engineer.

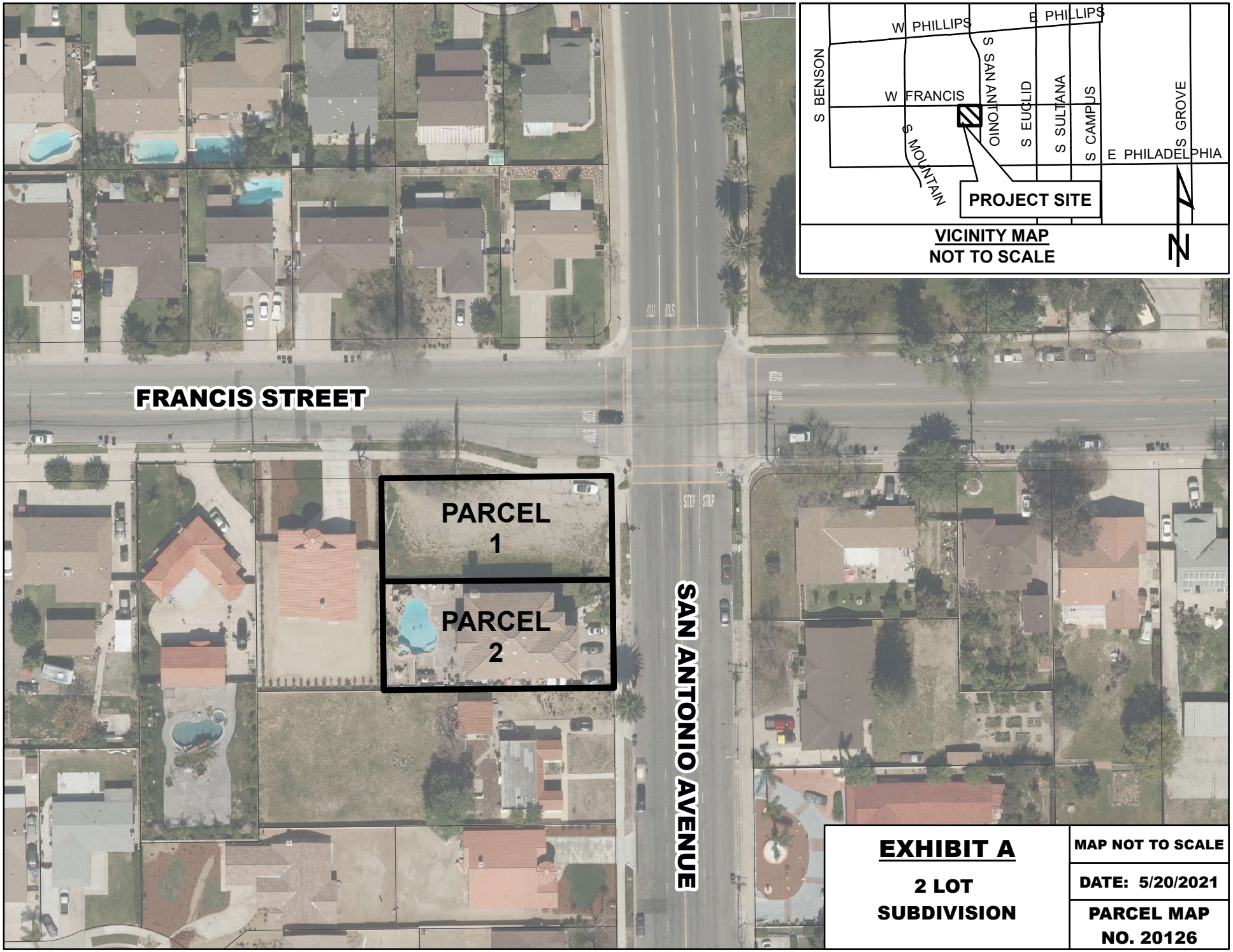



EXHIBIT A

| | |
|---|---|
| **EXHIBIT A**<br>**2 LOT SUBDIVISION** | **MAP NOT TO SCALE** |
| | **DATE: 5/20/2021** |
| | **PARCEL MAP NO. 20126** |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 20126 LOCATED AT THE SOUTHWEST CORNER OF SAN ANTONIO AVENUE AND FRANCIS STREET.

WHEREAS, Tentative Parcel Map No. 20126 submitted for approval by Fernando Valenzuela ("Applicant"), was approved by the Planning Commission of the City of Ontario on September 24, 2019; and

WHEREAS, Tentative Parcel Map No. 20126 consists of 2 numbered lots within the Low-Density Residential zoning district; and

WHEREAS, Tentative Parcel Map No. 20126 being a subdivision of a portion of Lot 44 in Section 31, Township 1 South, Range 7 West, San Bernardino Base and Meridian, as shown on A Map of Subdivision of part of Rancho Santa Ana Del Chino filed in Book 6 Page 15 of Maps, as described in Instrument No. 2005-0178066, Recorded March 15, 2005 in Official Records, both in the Office of the County Recorded of said County; and

WHEREAS, to meet the requirements established as prerequisite to final approval of Final Parcel Map No. 20126, Concepcion Valenzuela ("Owner") has posted sufficient improvement security; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, California, that Final Parcel Map No. 20126, 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 15th day of June 2021.

_____
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. 2021- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held June 15, 2021 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. 2021- duly passed and adopted by the Ontario City Council at their regular meeting held June 15, 2021.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Investments & Revenue Resources<br>Prepared By: Jason M Jacobsen<br>Staff Member Presenting:<br>Armen Harkalyan, Executive Director of Finance<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 7 |

**SUBJECT: PROFESSIONAL SERVICES AGREEMENT FOR COLLECTION AGENCY SERVICES**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute a professional services agreement with Ray Klein Inc., dba Professional Credit Service of Vancouver, Washington to perform collection agency services for delinquent accounts for a period of one year, with two, one-year extension options to continue providing collection agency services for various City Agencies.

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

**FISCAL IMPACT:** There is no fiscal impact for this agreement. Pursuant to Ontario's Municipal Code Section 1-2.06 "Fees, charges, and taxes made a civil debt", any fees or interest charged by the collection agency will be added to the debt and become part of the total due. The collection rates negotiated with Professional Credit Service are: regular/first placement 18%, second placement 25%, and legal services 25%. Pursuant to the agreement with Professional Credit Service, their collection rate will be added to the original amount that was referred from the City. Professional Credit Service will pay the City on a monthly basis.

**BACKGROUND & ANALYSIS:** The Financial Services Agency wishes to procure a citywide collection agency for all Departments to utilize. The goal of this procurement is to centralize the majority of citywide collection functions under one contract with the intent of maximizing recovered revenues from delinquent debtors, bringing efficiencies of scale to the collections process, and enhancing the reporting and oversight capabilities of City staff administering the citywide collections program.

Staff prepared and issued a Request for Proposals (RFP) on March 22, 2021. The RFP was posted on Planetbids and the following five firms responded back with their proposals:

Vendor
- FEDChex Recovery, LLC
- Professional Credit Service
- RSI Enterprises
- Sequoia Financial Services
- States Recovery Systems, Inc.

The selection committee for the procurement consisted of individuals from Police, Fire, Utilities,

Community Improvement, and Financial Services Agencies. The selection committee reviewed and analyzed all five proposals based on experience, background, qualifications, references and proposed collection fee rates. The top two firms, Professional Credit Service and States Recovery Systems, Inc. were selected for further screening and advanced to the interview process.

At the completion of the interview process, the selection committee reviewed and discussed each firm's capabilities based upon relevant factors, such as: data transmittal requirements, collections procedures, reporting capabilities, and online client portal. Following a detailed review and discussion of the relative strengths and weaknesses of both firms, a consensus was reached by the committee that, based upon the aforementioned relevant factors, Professional Credit Service best meets the overall needs of the City.

Professional Credit Service has 87 years of experience in debt collections for government entities and currently provides collection services for over 950 state, county, municipal, healthcare, and business clients. Some of their municipal clients include: City of Anaheim, City of Burbank, City of Glendale, and City of Corona.

Professional Credit Service offers technological advantages by providing convenient access and full transparency to collection activities and account management through their secure client-facing online portal. Clients can access recordings or transcripts of any consumer call, create reports, and manage accounts. Professional Credit Service provides real-time translation between collectors and consumers through Certified Languages International which allows them to communicate with consumers in 200+ languages, including Spanish, Chinese Mandarin, Japanese, and Vietnamese. The firm adheres to the Fair Debt Collection Practices Act and is TCPA (Telephone Consumer Protection Act) compliant.

Staff respectfully recommends that the City Council approve a motion authorizing a one-year agreement with Professional Credit Service, with the option to renew for two additional one-year terms.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Utilities<br>Prepared By: Chris Bonadurer<br>Staff Member Presenting:<br>Scott Burton, Utilities General Manager<br>Reviewed By: Dennice Raygoza, Albert G Gastelum, Michael Sigsbee<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 8 |

**SUBJECT: CHANGE ORDER TO CONSTRUCTION CONTRACT FOR ON-CALL MAINTENANCE, REHABILITATION, INSPECTIONS, AND EMERGENCY WELL REPAIRS**

**RECOMMENDATION:** That the City Council approve and authorize the City Manager to execute Change Order No. 3 to Construction Contract No. UTOP 1819-01 (on file in the Records Management Department) to General Pump Company Inc. of San Dimas, California for on-call maintenance, rehabilitation, inspection and emergency well repairs for $730,000 for FY 2021-22; and authorize the annual cost of $730,000 consistent with the City Council approved budgets.

**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 Proposed Fiscal Year 2021-22 Budget will include appropriations in the Water Operating Fund in the amount of $730,000 for the proposed maintenance services. In July of 2018, City Council approved the original contract to General Pump Company Inc., with an original term of July 1, 2018 to June 30, 2019, that included an option to extend for four (4) successive one (1) year periods. The term of the contract has been extended for two (2) successive one (1) year periods (FY 2019-20 and FY 2020-21). The proposed Change Order No. 3, is the third, one (1) year extension with one (1), one (1) year extension remaining.

Should the City exercise all four (4) successive one (1) year extensions, the projected total amount to be expensed for the five years would amount to a not-to-exceed of $3,650,000. Actual expenditures will be based on work completed at established contract rates. Pricing for the fixed billing rates for additional years will be negotiated and any proposed fee increases will not exceed 3%. There is no impact to the General Fund.

**BACKGROUND & ANALYSIS:** The City's water system utilizes twenty groundwater wells and six (6) booster stations with motors that have 800 horsepower range and pumps capable of producing up to 3,500 gallons of water per minute. These facilities are critical to the City's water supply and need to be rehabilitated periodically to ensure reliable operation and extend the useful life of the capital investment. In addition, this work maintains the energy efficiency of the facilities which result in lower

energy usage for one of the largest operating costs of the City's water system.

In July of 2018, after a formal bidding process, the City awarded a construction contract to General Pump Company Inc. This firm has continuously provided the City with on-call maintenance, rehabilitation, inspections and emergency well repairs, and has an excellent performance record.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Utilities<br>Prepared By: Cynthia Heredia-Torres<br>Staff Member Presenting:<br>Scott Burton, Utilities General Manager<br>Reviewed By: Dennice Raygoza, Albert G Gastelum, Michael Sigsbee<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 9 |

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

**RECOMMENDATION:** That the City Council take the following actions:

A. Reject Big Ben Engineering's bid for the Water Main Replacement Project as being nonresponsive.
B. Approve the plans and specifications and award Contract No. UT 1027 (on file in the Records Management Department) to Gentry Brothers, Inc. of Irwindale, California, for the construction of the Water Main Replacement Project, in the amount of $3,671,129 plus a 15% contingency of $550,670 for a total amount of $4,221,799; and authorize the City Manager 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 to execute a Professional Services Agreement (on file in the Records Management Department) with SA Associates of Arcadia, California, in the amount of $100,000 plus a 15% contingency of $15,000 for a total amount of $115,000 for construction engineering services.
D. Approve and authorize the City Manager to execute two amendments (on file in the Records Management Department) with Group Delta Inc. of Ontario, California, in the amount of $80,558 plus a 15% contingency of $12,084 for a total amount of $92,642 for geotechnical and material testing services; and Wallace & Associates Consulting, Inc. of Murrieta, California, in the amount of $114,436 plus a 15% contingency of $17,165 for a total amount of $131,601 for construction management services.

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

**FISCAL IMPACT:** The Fiscal Year 2020-21 Capital Improvement Program includes appropriations from the Water Capital Fund for this project to cover the cost of construction and construction related services.

The recommended contract award to Gentry Brothers, Inc. is for $3,671,129 plus a 15% contingency of $550,670 for a total amount of $4,221,799. The proposed Professional Services Agreement with SA

Associates is for $100,000 plus a 15% contingency of $15,000 for a total amount of $115,000. The second amendment with Group Delta increases the agreement amount from $363,671 to $456,313 an increase of $92,642. The proposed amendment with Wallace & Associates Consulting, Inc. increases the agreement amount from $317,824 to $449,425, an increase of $131,601. The total cost for the recommended action is $4,561,042. There is no impact to the General Fund.

**BACKGROUND & ANALYSIS:** The City's potable water system includes approximately 596 miles of pipeline. The City's Water Master Plan and aging asset review 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 work under this project will consist of the replacement of approximately 8,250 lineal feet of 8-inch diameter and 1,420 lineal feet of 12-inch diameter potable water mains. The work will also include installation of water appurtenances; installation of water service laterals and connection to new water meters; making multiple water main connections at various street intersections; installation of cathodic test stations; abandonment of existing waterline in place; pavement repairs and street restoration; and other improvements as described in the plans and technical specifications. A location map is provided for reference.

On March 22, 2021, thirteen (13) bids were received for Bid No. 1407, Water Main Replacement Project, OMUC Contract No. UT 1027. The bids ranged from a low bid amount of $3,542,089.92 to a high bid amount of $6,703,120. The lowest five (5) bids are summarized below.

| **Bidder** | **Location** | **Amount** |
|---|---|---|
| Big Ben Engineering *(Non-Responsive)* | Irvine, CA | $3,542,090 |
| Gentry Brothers, Inc. | Irwindale, CA | $3,671,129 |
| Norstar Plumbing & Engineering, Inc. | Alta Loma, CA | $3,848,477 |
| All Cities Engineering, Inc. | Jurupa Valley, CA | $4,075,322 |
| Ferreira Coastal Construction Company | Rancho Cucamonga, CA | $4,152,512 |

During Staff review of the Big Ben Engineering's bid, it was revealed that Big Ben Engineering failed to submit a fully signed original bid bond to the City prior to bid closing, in accordance with the project specifications, which renders Big Ben Engineering's bid non-responsive. Based on Big Ben Engineering's failure to adhere to the project specifications, and in consultation with the City Attorney, Staff recommends the City Council reject the bid submitted by Big Ben Engineering as non-responsive and award the contract to Gentry Brothers, Inc., the lowest responsible bidder submitting a responsive bid.

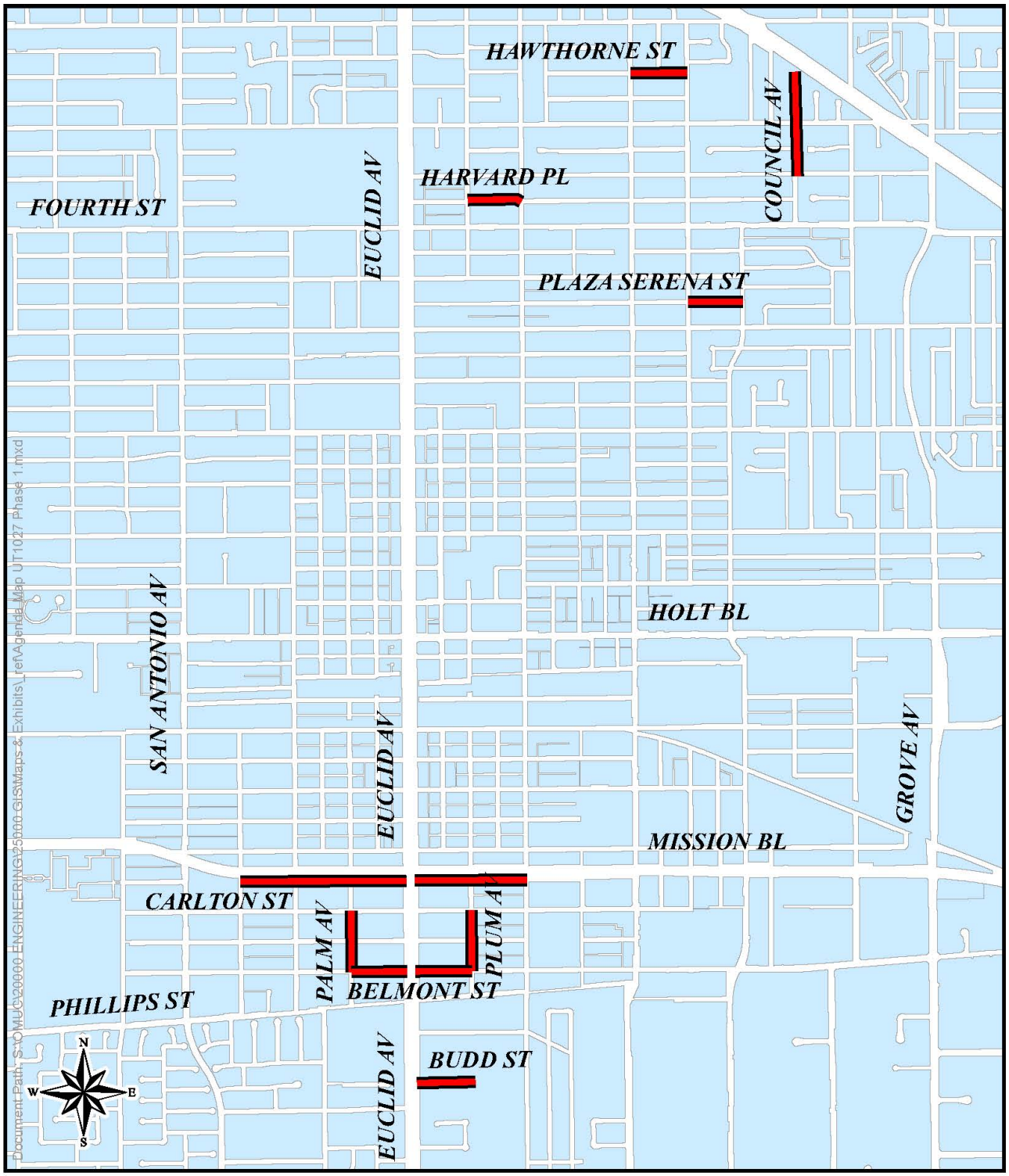
Support services will be required during construction of the Water Main Replacement Project. Group Delta Inc. will provide on-call material testing and geotechnical engineering services and Wallace & Associates Consulting Inc. will provide construction management services. The City first contracted with Group Delta Inc. in December of 2017 and with Wallace & Associates Consulting, Inc. in October of 2019 after an extensive Request for Proposal selection process for On-Call Support Services. OMUC

Staff also solicited a scope and fee from SA Associates, the Engineer of Record for the Project, for a sole source Professional Services Agreement for Construction Engineering Services as they developed the project's plans and specifications.

**ENVIRONMENTAL REVIEW:** The project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from CEQA pursuant to Article 19 Section 15031, which states that operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of Class 1 "Existing Facilities" are exempt from the requirements of CEQA. Thus, no further CEQA analysis is required.

ONTARIO MUNICIPAL UTILITIES COMPANY

# OMUC Contract No. UT1027 (PHASE 1)
# CITY OF ONTARIO
# WATER MAIN IMPROVEMENT PROJECT



| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Police Department<br>Prepared By: Nicole Alvarez<br>Staff Member Presenting:<br>Mike Lorenz, Chief of Police<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 10 |

**SUBJECT: PURCHASE OF POLICE DEPARTMENT FRONTLINE PATROL EQUIPMENT**

**RECOMMENDATION:** That the City Council approve and authorize the sole source purchase of training and duty equipment for frontline police personnel, not to exceed $355,000 over two fiscal years, from San Diego Police Equipment Co., Inc of San Diego, California and Dooley Enterprise of Anaheim, California.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Maintain the Current High Level of Public Safety**
**Operate in a Businesslike Manner**

**FISCAL IMPACT:** The Fiscal Year 2020-21 Adopted Operating Budget includes appropriations in the General Fund and Asset Seizure Fund for the purchase of the required supplies. Appropriations are included in the FY 2021-22 for the exact threshold and same funding sources. The recommended agreement is for a not-to-exceed amount of $177,500 annually, for a total not-to-exceed amount of $355,000 over a two year term.

**BACKGROUND & ANALYSIS:** The sole source procurement includes the replacement of firearms ammunition inventory which will continue to maintain compliance with Department policy, the California Commission on Peace Officers and Standard Training (P.O.S.T.), and established best practices. San Diego Police Equipment, Co., Inc. is the only factory-authorized law enforcement distributor for the Federal firearm ammunition. Dooley Enterprise is the only Law Enforcement Winchester distributor.

Ontario Municipal Code Section 2-6.23(b) and 2-6.23(c) authorizes the Purchasing Officer to make sole source purchases whenever (1) the goods can be obtained from only one source, and/or (2) a breakdown in machinery, equipment or an essential service which requires an immediate purchase of supplies and equipment to protect public health, safety and welfare generates circumstances that a competitive process would be unavailing or would not produce an advantage, and the advertisement for competitive bid would thus be undesirable, impractical, or impossible.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Human Resources<br>Prepared By: Krystn Bradbury<br>Staff Member Presenting:<br>Angela C. Lopez, Executive Director Human Resources<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 11 |

**SUBJECT: A PROFESSIONAL SERVICES AGREEMENT FOR LEGAL SERVICES RELATED TO PERSONNEL AND EMPLOYMENT RELATED MATTERS**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute a two (2) year Professional Services Agreement (on file in the Records Management Department) with the law firm of Liebert Cassidy Whitmore, of Los Angeles, California for on-going legal services; and authorize the extension of the contract term for up to two, one-year periods.

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

**FISCAL IMPACT:** The proposed Agreement authorizes services to be provided on an ongoing basis, as needed, with expenditures limited to a not-to-exceed contract amount of $800,000 for the first two (2) years and an option to extend the contract for two (2) additional years, for $300,000 per year. Funding has been proposed in the Fiscal Year 2021-22 Operating Budget. These amounts may increase due to unforeseen circumstances and if such conditions should occur, Staff will present to City Council for approval.

**BACKGROUND & ANALYSIS:** The City has had an agreement for personnel and employment related legal services with the law firm of Liebert Cassidy Whitmore (LCW) since 2009. The firm provides a variety of employer and employee relations legal services including advice on labor relations issues, defending the City in grievance and disciplinary appeal hearings, and litigation defense. The expertise and services provided by LCW continues to assist the City in navigating through complex and sensitive labor and employment matters. Specifically, the depth and diversity of their experience, coupled with their ability to provide practical applications to the myriad of laws in this area, has proven extremely helpful, and give reason to continue utilizing their services.

Additionally, LCW provides the City with the opportunity to participate in the West Inland Empire Employment Relations Consortium and Liebert Library Subscription which provides on-going supervisory educational materials and workshops on a variety of public employment related topics such as the Fair Labor Standards Act (FLSA), the Americans with Disabilities Act (ADA), the Fair Employment and Housing Act (FEHA), Cal/OSHA COVID-19 compliance, and much more.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: City Manager's Office<br>Prepared By: Ruben Duran<br>Department: Records Management<br>Prepared By: Claudia Y Isbell<br>Staff Member Presenting:<br>Ruben Duran, City Attorney<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 12 |

**SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 10 OF TITLE 2 SECTIONS 2-10.06, OF THE ONTARIO MUNICIPAL CODE RELATING TO CAMPAIGN CONTRIBUTION LIMITS**

**RECOMMENDATION:** That the City Council adopt an Ordinance amending Chapter 10 of Title 2 Sections 2-10.06, of the Ontario Municipal Code relating to Campaign Contribution Limits.

**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:** Staff anticipates a minimal fiscal impact associated with monitoring, and when necessary, enforcing the City's local campaign limits and regulations.

**BACKGROUND & ANALYSIS:** Assembly Bill ("AB") 571 was signed by the Governor on October 8, 2019, and became effective on January 1, 2021, allowing cities and counties with no local campaign contribution limit to either set a local limit or default to the limit set for certain State elected offices (e.g., State Assembly or Senate). The current State default limit on contributions from an individual per election is $4,900, effective January 1, 2021. This amount is subject to adjustment by the Fair Political Practices Commission (FPPC) in January of each odd year based upon the Consumer Price Index, rounded to the nearest hundred dollars.

In response to AB 571, on November 17, 2020, the City Council adopted Ordinance No. 03170, setting individual annual contribution limits to a candidate for elective city office at the then-current State default limit on contributions from an individual per election. The limit is to be increased by the Deputy City Clerk in January of every year to reflect any increase in the Consumer Price Index. The increase to be rounded to the nearest one hundred dollars ($100). Additionally, Ordinance No. 03170 established duties of the Deputy City Clerk to administer related campaign finance disclosure requirements and established and defined violations of campaign contribution limits and disclosure requirements as noncriminal infractions, punishable by administrative fines pursuant to the City's adopted administrative fine schedule.

Subsequent to the City's introduction of Ordinance No. 03170, the FPPC issued a fact sheet clarifying the ability of cities and counties to set no contribution limits under AB 571. In response, some cities

have set no contribution limits. This may have been to address concerns that adopting a contribution limit may funnel money into local political action committees ("PACs"), which do not have to disclose their donors. This ordinance was first read and introduced at a regular City Council meeting on June 1, 2021.

Fair Political Practices Commission

# Contribution Limits: City and County Candidates[1]

## Introduction

Pursuant to Assembly Bill 571 (Stats. 2019, Ch. 556, AB 571 Mullin), beginning January 1, 2021 a state campaign contribution limit will by default apply to city and county candidates when the city or county has not already enacted a contribution limit on such candidates. Along with the new campaign contribution limit, there are also other related provisions that formerly applied only to state level candidates that will now apply to city and county candidates. Please note that none of the provisions of AB 571 discussed in this fact sheet apply to candidates in cities or counties for which the city or county has enacted campaign contribution limits.

## Current State Contribution Limit

The contribution limit that will now apply to city and county candidates pursuant to AB 571 is updated biennially for inflation. Contribution limits can be found in Regulation 18545(a)[2] and on the FPPC website here. The default limit for contributions to city and county candidates subject to AB 571 for 2021-2022 is set at $4,900 per election.

## Other Amended Provisions Affecting City and County Candidates

Several other provisions will now apply to city and county candidates in jurisdictions that have not enacted campaign contribution limits, including the following:

- A candidate may not make a contribution over the AB 571 limit to another candidate in jurisdictions subject to the AB 571 limit.

- Candidates may transfer campaign funds from one candidate-controlled committee to another committee controlled by the same candidate if the committee receiving the transfer is for an elective state, county or city office. However, contributions transferred must be transferred using the “last in, first out” or “first in, first out” accounting method and shall not exceed the applicable contribution limit per contributor.

[1] This fact sheet is informational only and contains only highlights of selected provisions of the law. It does not carry the weight of the law. For further information, consult the Political Reform Act and its corresponding regulations, advice letters, and opinions.

[2] The Political Reform Act is contained in Government Code Sections 81000 through 91014. All statutory references are to the Government Code, unless otherwise indicated. The regulations of the Fair Political Practices Commission are contained in Sections 18110 through 18997 of Title 2 of the California Code of Regulations. All regulatory references are to Title 2, Division 6 of the California Code of Regulations, unless otherwise indicated.

- Candidates may not personally loan to a candidate's campaign an amount for which the outstanding balance exceeds $100,000. A candidate may not charge interest on any such loan the candidate made to the candidate's campaign.

- Candidates may establish a committee to oppose the qualification of a recall measure and the recall election when the candidate receives a notice of intent to recall. Campaign funds raised to oppose the qualification of a recall measure and/or the recall election would not be subject to any campaign contribution limit under the Act.

- Contributions after the date of the election may be accepted to the extent contributions do not exceed net debts outstanding from the election, and contributions do not otherwise exceed applicable contribution limits for that election.

- Candidates may carry over contributions raised in connection with one election to pay for campaign expenditures incurred in connection with a subsequent election for the same office.

- Candidates are permitted to raise contributions for a general election before the primary election and may establish separate campaign contribution accounts for the primary and general so long as candidates set aside contributions and use them for the general or special general election as raised. If the candidate is defeated in the primary election or otherwise withdraws from the general election, the general election funds must be refunded to contributors on a pro rata basis less any expenses associated with the raising and administration of the general election contributions.

**FAQs**

**A. If a city or county does not currently have contribution limits set within their ordinance would the state contribution limit be the default?**

Yes. The state contribution limit stated above would be the default contribution limit if the city or county ordinance is silent on whether there are contribution limits within that jurisdiction or if there is no city or county ordinance in place.

**B. Is there a way for a city or county to adopt "no" contribution limits for city or county elective city and county offices?**

Yes. A city or county may elect to have “no” contribution limits. To do so, it must explicitly state in the city or county ordinance that there are no limits on contributions. If it is explicit that the city or county has implemented “no” contribution limits, the state contribution limit will not apply as a default for that jurisdiction.

**C. Can a city or county ordinance be less restrictive than the AB 571 limit (e.g., the city or county limit is set higher than the state limit)?**

Yes. A city or county can set contribution limits higher than the default state limit.

**D. If a city or county imposes contribution limits, is the Commission responsible for enforcing those limits?**

No. The Commission will not regulate the administration or enforcement of the penalties. Cities or counties with existing limits or that adopt their own limits are not subject to the state limit and may impose their own penalties for violations, as.

**E. If a city or county has voluntary contribution limits, but no mandatory limits will the state limit be applicable?**

Yes. A city or county must enact mandatory limits to avoid the state limit applying to elective city and county offices.

**F. Does the default contribution limit also include judicial candidates?**

No. Elective city and county offices do not include judicial offices.

**G. If a city or county has imposed contribution limits for particular city or county offices (e.g., Board of Supervisors), do those limits also apply to other positions such as the District Attorney or would the default state limit apply if a particular position is not specifically addressed by the city or county?**

The default state limit would apply to other positions for which the city or county has not set contribution limits. A city or county ordinance must explicitly state the city or county contribution limits and for which elective offices those limits will apply. A city or county may adopt a general provision implementing a contribution limit for all elective city and county offices in that jurisdiction. As noted above, a city or county may also adopt an ordinance that states the city or county is adopting no contribution limits for any offices to avoid the default state limit applying.

**H. Does AB 571 apply to special district or school district elections?**

No. AB 571 applies only to city and county elections for offices that a city or county has not implemented its own contribution limit.

**I. Does AB 571 allow candidates to open an officeholder committee?**

No. For those candidates subject to AB 571, officeholder committees are not permitted. However, a candidate may use a committee for the officeholder's future election for officeholder expenses.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 10 OF TITLE 2 OF THE ONTARIO MUNICIPAL CODE RELATING TO CAMPAIGN CONTRIBUTION LIMITS.

WHEREAS, Assembly Bill (AB) 571, which went into effect statewide on January 1, 2021, required the City to set its own local campaign contribution limits or otherwise be subject to the Statewide default contribution limits set for elected officers of the State Assembly and Senate; and

WHEREAS, under AB 571, the Fair Political Practices Commission (FPPC) has administration and enforcement authority regarding the default contribution limits for cities and counties without their own local contribution limits, and makes violations of default contribution limits within the FPPC's purview punishable as a misdemeanor; unless local campaign contribution limits are adopted by the City, in which case enforcement authority rests with the City; and

WHEREAS, the City Council of the City of Ontario adopted Ordinance No. 3170 on November 17, 2020, setting annual contribution limits for individuals at $4,700 per calendar year, to increase in January of every year to reflect any increase in the Consumer Price Index; and

WHEREAS, subsequent to the City's introduction of Ordinance No. 3170, the FPPC issued additional information clarifying the ability of cities and counties to set no contribution limits under AB 571; and

WHEREAS, the City Council of the City of Ontario wishes to preserve local control and revise the City's campaign contribution limits that are more precisely tailored to the needs of the Ontario community.

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

SECTION 1. The City Council hereby finds and determines that the recitals set forth above are true and correct and are hereby incorporated and adopted as findings and determinations by the City Council as if fully set forth herein.

SECTION 2. Chapter 10, of Title 2 of the Municipal Code, is hereby revised at Section 2-10.06, to read in its entirety as follows:

**Sec. 2-10.06 Local Campaign Contribution Limits**.

A person may make to a candidate for elective city office, and a candidate for elective city office may accept from a person, a contribution of any amount, and hereby imposes no limit on the campaign contributions a candidate for elective city office can receive per election.

SECTION 3. If any section, subsection, subdivision, sentence, clause, or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases be declared unconstitutional, invalid or ineffective.

SECTION 4. This Ordinance shall become effective thirty (30) days after its adoption by the City Council.

SECTION 5. 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 15th day of June 2021.

_____
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. 3185 was duly introduced at a regular meeting of the City Council of the City of Ontario held June 1, 2021 and adopted at the regular meeting held June 15, 2021 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. 3185 duly passed and adopted by the Ontario City Council at their regular meeting held June 15, 2021 and that Summaries of the Ordinance were published on June 8, 2021 and June 22, 2021 in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Municipal Services<br>Prepared By: Michael Johnson<br>Staff Member Presenting:<br>Tito Haes, Executive Director Public Works<br>Reviewed By: Fabiola Contreras<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 13 |

**SUBJECT: MAINTENANCE SERVICES AGREEMENT FOR ON-CALL HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) MAINTENANCE AND REPAIR SERVICES**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute a three-year Maintenance Services Agreement (on file in the Records Management Department) with Western Allied Corporation of Santa Fe Springs, California for HVAC maintenance and repair services in an amount not to exceed $1,425,000; and authorize the option to extend the agreement for up to two additional one-year terms.

**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:** Appropriations are included in the Facilities Maintenance Fund, Water Operating Fund, and Information Technology Broadband Fund for a not to exceed amount of $475,000 annually or $1,425,000 over the initial three-year term for HVAC maintenance and repair services. The total compensation paid by the City will be contingent upon actual services provided based upon the fee structures set forth in the three-year maintenance services agreement.

**BACKGROUND & ANALYSIS:** The on-call agreement will provide for regularly scheduled preventive maintenance services and urgent repairs of HVAC equipment in accordance with manufacturer's warranties and specifications at all City operated facilities, well sites, and booster stations.

In April 2021, the City solicited proposals for on-call HVAC maintenance and repair services. Staff received three bids. The bid responses included the bid amount for normal preventative maintenance, as well as an hourly rate for any required repair work. After evaluating each vendor's proposal, credentials, pricing, and history of providing service to the City, Staff recommends awarding the contract to Western Allied Corporation of Santa Fe Springs, California for on-call HVAC maintenance and repair services.

| Vendor | Location | Bid Amount | Hourly Rate |
|---|---|---|---|
| Western Allied Corporation | Santa Fe Springs, California | $209,112 | $144 |
| A & H Refrigeration Inc. | Garden Grove, California | $248,600 | $85 |
| F.M. Thomas Air Conditioning, Inc. | Brea, California | $290,112 | $130 |

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Parks & Maintenance<br>Prepared By: Alfredo Banuelos<br>Staff Member Presenting:<br>Tito Haes, Executive Director Public Works<br>Reviewed By: Fabiola Contreras<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 14 |

**SUBJECT: AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH MERCHANTS LANDSCAPE SERVICES, INC.**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute Amendment No. 1 to the existing Maintenance Services Agreement with Merchants Landscape Services, Inc. of Rancho Cucamonga, California (on file with the Records Management Department) to perform landscape maintenance services for two newly acquired parkway planter areas located in the Ontario Ranch area, by an amount not to exceed $128,136.

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

**FISCAL IMPACT:** The recommended amendment increases the authorized contract by an amount of $64,068 yearly and $128,136 for two years. The recommended amendment would bring the total contract amount from July 1, 2020 through June 30, 2023 to a not to exceed amount of $495,336. Appropriations are included in the department budget.

**BACKGROUND & ANALYSIS:** The City is responsible for the landscape maintenance of public parkways and medians throughout the Ontario Ranch area. On May 19, 2020, the City Council authorized a three-year maintenance services agreement with Merchants Landscape Services, Inc. for landscape maintenance services of parkways and medians in Ontario Ranch. The City recently accepted two new parkway planter areas within this area. The proposed amendment to the existing agreement with Merchants Landscape Services, Inc. will provide necessary landscape maintenance services to these areas.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**PUBLIC HEARINGS** |
|---|---|
| Department: Engineering<br>Prepared By: Jaime Maciel-Carrera<br>Staff Member Presenting:<br>Scott Murphy, Executive Director Community Development<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 15 |

**SUBJECT: A PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION OF NECESSITY FOR THE ACQUISITION OF PERMANENT EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT INTERESTS IN PORTIONS OF REAL PROPERTY, AMENDING RESOLUTION OF NECESSITY NO. 2018-083, TO APPLY NUNC PRO TUNC (RETROACTIVELY) TO JUNE 19, 2018**

**RECOMMENDATION:** That the City Council conduct a public hearing and:

A. Adopt an Amended Resolution of Necessity to confirm the acquisitions sought by the City's previously adopted Resolution of Necessity No. 2018-083, including the type, scope and durations of the acquisitions sought therein for the Mountain Avenue and Holt Boulevard Intersection Widening Project, applying the proposed amendment *nunc pro tunc* (to apply the Amended Resolution of Necessity retroactive as of June 19, 2018);
B. Consider the adoption of an Amended Resolution of Necessity and provide all parties interested in the affected properties, their attorneys or representatives, an opportunity to be heard on the issues relevant to the Amended Resolution of Necessity;
C. Make the following findings as hereinafter described in this report:
    1. The public interest and necessity require the proposed project;
    2. The project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;
    3. The real property to be acquired is necessary for the project; and
    4. The offers of just compensation have been made to the property owners; and
    5. Adopt a Resolution of Necessity declaring that the acquisition of permanent and temporary easement interests in certain real property, more particularly described as Assessor Parcel No.'s 1010-522-13, 1010-522-06, 1010-522-12, 1010-522-11, 1010-522-10, 1010-502-13, 1010-502-12, 1010-502-11, 1010-502-10, 1010-502-09, 1010-502-08, 1010-502-07, 1010-502-06, 1011-131-02, 1011-131-03, 1011-131-04, 1011-131-19, 1011-132-06, and 1011-132-07 by eminent domain is necessary for public right-of-way and the construction of the Mountain Avenue and Holt Boulevard Intersection Widening Project ("Project") and related public infrastructure improvements in the City of Ontario, San Bernardino County, amending Resolution of Necessity No. 2018-083, to apply *nunc pro tunc* (retroactively) to June 19, 2018.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**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)**

**FISCAL IMPACT:** As set forth in the City's June 18, 2018 Agenda Report, the adopted Five-Year Capital Improvement Program Budget includes appropriations in the amount of $7,000,000 to complete all phases of the Project including design, right of way acquisition and construction. Per the San Bernardino County Transportation Authority (SBCTA) Valley Major Street Program Arterial Subprogram, the City's share of the Project is 44.4% from Old Model Colony Local Street Development Impact Fees and SBCTA's Measure I share is 55.6%. The split is in accordance with SBCTA's approved Measure I 2010-2040 Strategic Plan. Deposits to file the Resolution of Necessity total $534,000, with the City's share of $237,096 to come from Old Model Colony Local Street Development Impact Fee funds.

**BACKGROUND & ANALYSIS:** The Mountain Avenue and Holt Boulevard Intersection Widening Project and related public infrastructure improvements are required and will benefit the community by widening Holt Boulevard to its ultimate configuration per The Ontario Plan (General Plan) recommendations with the installation of additional turn lanes, thereby increasing travel efficiency on Mountain Avenue and Holt Boulevard.

The City obtained appraisals of the affected properties from Bender Rosenthal, Inc. Offers of just compensation were made to the property owners pursuant to California Government Code section 7267.2. The consulting firm of Bender Rosenthal, Inc., negotiated on behalf of the City to purchase certain properties. Certain agreements had been reached, yet there remained outstanding parcels for which agreements had not yet been reached. Therefore, on June 19, 2018, the City adopted Resolution No. 2018-083 to acquire, by eminent domain, certain interests in the properties described therein. However, due to a clerical error, the documents and exhibits compiled for Resolution of Necessity No. 2018-083 failed to include all correct exhibits and documents that were intended to be made part of Resolution of Necessity No. 2018-083. Therefore, an Amended Resolution of Necessity No. 2018-083 is proposed to confirm the nature and scope of the acquisition areas intended to be acquired for the Mountain Avenue and Holt Boulevard Intersection Widening Project and to apply retroactively to June 19, 2018.

Preliminary title reports were ordered to determine and confirm the identities of the record owners. Following standard public records and due diligence searches for ownership information, a notice of this public hearing was mailed to the property owners.

The power of eminent domain is used by the City only as a last resort to obtain interests necessary for projects after 1) negotiations have stalled; or 2) the owner has requested that the City proceed directly to eminent domain for tax or other advantages; or 3) the eminent domain process is necessary to clear title to the property. In this case, offers of just compensation were made to the owners for the full Fair Market Value as determined by appraisals. City staff attempted to negotiate amicable settlements in good faith, and will continue to do so throughout the process. California's definition of Fair Market Value is one of the most inclusive definitions in the United States and requires the appraiser to consider the highest and best use of the property, and to consider the highest price a willing buyer and seller would agree to. The City's appraisals must use this definition of Fair Market Value.

California eminent domain law provides that a public entity may not commence with eminent domain proceedings until its governing body has adopted a resolution of necessity, which may only be adopted after the governing body has given each party with an interest in the affected property, or their representatives, a reasonable opportunity to appear and be heard on the following matters:

1. The public interest and necessity require the proposed Project;
2. The Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;
3. The real property to be acquired is necessary for the Project; and
4. The offers of just compensation have been made to the property owner.

Since agreements have not been reached with the remaining property owners, it was determined that the acquisition of properties through eminent domain was necessary to meet critical project deadlines. To that end, the City adopted Resolution of Necessity No. 2018-083. It was later determined that certain documents and exhibits compiled and attached to Resolution of Necessity No. 2018-083 did not contain all the correct documents and exhibits that were intended to make up the Resolution of Necessity No. 2018-083. For that reason, Amended Resolution of Necessity No. 2018-083 is proposed to apply *nunc pro tunc* (retroactively) to July 19, 2018.

The eminent domain process begins with the adoption of a Resolution of Necessity declaring intent to acquire permanent and temporary easement interests in portions of real property through eminent domain proceedings for public right-of-way and the construction of the Mountain Avenue and Holt Boulevard Intersection Widening Project and related public infrastructure improvements. The purpose of the instant Resolution is to confirm and certify the correct documents and exhibits depicting the true and correct acquisition areas, including their nature and scope, as was contemplated and intended in Resolution of Necessity 2018-083. Neither the Adoption of Resolution of Necessity No. 2018-083 nor the adoption of the instant Resolution of Necessity should affect any negotiations or agreements reached with the property owners. In either instance, record owners must be afforded an opportunity to appear at the hearing and lodge objections. Pursuant to Section 1245.235 of the California Code of Civil Procedures, notice of this hearing was sent by first class mail on May 29, 2021, to each record owner and known representative or attorney, and stated the City's intent to consider the adoption of a resolution, the right of the property owner to appear and be heard on these issues, and notice that failure to file a written request to appear would result in a waiver of the right to appear and be heard. The City scheduled this hearing, at which time all persons who filed a written request in compliance with applicable law may appear and be heard.

**DESCRIPTION OF PROPERTY TO BE ACQUIRED:** The affected properties ("Properties") are located on both sides of Mountain Avenue from Holt Boulevard to 500' north of Holt Boulevard, and both sides of Holt Boulevard from 520' west of Mountain Avenue to 680' east of Mountain Avenue. (Exhibits "A" through "N").

The following table provides greater detail on the Properties, and identifies the legal descriptions and exhibit numbers which properties are also attached to the Amended Resolution:

| **Assessor Parcel No.** | **Record Owner** | **Description of Property to be Acquired** | **Exhibit No.** |
|---|---|---|---|
| 1010-522-13 | The Culhane Family Trust, dated February 10, 1988 | The proposed acquisition consists of a permanent easement and a temporary construction easement interest. The site address is 1150 W. Holt Blvd, Ontario. | A |

| Assessor Parcel No. | Record Owner | Description of Property to be Acquired | Exhibit No. |
|---|---|---|---|
| 1010-522-06<br>1010-522-12 | Corradi Family Revocable Trust, created by declaration on April 16,1999 and Nicholas Lam | The proposed acquisition consists of a permanent easement and a temporary construction easement interest. The site addresses are 1134, 1136 and 1124 W. Holt Blvd, Ontario. | B |
| 1010-522-11 | Rodolfo and Ana Elvira Gomez | The proposed acquisition consists of a permanent easement and a temporary construction easement interest. The site address is 1108 W. Holt Blvd, Ontario. | C |
| 1010-522-10 | Henley Pacific SD, LLC | The proposed acquisition consists of a permanent easement and a temporary construction easement interest. The site address is 1102 W. Holt Blvd, Ontario. | D |
| 1010-502-13<br>1010-502-12 | TNS Family LLC | The proposed acquisition consists of a temporary construction easement interest. The site address is 142 N. Mountain Ave, Ontario. | E |
| 1010-502-11<br>1010-502-10<br>1010-502-09 | Guadalupe, Rodolfo, & Trinidad Jauregui | The proposed acquisition consists of a temporary construction easement interest. The site addresses are 122 N. Mountain Ave and 1050 W. Holt Blvd, Ontario. | F/G |
| 1010-502-08 | Guadalupe and Rodolfo Jauregui | The proposed acquisition consists of a temporary construction easement interest. The site address is 1050 W. Holt Blvd, Ontario. | G |
| 1010-502-07<br>1010-502-06 | Ayad and Fatina Jaber | The proposed acquisition consists of a temporary construction easement interest. The site addresses are 1020 and 1034 W. Holt Blvd, Ontario. | H |

| Assessor Parcel No. | Record Owner | Description of Property to be Acquired | Exhibit No. |
|---|---|---|---|
| 1011-131-02 | Tim and Donna Pfutzenreuter | The proposed acquisition consists of a temporary construction easement interest. The site address is 1151 W. Holt Blvd, Ontario. | I |
| 1011-131-03 | Holt Auto Center, LLC | The proposed acquisition consists of a permanent easement and a temporary construction easement interest. The site address is 1141 W. Holt Blvd, Ontario. | J |
| 1011-131-04 | Francisco Sandoval Jr. | The proposed acquisition consists of a temporary construction easement interest. The site address is 1125 W. Holt Blvd, Ontario. | K |
| 1011-131-19 | EMSET, LLC | The proposed acquisition consists of a permanent easement and a temporary construction easement interest. The site address is 1113 W. Holt Blvd, Ontario. | L |
| 1011-132-06 | G & M Gapco, LLC | The proposed acquisition consists of a temporary construction easement interest. The site address is 1065 W. Holt Blvd, Ontario. | M |
| 1011-132-07 | Paint Bucket, Inc. | The proposed acquisition consists of a permanent easement and a temporary construction easement interest. The site address is 1051 W. Holt Blvd, Ontario. | N |

**HEARINGS AND REQUIRED FINDINGS:** The recommended actions of the City Council pertain to the acquisition of permanent and temporary easement interests in the Properties.

California eminent domain law provides that a public entity may not commence an eminent domain proceeding until its governing body has adopted a Resolution of Necessity, which resolution may only be adopted after the governing body has given each party with an interest in the affected property or their representatives a reasonable opportunity to appear and be heard.

The City's Resolution of Necessity No. 2018-083 confirmed the four required findings below. The purpose of the Amended Resolution is to confirm that the following four findings do in fact pertain to the property interests described and depicted in the attached Exhibits A through N and that the same

findings apply *nunc pro tunc* (retroactively) to June 19, 2018:

1. **The Public Interest and Necessity Require the Proposed Project:** The Mountain Avenue and Holt Boulevard Intersection Widening Project in the City of Ontario, San Bernardino County, California, will eliminate traffic and congestion along Mountain Avenue and Holt Boulevard; and will improve motorist and pedestrian safety, reduce accidents and delays to motorists, and improve air quality.
2. **The Project is Planned or Located in a Manner that will be Most Compatible with the Greatest Public Good and the Least Private Injury:** The intersection improvements are designed to minimize impacts and maximize the efficiency of the City's transportation system. The Project provides an improved intersection level of service and improves traffic circulation in the area. The Properties to be acquired are best suited for the Project and will cause the least private injury. To move this Project elsewhere would require significant reconstruction of street infrastructure, cause a greater impact in the new location as well as to nearby residents, be much more costly at the expense of local taxpayers, and not improve the intersection level of service.
3. **The Real Property to be Acquired is Necessary for the Proposed Project:** The properties described and depicted in Exhibits "A through N", portions of APNs 1010-522-13, 1010-522-06, 1010-522-12, 1010-522-11, 1010- 522-10, 1010-502-13, 1010-502-12, 1010-502-11, 1010-502-10, 1010-502-09, 1010-502-08, 1010-502-07, 1010-502-06, 1011-131-02, 1011-131-03, 1011-131-04, 1011-131-19, 1011-132-06, and 1011-132-07 are necessary for the City's street widening and improvements to Mountain Avenue and Holt Boulevard.
4. **The Offer of Just Compensation Has Been Made:** Appraisals were prepared by Bender Rosenthal, Inc. to establish the fair market value of the real property the City is seeking to acquire. Offers of just compensation were made to the property owners to purchase the permanent and temporary easement interests as established by the approved appraisal and as required by Section 7267.2 of the California Government Code. Although a negotiated settlement may still be possible for the real properties cited above, it would be appropriate to commence the procedures to acquire the property through eminent domain, to ensure that the City has possession of the real property, which is necessary in order for the City to begin construction of the project.

The date of the offer, the assessor parcel number, and the party to whom the offer was made is provided in the following table:

| **Assessor Parcel No.** | **Record Owner** | **Date of Offer** |
|---|---|---|
| 1010-522-13 | The Culhane Family Trust, dated February 10, 1988 | 12/26/2017 |
| 1010-522-06<br>1010-522-12 | Corradi Family Revocable Trust, created by declaration on April 16,1999 and Nicholas Lam | 12/26/2017 |
| 1010-522-11 | Rodolfo and Ana Elvira Gomez | 12/26/2017 |
| 1010-522-10 | Henley Pacific SD, LLC | 12/26/2017 |

| Assessor Parcel No. | Record Owner | Date of Offer |
|---|---|---|
| 1010-502-13 | TNS Family LLC | 12/14/2017 |
| 1010-502-12<br>1010-502-11<br>1010-502-10<br>1010-502-09 | Guadalupe, Rodolfo, & Trinidad Jauregui | 12/26/2017 |
| 1010-502-08 | Guadalupe and Rodolfo Jauregui | 12/26/2017 |
| 1010-502-07<br>1010-502-06 | Ayad and Fatina Jaber | 12/26/2017 |
| 1011-131-02 | Tim and Donna Pfutzenreuter | 12/21/2017 |
| 1011-131-03 | Holt Auto Center, LLC | 12/26/2017 |
| 1011-131-04 | Francisco Sandoval Jr. | 12/14/2017 |
| 1011-131-19 | EMSET, LLC | 12/26/2017 |
| 1011-132-06 | G & M Gapco, LLC | 12/26/2017 |
| 1011-132-07 | Paint Bucket, Inc. | 12/26/2017 |

**ENVIRONMENTAL ANALYSIS:** Pursuant to CEQA section 21166 and sections 15162 and 15163 of the CEQA Guidelines, an addendum to the Ontario Plan EIR was prepared by the City with regard to the Mountain Avenue and Holt Boulevard Intersection Widening ("Addendum"). The Addendum incorporates, by reference, the analysis contained in the Ontario Plan EIR, and addresses only those issues specific to the Mountain Avenue and Holt Boulevard Intersection Widening. The City proposes to approve the Resolution as an activity within the TOP, as the activity proposed under the Resolution is within the scope of TOP, and, as described in the Addendum and the Initial Study, the TOP EIR adequately describes the activity proposed under the Resolution for the purposes of CEQA. The

Addendum concludes that the Project will not result in new, or substantially more adverse, significant environmental impacts than those disclosed in the Ontario Plan EIR.

Copy of the Addendum, and supporting documents are available for review at the Office Records Management Office and the Ontario Planning Department.

Because the adoption of the proposed Resolution of Necessity merely confirms and amends the previously adopted Resolution of Necessity No. 2018-083 and does not result in any substantial changes in the Project or substantial changes in the circumstances under which the Project will be undertaken that would require major revisions to the Addendum, and because there is no new information about the Project that wasn't previously known when the Addendum was approved, no further CEQA review is necessary for the Resolution of Necessity. (See Public Resources Code Section 21166.)

**CONFIDENTIAL**
**NOT FOR PUBLIC DISCLOSURE**
**ATTORNEY-CLIENT PRIVILEGE**

June 15, 2021

MEMORANDUM

TO: MAYOR AND THE MEMBERS OF CITY COUNCIL
CITY OF ONTARIO, CALIFORNIA

FROM: GREGORY G SNARR, LEGAL COUNSEL

RE: A RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, FOR THE ACQUISITION OF PERMANENT EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT INTERESTS IN PORTIONS OF REAL PROPERTY, AMENDING RESOLUTION OF NECESSITY NO. 2018-083 TO APPLY *NUNC PRO TUNC* (RETROACTIVELY) TO JUNE 19, 2018

The City of Ontario is considering the adoption of a Resolution of Necessity to confirm the acquisitions sought by the City's previously adopted Resolution of Necessity No. 2018-083, including the type, scope and durations of the acquisitions sought therein for the Mountain Avenue and Holt Boulevard Intersection Widening Project located in the City of Ontario, San Bernardino County, California and to apply the same *nunc pro tunc* (to apply the Amended Resolution of Necessity retroactive as of June 19, 2018) . The hearing is set for **Tuesday, June 15, 2021 at 6:30 p.m.** A notice of this hearing has been sent to the affected property owners and other interested parties.

After the hearing is opened, the City Clerk will note for the record the proof of mailing of the notices of hearing to the Affected Parties. The notice of hearing invited the Affected Parties to appear and be heard on the matters described below. If a written request to

appear at the hearing is made, then the Affected Party and/or their representative must be allowed to speak.

Under Eminent Domain Law, no one other than a person with an interest in the property is legally entitled to speak at the hearing. However, the Brown Act also provides that the public is entitled to speak at the hearing. We recommend that the City Council initially limit all public comment to the Affected Parties. This is advisable because the purpose of the hearing is to give the Affected Parties an opportunity to present their position, discuss any comments and concerns, or ask questions. After the Affected Parties have had the opportunity to speak, the public may participate.

The only issues to be addressed at the hearing are:

(a) Whether the public interests and necessity require the proposed project;
(b) Whether the proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;
(c) Whether the real property described in the resolutions is necessary for the proposed project; and
(d) Whether the required offers to purchase the real property were made.[1]

The hearing will begin with me explaining the nature and scope of the hearing, followed by the City Clerk noting the proof of mailing as mentioned above. Thereafter, one member of the City Project Team will make a presentation, giving the basis for acquiring the real property and explaining the Project. Each of the findings listed above will be addressed in the report.

I'm sure it goes without saying that in the course of the public hearing, no members of the City Council should suggest that they have prejudged whether or not to adopt the Amended

[1] NOTE: The fair market value of the property is not an issue to be discussed at the hearing.

Resolution of Necessity. The purpose of the hearing is to review that very question. The hearing should be conducted in a way that provides a full and fair opportunity for the Affected Parties to present their views on the subject matter.

After the hearing is closed, a vote should be taken on adoption of the RON. The City Council cannot go into closed session to consider how to vote on the RON. The RON will only be adopted if two-thirds of the entire City Council (not just those in attendance) vote affirmatively. That means that at least four members of the City Council must vote in favor of the Amended RON for it to be adopted. If there will not be a sufficient number of City Council members at the hearing, we would need to continue the hearing. In this regard, it is also important for counsel to be informed if any member of the City Council has an interest in any property or business that may be affected by the proposed Project or acquisition.

If the RON is adopted, counsel will file a motion for leave to amend the complaint in the eminent domain lawsuit, *City of Ontario v. John M. Culhane, et al.*, Riverside Superior Court Case Number RIC 1901791.

Attached to this memorandum is a proposed agenda for conducting the hearing, which we will provide to the City Clerk for inclusion in the Mayor's Agenda. The proposed RON is attached to the agenda packet. The original notices of hearing that were sent to the Affected Parties and proofs of mailing are on file with the City Clerk's office.

GREGORY G SNARR

Attachment: Script for RON Hearing

1. PRESIDING OFFICER OPENS HEARING.

2. THIS IS A HEARING ON A PROPOSED RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, FOR THE ACQUISITION OF PERMANENT EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT INTERESTS IN PORTIONS OF REAL PROPERTY TO AMENDING RESOLUTION OF NECESSITY NO. 2018-083 AND APPLYING THE SAME *NUNC PRO* TUNC (RETROACTIVELY) TO JUNE 19, 2018

3. I CALL UPON THE CITY'S LEGAL COUNSEL, GREGORY SNARR OF BEST BEST & KRIEGER, TO EXPLAIN THE NATURE AND SCOPE OF HEARING.

4. NEXT, I'LL ASK THE CITY CLERK TO CONFIRM THAT NOTICE OF THIS HEARING WAS MAILED TO THE AFFECTED PROPERTY OWNER.

5. NOW, WE'LL HAVE KHOI DO, CITY ENGINEER, PROVIDE A REPORT ON HOW THE REAL ESTATE INTERESTS TO BE ACQUIRED RELATE TO THE CITY'S PURPOSES.

6. NEXT, I ASK THE CITY CLERK TO NOTE ALL WRITTEN OBJECTIONS AND REQUESTS TO BE HEARD THAT HAVE BEEN RECEIVED.

7. NOW, I INVITE ANY PERSONS WITH AN INTEREST WHO WISH TO BE HEARD TO COME FORWARD.

8. NOW, ARE THERE ANY MEMBERS OF THE PUBLIC WHO WISH TO BE HEARD.

9. AT THIS POINT, THE PRESIDING OFFICER CAN GIVE STAFF AND/OR LEGAL COUNSEL THE OPPORTUNITY TO COMMENT/RESPOND TO ANY OBJECTIONS. ALTERNATIVELY, THE PRESIDING OFFICER CAN SIMPLY OPEN THE MATTER UP FOR DISCUSSION/QUESTIONS WITH THE OTHER CITY COUNCIL MEMBER.

10. IF THERE ARE NO OTHER QUESTIONS OR COMMENTS, I WILL CLOSE THE HEARING. IS THERE A MOTION?

11. PRESIDING OFFICER CLOSES HEARING.

12. THE MOTION IS MADE AND VOTE IS TAKEN AS TO WHETHER TO ADOPT THE RESOLUTIONS OF NECESSITY.

RESOLUTION NO. _____

A RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, FOR THE ACQUISITION OF PERMANENT EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT INTERESTS IN PORTIONS OF REAL PROPERTY AMENDING RESOLUTION 2018-083, TO APPLY *NUNC PRO TUNC* (RETROACTIVELY) TO JUNE 19, 2018.

WHEREAS, the City of Ontario ("City") proposes to acquire permanent easement and temporary construction easement interests in portions of certain real property, located in San Bernardino County, California, more particularly described as Assessor Parcel Nos 1010-522-13, 1010-522-06, 1010-522-12, 1010-522-11, 1010-522-10, 1010-502-13, 1010-502-12, 1010-502-11, 1010-502-10, 1010-502-09, 1010-502-08, 1010-502-07, 1010-502-06, 1011-131-02, 1011-131-03, 1011-131-04, 1011-131-19, 1011-132-06, and 1011-132-07, for street widening and improvements on Mountain Avenue and Holt Boulevard located in the City of Ontario, San Bernardino County, California, pursuant to the authority granted to it by section 37350.5 of the California Government Code; and

WHEREAS, pursuant to section 1245.235 of the California Code of Civil Procedure, the City scheduled a public hearing for June 15, 2021, at 6:30 p.m., at the Ontario City Hall Council Chambers, located at 303 East B Street, Ontario, California, 91764, and gave to each person whose property is to be acquired and whose name and address appeared on the last equalized county assessment roll, notice and a reasonable opportunity to appear at said hearing and be heard on the matters referred to in section 1240.030 of the California Code of Civil Procedure; and

WHEREAS, said hearing has been held by the City, and the affected property owners were afforded an opportunity to be heard on said matters; and

WHEREAS, the City may now adopt a Resolution of Necessity pursuant to section 1240.040 of the California Code of Civil Procedure.

NOW, THEREFORE, THE CITY DOES HEREBY RESOLVE AND DECLARE AS FOLLOWS:

SECTION 1. Compliance with California Code of Civil Procedure. There has been compliance by the City with the requirements of section 1245.235 of the California Code of Civil Procedure regarding notice and hearing.

SECTION 2. Public Use. The public use for the permanent easements and temporary construction easements interests in the properties to be acquired is for The City of Ontario's street widening and improvements to Holt Boulevard in the City of Ontario, San Bernardino, California. Section 37350.5 of the California Government Code authorizes the City to acquire, by eminent domain, property necessary for such purposes.

SECTION 3. Description of Property. Attached and marked as Exhibits "A" through "N" are the legal definitions, legal descriptions and plat maps, respectively, of the interest to be acquired by the City, which describe the general location and extent of the property with sufficient detail for reasonable identification.

SECTION 4. Findings. The City hereby finds and determines each of the following:

(a) The public interest and necessity require the proposed project;
(b) The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;
(c) The properties defined, described and depicted in Exhibits "A" through "N" are necessary for the proposed project; and
(d) The offers required by section 7267.2 of the California Government Code were made.

SECTION 5. Use Not Unreasonably interfering with Existing Public Use. Some or all of the real property affected by the interest to be acquired is subject to easements and rights-of-way appropriated to existing public uses. The legal descriptions of these easements and rights-of-way are on file with the City and describe the general location and extent of the easements and rights-of-way with sufficient detail for reasonable identification. In the event the herein described use or uses will not unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, counsel for the City is authorized to acquire the herein described interest subject to such existing public use(s) pursuant to section 1240.510 of the California Code of Civil Procedure.

SECTION 6. More Necessary Public Use. Some or all of the real property affected by the interests to be acquired is subject to easements and rights-of-way appropriated to existing public uses. To the extent that the herein described use or uses will unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, the City finds and determines that the herein described use or uses are more necessary than said existing public use. Counsel for the City is authorized to acquire the herein described real property appropriated to such existing public uses pursuant to section 1240.610 of the California Code of Civil Procedure. Staff is further authorized to make such improvements to the affected real property that it determines are reasonably necessary to mitigate any adverse impact upon the existing public use.

SECTION 7. Further Activities. Counsel for the City is hereby authorized to acquire the hereinabove described real property in the name of and on behalf of the City by eminent domain, and counsel is authorized to institute and prosecute such legal proceedings as may be required in connection therewith. Legal counsel is further authorized to take such steps as may be authorized and required by law, and to make such security deposits as may be required by order of court, to permit the City to take possession of and use said real property at the earliest possible time. Counsel is further authorized to correct any errors or to make or agree to non-material changes in the legal description of the real property that are deemed necessary for the conduct of the

condemnation action, or other proceedings or transactions required to acquire the subject real property. Counsel is further authorized to reduce or modify the extent of the interests or property to be acquired so as to reduce the compensation payable in the action where such change would not substantially impair the construction and operation for the project for which the real property is being acquired.

SECTION 8. Effective Date. Upon adoption, this Resolution shall take effect *nunc pro tunc* (retroactively) as of June 19, 2018.

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

PASSED, APPROVED, AND ADOPTED this 15th day of June 2021.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2021- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held June 15, 2021 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. 2021- duly passed and adopted by the Ontario City Council at their regular meeting held June 15, 2021.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

# Exhibit A

## Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

**"Permanent Easement"** refers to a non-exclusive permanent and perpetual easement and right of way in favor of City of Ontario, and to its successors, and assigns, hereinafter described together with the right to forever construct, maintain, improve, alter, relocate, inspect, occupy, and use for the construction and maintenance of streets and underground lines, power poles, public utilities, and other public uses, as determined necessary by City of Ontario together with all necessary rights incidental thereto, on, over, under, and across the property in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement except with the prior written consent of City of Ontario, its successors and assigns.

City of Ontario shall have the right to trim, cut or clear away any trees, brush, or other vegetation from time to time as determined in its sole discretion, without payment of additional compensation.

No other easements shall be granted on, under or over the easement without the prior written consent of City of Ontario, its successors and assigns.

The ground elevations of the roadway upon completion of construction shall not be further increased or decreased without the prior written consent of City of Ontario.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**"Temporary Construction Easement"** or **"TCE"** grants to the City of Ontario, its contractors, successors, and assigns, to engage in construction and related activities related to the Mountain Avenue and Holt Boulevard Intersection Widening Project, together with all necessary rights of ingress and egress to the non- exclusive easement area in connection with such construction and related activities.

**Permitted Activities by Property Owners:**

Prior to termination of this easement, property owners shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owners plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of

Ontario, its successors and assigns.

**Non-Permitted Activities by Property Owners:**

No other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of City of Ontario, its successors and assigns.

**Permitted Activities by Condemning City:**

The City of Ontario shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as plaintiff determines in its sole discretion without payment of any additional compensation to property owners.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Ontario Mountain Avenue and Holt Boulevard Intersection Widening Project by the City of Ontario. The use of the TCE area is anticipated to be required for a period of 8 months within the described timeline unless the term of the TCE is extended by written agreement of the parties.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**EXHIBIT "A"**

**Easement Deed of Right of Way Dedication**
**Legal Description**

**APN 1010-522-13**

Being a portion of the West 55.00 feet of the east 507 feet of Lot 1002 of the Map of Ontario, in the City of Ontario, County of San Bernardino, State of California, per map recorded in Book 11 of Maps, Page 6 in the Office of the County Recorder of said County, more particularly described as follows:

**COMMENCING** at the intersection of Holt Boulevard and Mountain Avenue;

Thence along the centerline of said Holt Boulevard, South 89°36'04" West 501.31 feet;

Thence North 00°23'56" West 40.00 feet to a point on a line parallel with and 40 feet distant from the centerline of Holt Boulevard, also being a point on the westerly line of the east 452 feet of said Lot 1002 and the **TRUE POINT OF BEGINNING**;

Thence along said parallel line South 89°36'04" West 55.00 feet to the westerly line of east 507 feet of said Lot 1002;

Thence along said westerly line North 00°23'30" West 8.50 feet to a point parallel with and 48.50 feet distant from said centerline of Holt Boulevard;

Thence North 89°36'04" East 19.48 feet;

Thence North 87°27'12" East 35.54 feet to a point on said westerly line of the east 452 feet of said Lot 1002;

Thence along said westerly line South 00°23'29" East 9.83 feet to the **TRUE POINT OF BEGINNING**;

Parcel contains 491 square feet more or less.

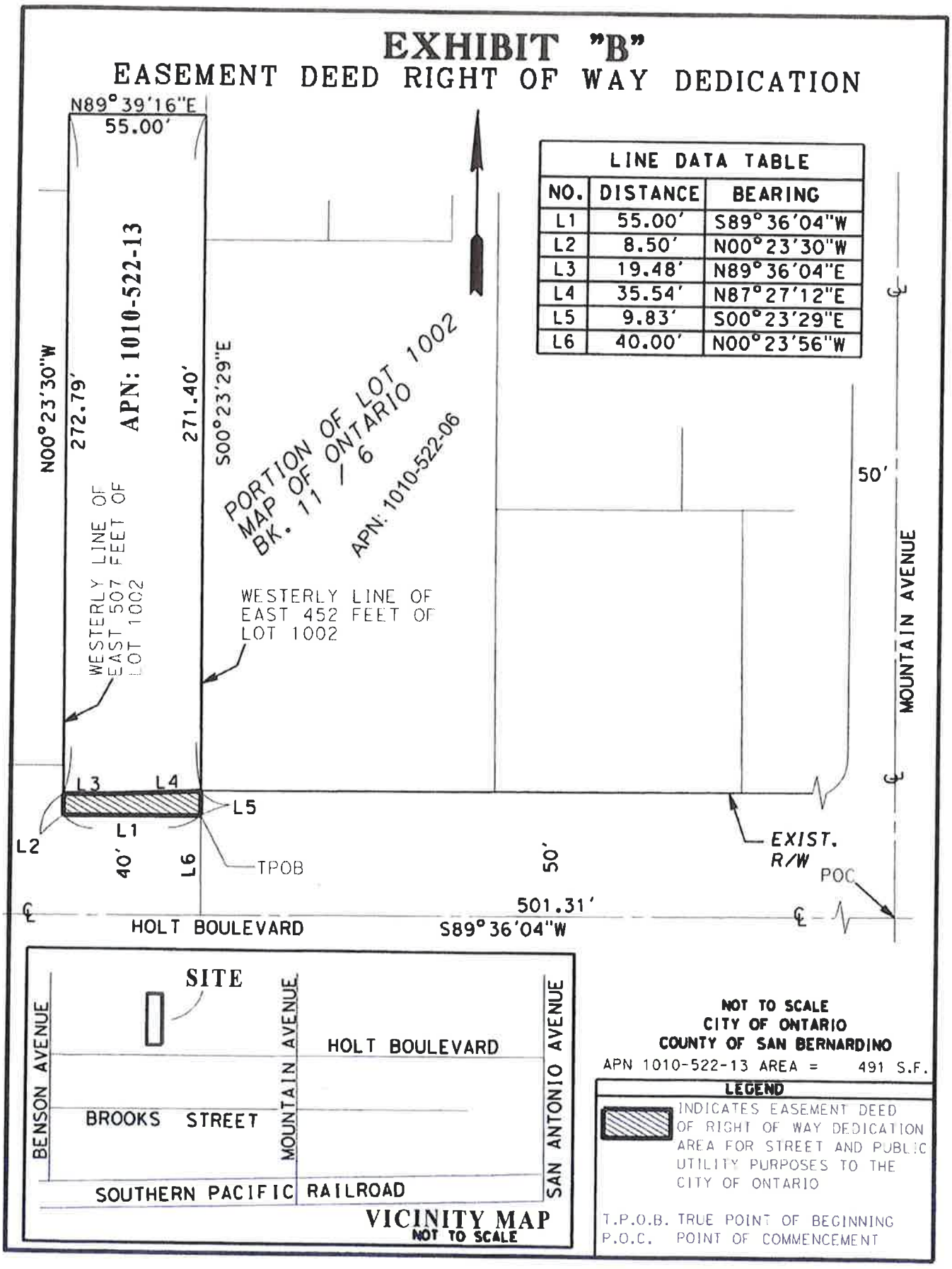
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

John C. Bentley, P.L.S. 7223 — Date 6/4/18

LICENSED LAND SURVEYOR
JOHN C. BENTLEY
No. 7223
STATE OF CALIFORNIA

# EXHIBIT "B"

## EASEMENT DEED RIGHT OF WAY DEDICATION




| LINE DATA TABLE | | |
|---|---|---|
| NO. | DISTANCE | BEARING |
| L1 | 55.00' | S89°36'04"W |
| L2 | 8.50' | N00°23'30"W |
| L3 | 19.48' | N89°36'04"E |
| L4 | 35.54' | N87°27'12"E |
| L5 | 9.83' | S00°23'29"E |
| L6 | 40.00' | N00°23'56"W |

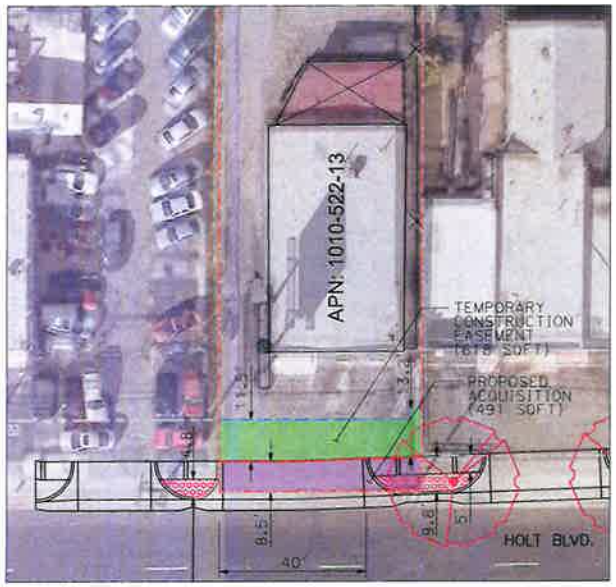
**NOT TO SCALE**
**CITY OF ONTARIO**
**COUNTY OF SAN BERNARDINO**

APN 1010-522-13 AREA = 491 S.F.

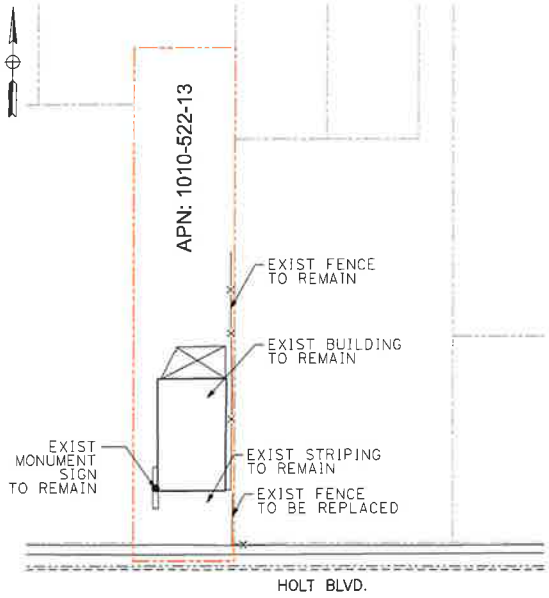
**LEGEND**

INDICATES EASEMENT DEED OF RIGHT OF WAY DEDICATION AREA FOR STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF ONTARIO

T.P.O.B. TRUE POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT



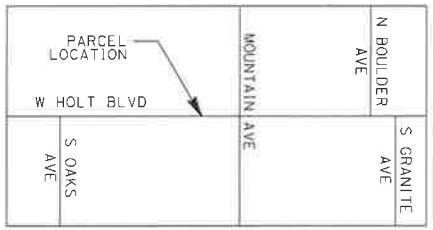

PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE



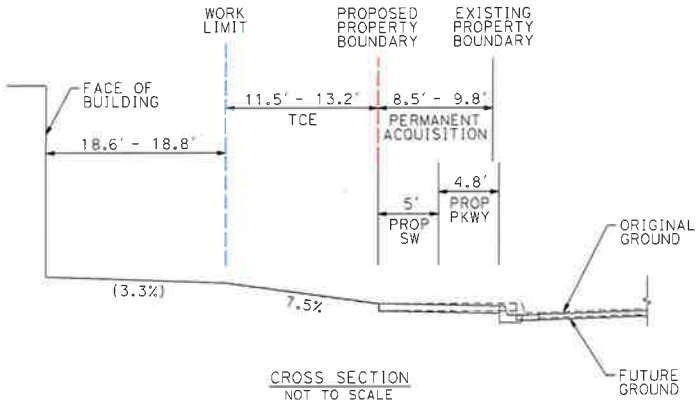

PRE-CONSTRUCTION CONDITION
NOT TO SCALE

LEGEND:

- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED ACQUISITION LINE
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- EXISTING FENCE
- TEMPORARY CONSTRUCTION EASEMENT AREA
- PERMANENT ACQUISITION AREA
- PROPOSED TREE
- PROPOSED GROUNDCOVER




KEY MAP
NOT TO SCALE




CROSS SECTION
NOT TO SCALE

WORK TO BE COMPLETED

1. SIDEWALK AND DRIVEWAY IMPROVEMENTS

PROPERTY IMPACTS

1. PROPOSED PERMANENT PAVEMENT ACQUISITION
2. TEMPORARY CONSTRUCTION EASEMENT
3. FENCE REPLACEMENT

| PRIVATE PROPERTY IMPACTS | | | |
|---|---|---|---|
| PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| SQFT | ACRES | SQFT | ACRES |
| 491 | 0.0113 | 618 | 0.0142 |

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3800 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT

PARCEL IMPACTS
APN: 1010-522-13
CULHANE, JOHN M TR
1150 W HOLT BLVD
MAY 2018

Resolution No. 2021-___

# Exhibit B

## Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

**"Permanent Easement"** refers to a non-exclusive permanent and perpetual easement and right of way in favor of City of Ontario, and to its successors, and assigns, hereinafter described together with the right to forever construct, maintain, improve, alter, relocate, inspect, occupy, and use for the construction and maintenance of streets and underground lines, power poles, public utilities, and other public uses, as determined necessary by City of Ontario together with all necessary rights incidental thereto, on, over, under, and across the property in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement except with the prior written consent of City of Ontario, its successors and assigns.

City of Ontario shall have the right to trim, cut or clear away any trees, brush, or other vegetation from time to time as determined in its sole discretion, without payment of additional compensation.

No other easements shall be granted on, under or over the easement without the prior written consent of City of Ontario, its successors and assigns.

The ground elevations of the roadway upon completion of construction shall not be further increased or decreased without the prior written consent of City of Ontario.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**"Temporary Construction Easement"** or **"TCE"** grants to the City of Ontario, its contractors, successors, and assigns, to engage in construction and related activities related to the Mountain Avenue and Holt Boulevard Intersection Widening Project, together with all necessary rights of ingress and egress to the non- exclusive easement area in connection with such construction and related activities.

**Permitted Activities by Property Owners:**

Prior to termination of this easement, property owners shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owners plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of

vegetation or flora on any portion of the easement except at the written consent of the City of Ontario, its successors and assigns.

**Non-Permitted Activities by Property Owners:**

No other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of City of Ontario, its successors and assigns.

**Permitted Activities by Condemning City:**

The City of Ontario shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as plaintiff determines in its sole discretion without payment of any additional compensation to property owners.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Ontario Mountain Avenue and Holt Boulevard Intersection Widening Project by the City of Ontario. The use of the TCE area is anticipated to be required for a period of 8 months within the described timeline unless the term of the TCE is extended by written agreement of the parties.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**EXHIBIT "A"**

**Easement Deed of Right of Way Dedication**
**Legal Description**

**APN 1010-522-06**

Being a portion of the westerly 119 feet of the easterly 452 feet of Lot 1002 of the Map of Ontario, in the City of Ontario, County of San Bernardino, State of California, per map recorded in Book 11 of Maps, Page 6 in the Office of the County Recorder of said County, more particularly described as follows:

**COMMENCING** at the intersection of Holt Boulevard and Mountain Avenue;

Thence along the centerline of said Holt Boulevard, South 89°36'04" West 382.49 feet;

Thence North 00°23'56" West 50.00 feet to a point on a line parallel with and 50 feet distant from the centerline of Holt Boulevard, also being a point on the westerly line of the west 200 feet of the east 333 feet of said Lot 1002, as shown on Record of Survey filed in Book 11 of Record Surveys, Page 100 of said county, and the **TRUE POINT OF BEGINNING**;

Thence along said northerly right of way line South 89°36'04" West 114.34 feet;

Thence North 87°27'12" East 114.42 feet to said westerly line of the west 200 feet of the east 333 feet of said Lot 1002;

Thence along said westerly line of the west 200 feet of the east 333 feet of said Lot 1002 South 00°23'28" East 4.29 feet to said northerly right of way of Holt Boulevard and the **TRUE POINT OF BEGINNING**;

Parcel contains 245 square feet more or less.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

6/4/18

John C. Bentley, P.L.S. 7223 Date

LICENSED LAND SURVEYOR
JOHN C. BENTLEY
No. 7223
STATE OF CALIFORNIA

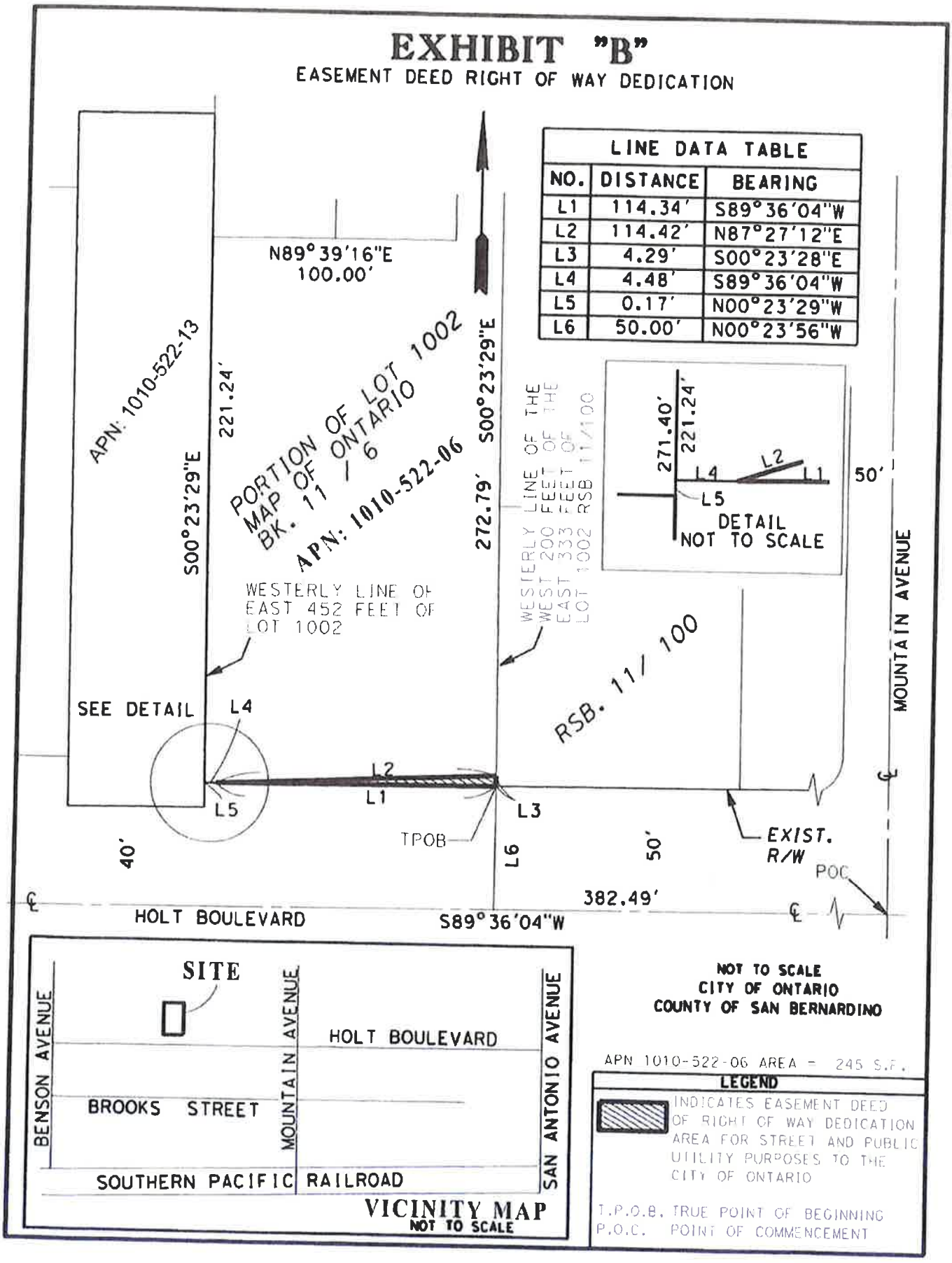


EXHIBIT "B"
EASEMENT DEED RIGHT OF WAY DEDICATION
LINE DATA TABLE
NO. | DISTANCE | BEARING
L1 | 114.34' | S89°36'04"W
L2 | 114.42' | N87°27'12"E
L3 | 4.29' | S00°23'28"E
L4 | 4.48' | S89°36'04"W
L5 | 0.17' | N00°23'29"W
L6 | 50.00' | N00°23'56"W
N89°39'16"E 100.00'
APN: 1010-522-13
S00°23'29"E 221.24'
PORTION OF LOT 1002 MAP OF ONTARIO BK. 11 / 6
APN: 1010-522-06
S00°23'29"E 272.79'
WESTERLY LINE OF EAST 452 FEET OF LOT 1002
WESTERLY LINE OF THE WEST 200 FEET OF THE EAST 333 FEET OF LOT 1002 RSB 11/100
271.40'
221.24'
L4
L2
L1
L5
DETAIL
NOT TO SCALE
50'
SEE DETAIL
L4
L2
L1
L5
L3
TPOB
L6
40'
50'
RSB. 11/ 100
MOUNTAIN AVENUE
EXIST. R/W
POC
382.49'
HOLT BOULEVARD
S89°36'04"W
SITE
BENSON AVENUE
MOUNTAIN AVENUE
HOLT BOULEVARD
BROOKS STREET
SAN ANTONIO AVENUE
SOUTHERN PACIFIC RAILROAD
VICINITY MAP
NOT TO SCALE
NOT TO SCALE
CITY OF ONTARIO
COUNTY OF SAN BERNARDINO
APN 1010-522-06 AREA = 245 S.F.
LEGEND
INDICATES EASEMENT DEED OF RIGHT OF WAY DEDICATION AREA FOR STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF ONTARIO
T.P.O.B. TRUE POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

**EXHIBIT "A"**

**Easement Deed of Right of Way Dedication**
**Legal Description**

**APN 1010-522-12**

Being a portion of the West 200 feet of the East 333 feet of Lot 1002 of the Map of Ontario, in the City of Ontario, County of San Bernardino, State of California, per map recorded in Book 11 of Maps, Page 6 and said West 200 feet of the East 333 feet as shown on Record of Survey in Book 11, Page 100 of Surveys, both in the Office of the County Recorder of said County, more particularly described as follows:

**COMMENCING** at the intersection of Holt Boulevard and Mountain Avenue, as shown on said Record of Survey;

Thence along the centerline of said Holt Boulevard, South 89°36'04" West 382.49 feet;

Thence North 00°23'56" West 50.00 feet to a point on a line parallel with and 50 feet distant from said centerline of Holt Boulevard, also being a point on the westerly line of said west 200 feet of the east 333 feet of Lot 1002 and the **TRUE POINT OF BEGINNING**;

Thence along said westerly line North 00°23'28" West 4.29 feet;

Thence North 87°27'12" East 100.06 feet to a point on the westerly line of Parcel 1 of Parcel Map No. 82 recorded in Book 1 of Parcel Maps Page 67 in the Office of the County Recorder of said county;

Thence along said westerly line of Parcel 1 South 00°26'32" East 8.04 feet to said parallel line of Holt Boulevard;

Thence along said parallel line South 89°36'04" West 100.00 feet to the **TRUE POINT OF BEGINNING**;

Parcel contains 616 square feet more or less.

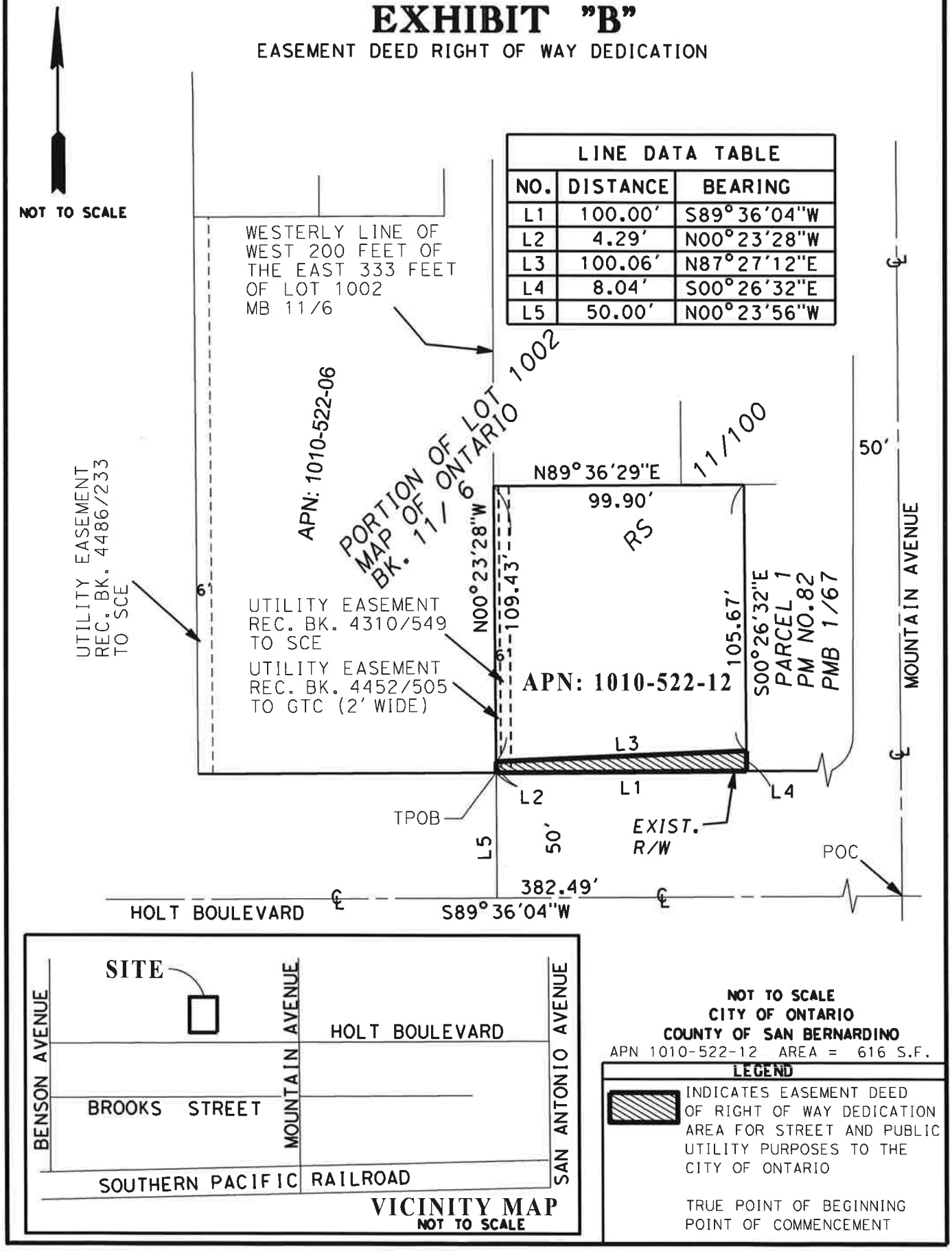
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

John C. Bentley, P.L.S. 7223 — Date 6/1/18

LICENSED LAND SURVEYOR
JOHN C BENTLEY
No. 7223
STATE OF CALIFORNIA

# EXHIBIT "B"

EASEMENT DEED RIGHT OF WAY DEDICATION




| LINE DATA TABLE | | |
|---|---|---|
| NO. | DISTANCE | BEARING |
| L1 | 100.00' | S89°36'04"W |
| L2 | 4.29' | N00°23'28"W |
| L3 | 100.06' | N87°27'12"E |
| L4 | 8.04' | S00°26'32"E |
| L5 | 50.00' | N00°23'56"W |



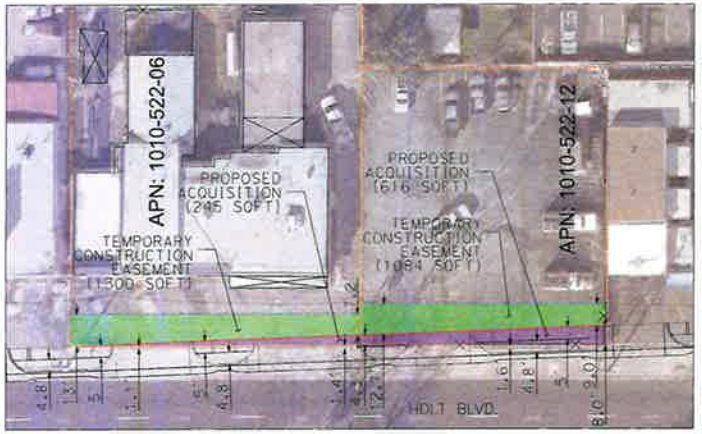

VICINITY MAP
NOT TO SCALE

NOT TO SCALE
CITY OF ONTARIO
COUNTY OF SAN BERNARDINO
APN 1010-522-12 AREA = 616 S.F.

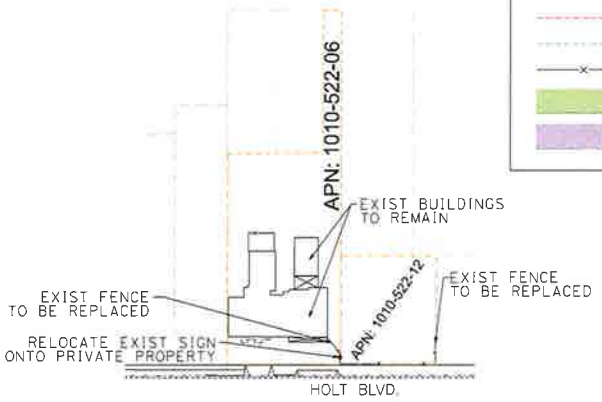
LEGEND

INDICATES EASEMENT DEED OF RIGHT OF WAY DEDICATION AREA FOR STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF ONTARIO

TRUE POINT OF BEGINNING
POINT OF COMMENCEMENT

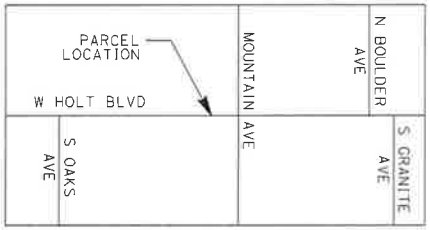



PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE

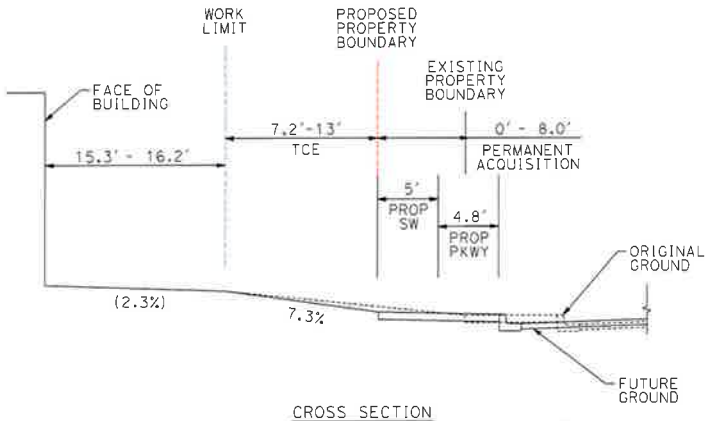



PRE-CONSTRUCTION CONDITION
NOT TO SCALE

LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED ACQUISITION LINE
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- EXISTING FENCE
- TEMPORARY CONSTRUCTION EASEMENT AREA
- PERMANENT ACQUISITION AREA




KEY MAP
NOT TO SCALE




CROSS SECTION
NOT TO SCALE

WORK TO BE COMPLETED
1. SIDEWALK AND DRIVEWAY IMPROVEMENTS

PROPERTY IMPACTS
1. PROPOSED PERMANENT PAVEMENT ACQUISITION
2. TEMPORARY CONSTRUCTION EASEMENT
3. FENCE REPLACEMENT
4. SIGN REMOVAL AND SALVAGE

| PRIVATE PROPERTY IMPACTS | | | | |
|---|---|---|---|---|
| | PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| APN | SQFT | ACRES | SQFT | ACRES |
| 1010-522-06 | 245 | 0.0056 | 1300 | 0.0298 |
| 1010-522-12 | 616 | 0.0141 | 1084 | 0.0248 |
| TOTAL | 861 | 0.0198 | 2384 | 0.0547 |

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT
PARCEL IMPACTS
APN: 1010-522-06/1010-522-12
CORRADI, LORNE & ANGIE
1124, 1134, & 1136 W HOLT BLVD
AUGUST 2017

Resolution No. 2021-___

# Exhibit C

## Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

**"Permanent Easement"** refers to a non-exclusive permanent and perpetual easement and right of way in favor of City of Ontario, and to its successors, and assigns, hereinafter described together with the right to forever construct, maintain, improve, alter, relocate, inspect, occupy, and use for the construction and maintenance of streets and underground lines, power poles, public utilities, and other public uses, as determined necessary by City of Ontario together with all necessary rights incidental thereto, on, over, under, and across the property in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement except with the prior written consent of City of Ontario, its successors and assigns.

City of Ontario shall have the right to trim, cut or clear away any trees, brush, or other vegetation from time to time as determined in its sole discretion, without payment of additional compensation.

No other easements shall be granted on, under or over the easement without the prior written consent of City of Ontario, its successors and assigns.

The ground elevations of the roadway upon completion of construction shall not be further increased or decreased without the prior written consent of City of Ontario.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**"Temporary Construction Easement"** or **"TCE"** grants to the City of Ontario, its contractors, successors, and assigns, to engage in construction and related activities related to the Mountain Avenue and Holt Boulevard Intersection Widening Project, together with all necessary rights of ingress and egress to the non- exclusive easement area in connection with such construction and related activities.

**Permitted Activities by Property Owners:**

Prior to termination of this easement, property owners shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owners plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of

vegetation or flora on any portion of the easement except at the written consent of the City of Ontario, its successors and assigns.

**Non-Permitted Activities by Property Owners:**

No other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of City of Ontario, its successors and assigns.

**Permitted Activities by Condemning City:**

The City of Ontario shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as plaintiff determines in its sole discretion without payment of any additional compensation to property owners.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Ontario Mountain Avenue and Holt Boulevard Intersection Widening Project by the City of Ontario. The use of the TCE area is anticipated to be required for a period of 8 months within the described timeline unless the term of the TCE is extended by written agreement of the parties.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**EXHIBIT "A"**

**Easement Deed of Right of Way Dedication**
**Legal Description**

**APN 1010-522-11**

Being a portion of Parcel 1 of Parcel Map No.82, in the City of Ontario, County of San Bernardino, State of California, per map recorded in Book 1 of Parcel Maps, Page 67 in the Office of the County Recorder of said County, more particularly described as follows:

**COMMENCING** at the intersection of Holt Boulevard and Mountain Avenue;

Thence along the centerline of said Holt Boulevard, South 89°36'04" West 182.49 feet;

Thence North 00°23'56" West 50.00 feet to a point on a line parallel with and 50 feet distant from said centerline of Holt Boulevard also being the southeast corner of Parcel 1 of Parcel Map No. 82 recorded in Book 1 of Parcel Maps Page 67 in the Office of the County Recorder of said county and the **POINT OF BEGINNING**;

Thence along said parallel line, said line also being the southerly line of said Parcel 1, South 89°36'04" West 100.00 feet to the southwest corner of said Parcel 1;

Thence along the westerly line of said Parcel 1 North 00°26'32" West 8.04 feet;

Thence North 87°27'12" East 92.40 feet to a point on a line parallel with and 61.50 feet distant from said centerline of Holt Boulevard;

Thence along said parallel line North 89°36'04" East 7.67 feet to said easterly line of Parcel 1;

Thence along said easterly line South 00°23'28" East 11.50 feet to said southeast corner of said Parcel 1 and the **POINT OF BEGINNING**;

Parcel contains 990 square feet more or less.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

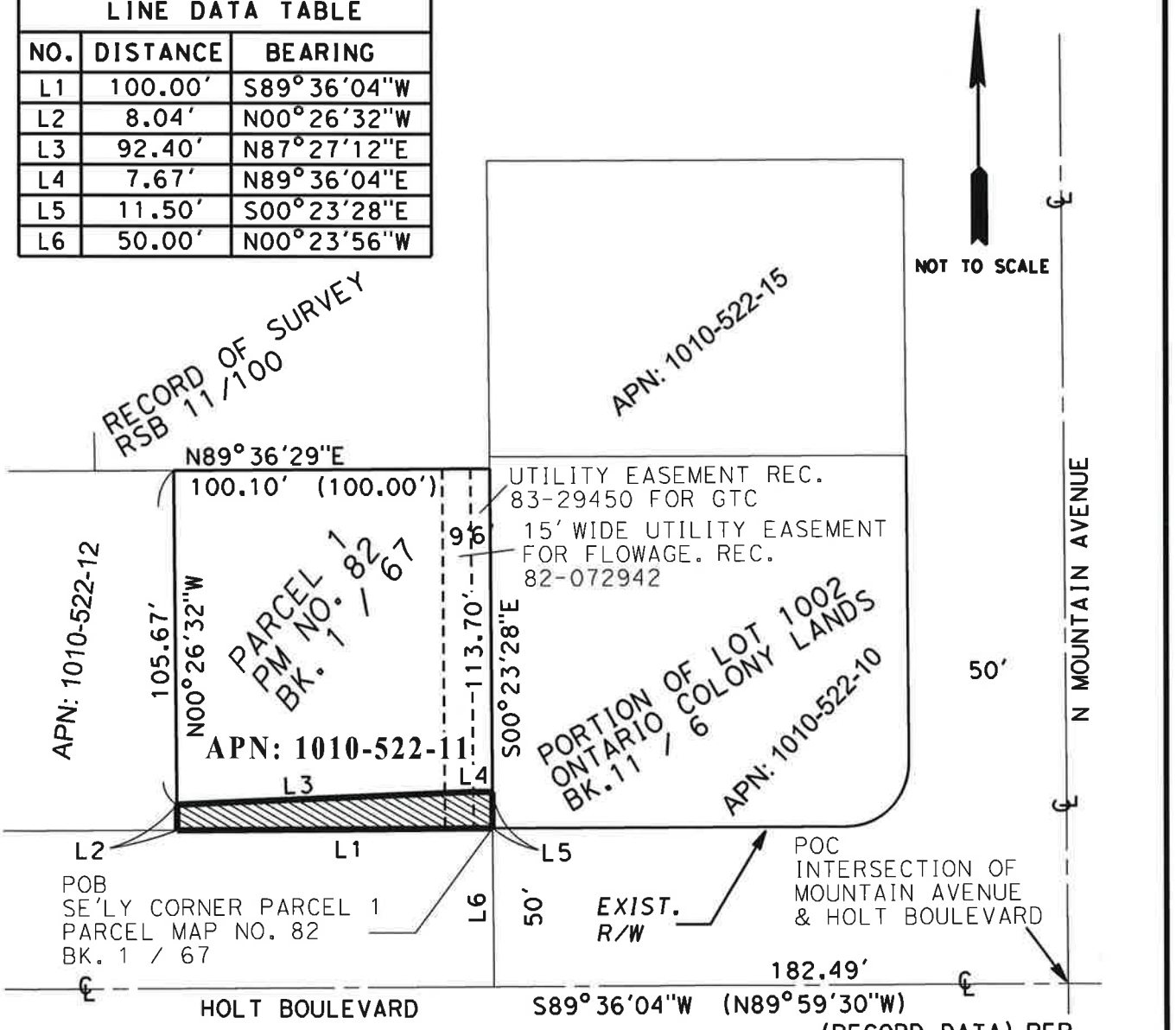
John C. Bentley, P.L.S. 7223 — Date 6/4/18

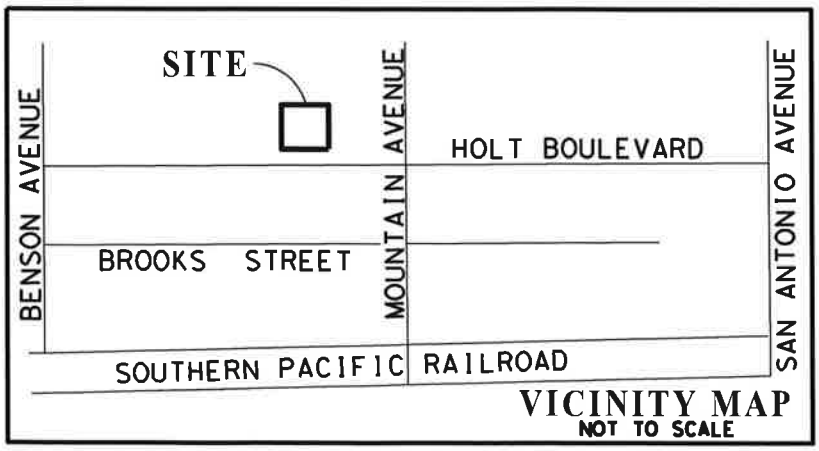
LICENSED LAND SURVEYOR
JOHN C. BENTLEY
No. 7223
STATE OF CALIFORNIA

# EXHIBIT "B"

EASEMENT DEED RIGHT OF WAY DEDICATION

| LINE DATA TABLE | | |
|---|---|---|
| NO. | DISTANCE | BEARING |
| L1 | 100.00' | S89°36'04"W |
| L2 | 8.04' | N00°26'32"W |
| L3 | 92.40' | N87°27'12"E |
| L4 | 7.67' | N89°36'04"E |
| L5 | 11.50' | S00°23'28"E |
| L6 | 50.00' | N00°23'56"W |

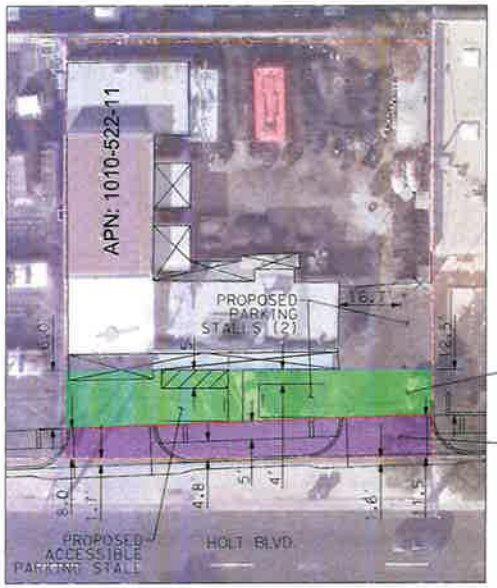


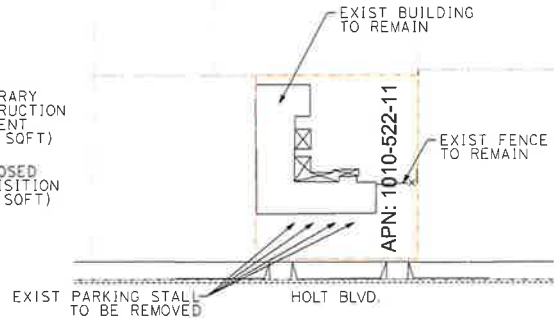

**LEGEND**

INDICATES EASEMENT DEED OF RIGHT OF WAY DEDICATION AREA FOR STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF ONTARIO

T.P.O.B. TRUE POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

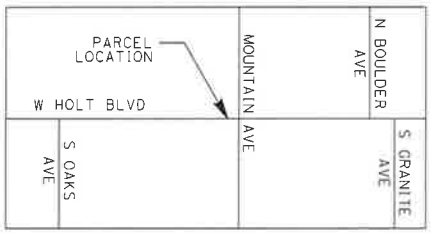



PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE




PRE-CONSTRUCTION CONDITION
NOT TO SCALE

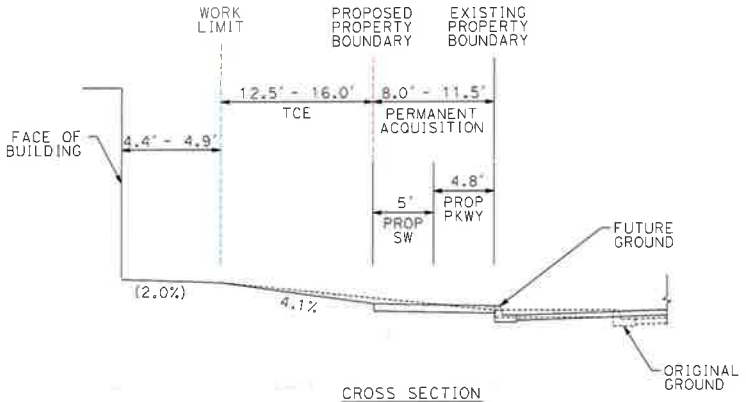
LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED ACQUISITION LINE
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- EXISTING FENCE
- TEMPORARY CONSTRUCTION EASEMENT AREA
- PERMANENT ACQUISITION AREA




KEY MAP
NOT TO SCALE

WORK TO BE COMPLETED
1. SIDEWALK AND DRIVEWAY IMPROVEMENTS

PROPERTY IMPACTS
1. PROPOSED PERMANENT PAVEMENT ACQUISITION
2. TEMPORARY CONSTRUCTION EASEMENT
3. PARKING STALL REMOVAL




CROSS SECTION
NOT TO SCALE

| PRIVATE PROPERTY IMPACTS | | | |
|---|---|---|---|
| PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| SQFT | ACRES | SQFT | ACRES |
| 990 | 0.0227 | 1410 | 0.0323 |

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT

PARCEL IMPACTS
APN: 1010-522-11
GOMEZ, RODOLFO
GOMEZ, ANA ELVIRA
1108 W HOLT BLVD
AUGUST 2017

Resolution No. 2021-___

# Exhibit D

## Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

**"Permanent Easement"** refers to a non-exclusive permanent and perpetual easement and right of way in favor of City of Ontario, and to its successors, and assigns, hereinafter described together with the right to forever construct, maintain, improve, alter, relocate, inspect, occupy, and use for the construction and maintenance of streets and underground lines, power poles, public utilities, and other public uses, as determined necessary by City of Ontario together with all necessary rights incidental thereto, on, over, under, and across the property in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement except with the prior written consent of City of Ontario, its successors and assigns.

City of Ontario shall have the right to trim, cut or clear away any trees, brush, or other vegetation from time to time as determined in its sole discretion, without payment of additional compensation.

No other easements shall be granted on, under or over the easement without the prior written consent of City of Ontario, its successors and assigns.

The ground elevations of the roadway upon completion of construction shall not be further increased or decreased without the prior written consent of City of Ontario.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**"Temporary Construction Easement"** or **"TCE"** grants to the City of Ontario, its contractors, successors, and assigns, to engage in construction and related activities related to the Mountain Avenue and Holt Boulevard Intersection Widening Project, together with all necessary rights of ingress and egress to the non- exclusive easement area in connection with such construction and related activities.

**Permitted Activities by Property Owners:**

Prior to termination of this easement, property owners shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owners plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of

vegetation or flora on any portion of the easement except at the written consent of the City of Ontario, its successors and assigns.

**Non-Permitted Activities by Property Owners:**

No other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of City of Ontario, its successors and assigns.

**Permitted Activities by Condemning City:**

The City of Ontario shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as plaintiff determines in its sole discretion without payment of any additional compensation to property owners.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Ontario Mountain Avenue and Holt Boulevard Intersection Widening Project by the City of Ontario. The use of the TCE area is anticipated to be required for a period of 8 months within the described timeline unless the term of the TCE is extended by written agreement of the parties.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**EXHIBIT "A"**

**Easement Deed of Right of Way Dedication**
**Legal Description**

**APN 1010-522-10**

Being a portion of Lot 1002 of the Ontario Colony Lands, in the City of Ontario, County of San Bernardino, State of California, per map recorded in Book 11 of Maps, Page 6 in the Office of the County Recorder of said County, more particularly described as follows:

**COMMENCING** at the intersection of Holt Boulevard and Mountain Avenue;

Thence along the centerline of said Holt Boulevard, South 89°36'04" West 182.49 feet;

Thence North 00°23'56" West 50.00 feet to a point on a line parallel with and 50 feet distant from said centerline of Holt Boulevard also being a point on the easterly line of the west 200 feet of the east 333 feet of said Lot 1002, as shown on Record of Survey filed in Book 11 of Record Surveys, Page 100 of said county, and the **TRUE POINT OF BEGINNING**;

Thence along said easterly line North 00°23'28" West 11.50 feet to a point on a line parallel with and 61.50 feet distant from the centerline of said Holt Boulevard;

Thence along said parallel line North 89°36'04" East 107.81 feet;

Thence North 41°13'18" East 37.18 feet to the westerly right of way line of Mountain Avenue (50 feet half-width);

Thence along said westerly right of way line South 00°23'05" East 19.30 feet to the beginning of a 20.00 feet radius curve, concave northwesterly;

Thence southerly and westerly along said curve through a central angle 89°59'09" an arc distance of 31.41 feet to said line parallel with and 50 feet distant from said centerline of Holt Boulevard;

Thence along said parallel line South 89°36'04" West 112.50 feet to the **TRUE POINT OF BEGINNING**;

Parcel contains 1,781 square feet more or less.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

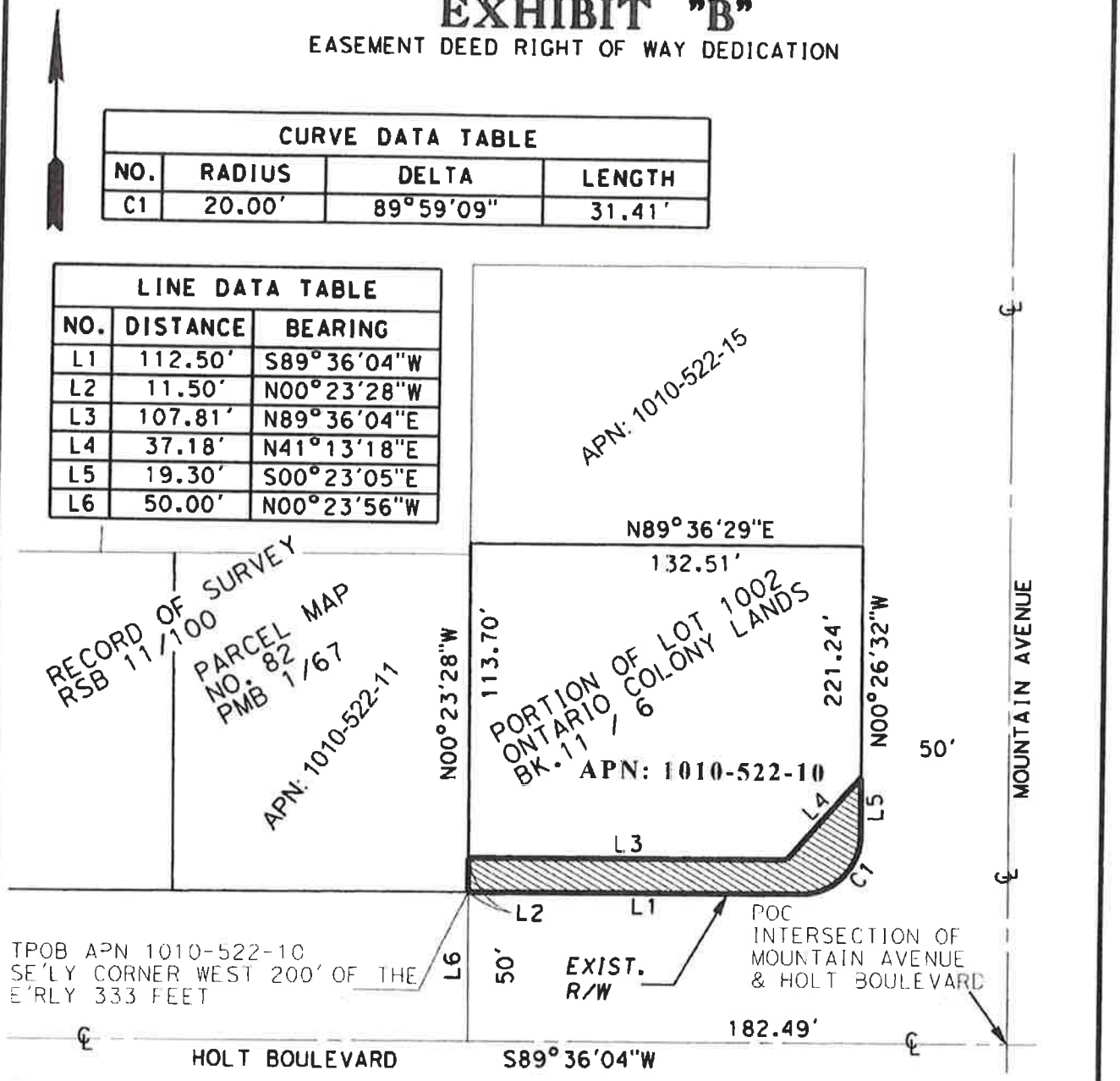
John C. Bentley, P.L.S. 7223 — 6/4/18 Date

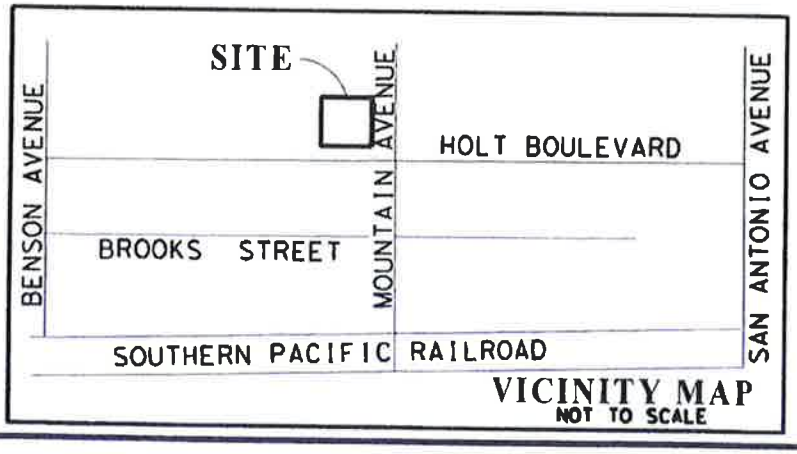
# EXHIBIT "B"

EASEMENT DEED RIGHT OF WAY DEDICATION

| CURVE DATA TABLE | | | |
|---|---|---|---|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 20.00' | 89°59'09" | 31.41' |

| LINE DATA TABLE | | |
|---|---|---|
| NO. | DISTANCE | BEARING |
| L1 | 112.50' | S89°36'04"W |
| L2 | 11.50' | N00°23'28"W |
| L3 | 107.81' | N89°36'04"E |
| L4 | 37.18' | N41°13'18"E |
| L5 | 19.30' | S00°23'05"E |
| L6 | 50.00' | N00°23'56"W |



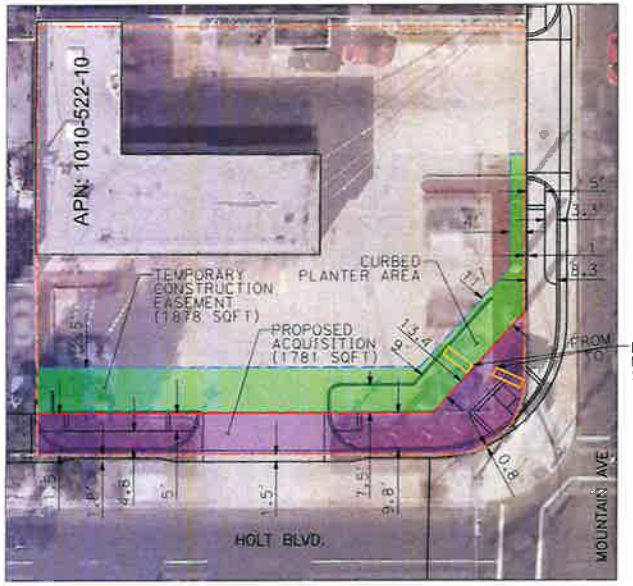




NOT TO SCALE
CITY OF ONTARIO
COUNTY OF SAN BERNARDINO
APN: 1010-522-10 AREA = 1,781 S.F.

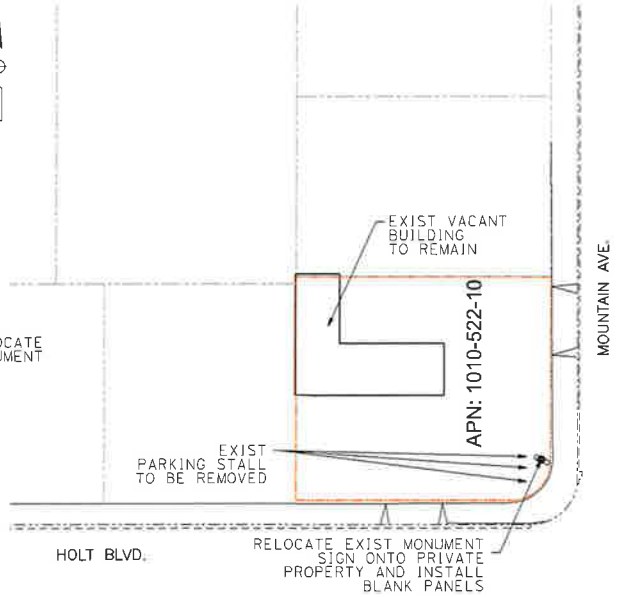
**LEGEND**

INDICATES EASEMENT DEED OF RIGHT OF WAY DEDICATION AREA FOR STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF ONTARIO

T.P.O.B. TRUE POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

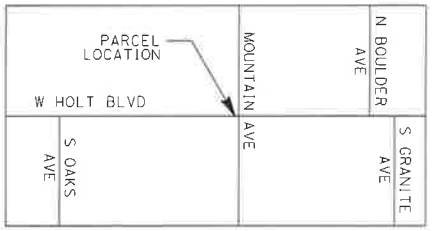



PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE




PRE-CONSTRUCTION CONDITION
NOT TO SCALE

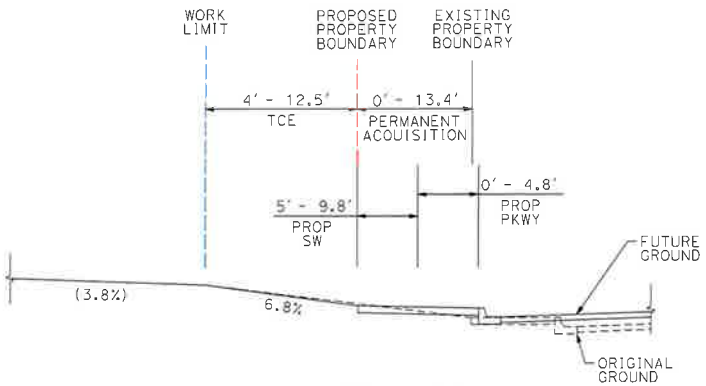
LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED ACQUISITION LINE
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- TEMPORARY CONSTRUCTION EASEMENT AREA
- PERMANENT ACQUISITION AREA




KEY MAP
NOT TO SCALE

WORK TO BE COMPLETED
1. SIDEWALK AND DRIVEWAY IMPROVEMENTS
2. MONUMENT SIGN RELOCATION

PROPERTY IMPACTS
1. PROPOSED PERMANENT PAVEMENT ACQUISITION
2. TEMPORARY CONSTRUCTION EASEMENT
3. SIGN REMOVAL AND SALVAGE
4. PARKING STALL REMOVAL




CROSS SECTION
NOT TO SCALE

| PRIVATE PROPERTY IMPACTS | | | |
|---|---|---|---|
| PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| SQFT | ACRES | SQFT | ACRES |
| 1781 | 0.0409 | 1878 | 0.0431 |

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT

PARCEL IMPACTS
APN: 1010-522-10
HENLEY PACIFIC SD LLC
1102 W HOLT BLVD
APRIL 2018

Resolution No. 2021-___

# Exhibit E

## Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

**"Temporary Construction Easement"** or **"TCE"** grants to the City of Ontario, its contractors, successors, and assigns, to engage in construction and related activities related to the Mountain Avenue and Holt Boulevard Intersection Widening Project, together with all necessary rights of ingress and egress to the non- exclusive easement area in connection with such construction and related activities.

**Permitted Activities by Property Owners:**

Prior to termination of this easement, property owners shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owners plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of Ontario, its successors and assigns.

**Non-Permitted Activities by Property Owners:**

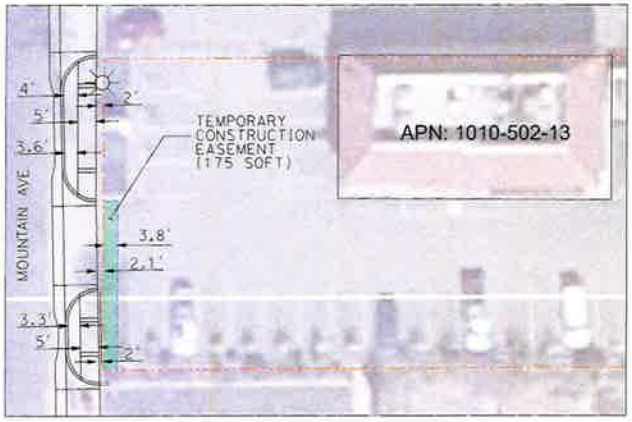
No other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of City of Ontario, its successors and assigns.

**Permitted Activities by Condemning City:**

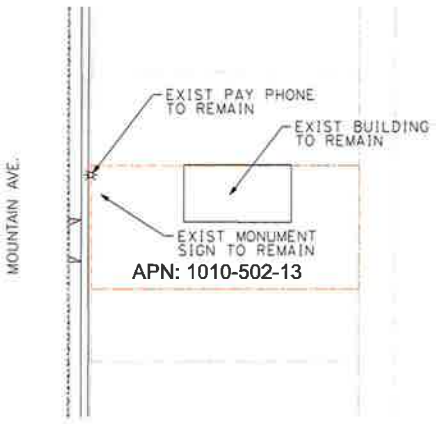
The City of Ontario shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as plaintiff determines in its sole discretion without payment of any additional compensation to property owners.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Ontario Mountain Avenue and Holt Boulevard Intersection Widening Project by the City of Ontario. The use of the TCE area is anticipated to be required for a period of 8 months within the described timeline unless the term of the TCE is extended by written agreement of the parties.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

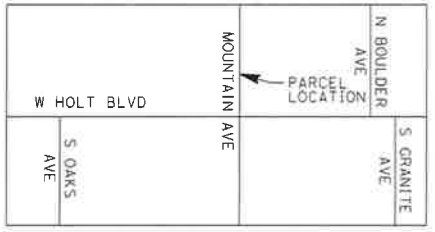



PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE




PRE-CONSTRUCTION CONDITION
NOT TO SCALE

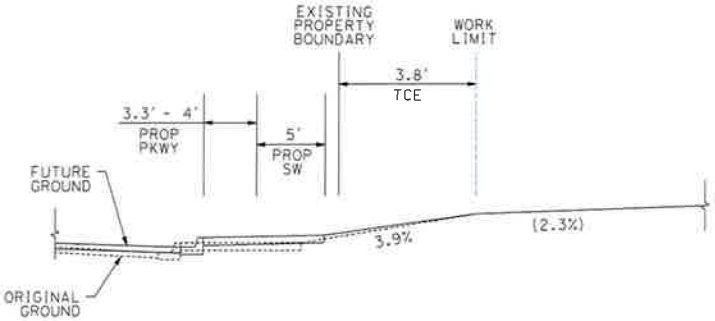
LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- TEMPORARY CONSTRUCTION EASEMENT AREA




KEY MAP
NOT TO SCALE

WORK TO BE COMPLETED
1. SIDEWALK AND DRIVEWAY IMPROVEMENTS

PROPERTY IMPACTS
1. TEMPORARY CONSTRUCTION EASEMENT




CROSS SECTION
NOT TO SCALE

| PRIVATE PROPERTY IMPACTS | | | |
|---|---|---|---|
| PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| SQFT | ACRES | SQFT | ACRES |
| 0 | 0 | 175 | 0.0040 |

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT

PARCEL IMPACTS
APN: 1010-502-13
T N S FAMILY LLC
142 N MOUNTAIN AVE
AUGUST 2017

# Exhibit F/G

## Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

**"Temporary Construction Easement"** or **"TCE"** grants to the City of Ontario, its contractors, successors, and assigns, to engage in construction and related activities related to the Mountain Avenue and Holt Boulevard Intersection Widening Project, together with all necessary rights of ingress and egress to the non- exclusive easement area in connection with such construction and related activities.

**Permitted Activities by Property Owners:**

Prior to termination of this easement, property owners shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owners plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of Ontario, its successors and assigns.

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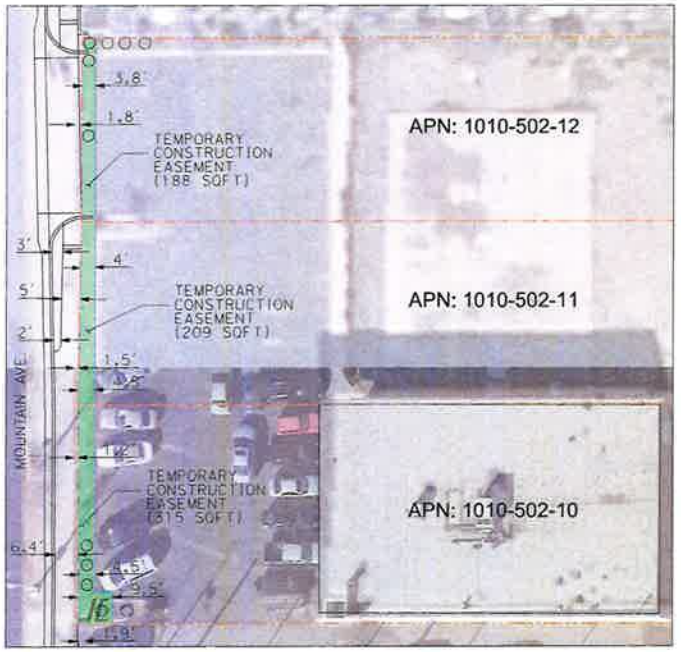
No other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of City of Ontario, its successors and assigns.

**Permitted Activities by Condemning City:**

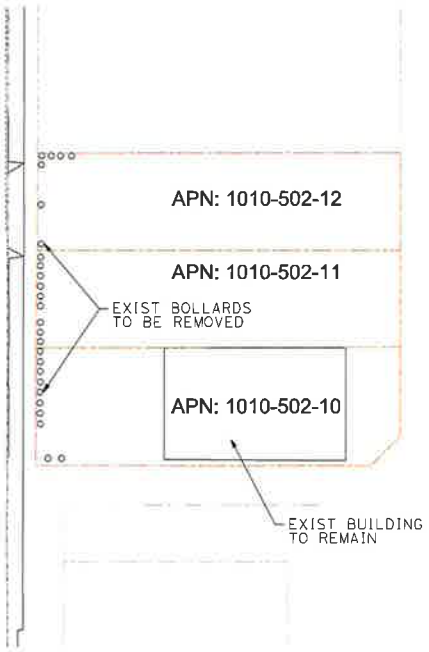
The City of Ontario shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as plaintiff determines in its sole discretion without payment of any additional compensation to property owners.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Ontario Mountain Avenue and Holt Boulevard Intersection Widening Project by the City of Ontario. The use of the TCE area is anticipated to be required for a period of 8 months within the described timeline unless the term of the TCE is extended by written agreement of the parties.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

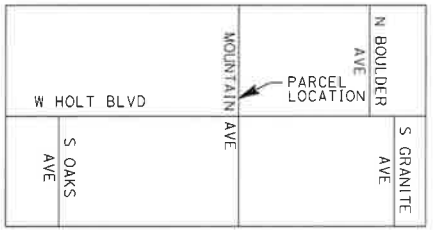



PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE




PRE-CONSTRUCTION CONDITION
NOT TO SCALE

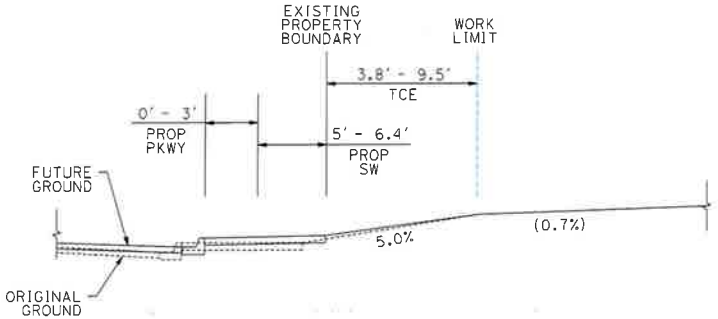
LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- TEMPORARY CONSTRUCTION EASEMENT AREA




KEY MAP
NOT TO SCALE

WORK TO BE COMPLETED
1. SIDEWALK AND DRIVEWAY IMPROVEMENTS

PROPERTY IMPACTS
1. TEMPORARY CONSTRUCTION EASEMENT
2. BOLLARD REMOVAL




CROSS SECTION
NOT TO SCALE

| PRIVATE PROPERTY IMPACTS | | | | |
|---|---|---|---|---|
| | PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| APN | SQFT | ACRES | SQFT | ACRES |
| 1010-502-10 | 0 | 0 | 315 | 0.0072 |
| 1010-502-11 | 0 | 0 | 209 | 0.0048 |
| 1010-502-12 | 0 | 0 | 188 | 0.0043 |
| TOTAL | 0 | 0 | 711 | 0.0163 |

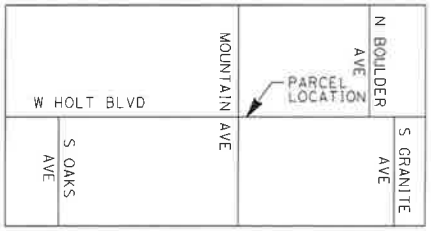
PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT
PARCEL IMPACTS
APN: 1010-502-10/11/12
JAUREGUI, TRINIDAD
122 N MOUNTAIN AVE
AUGUST 2017

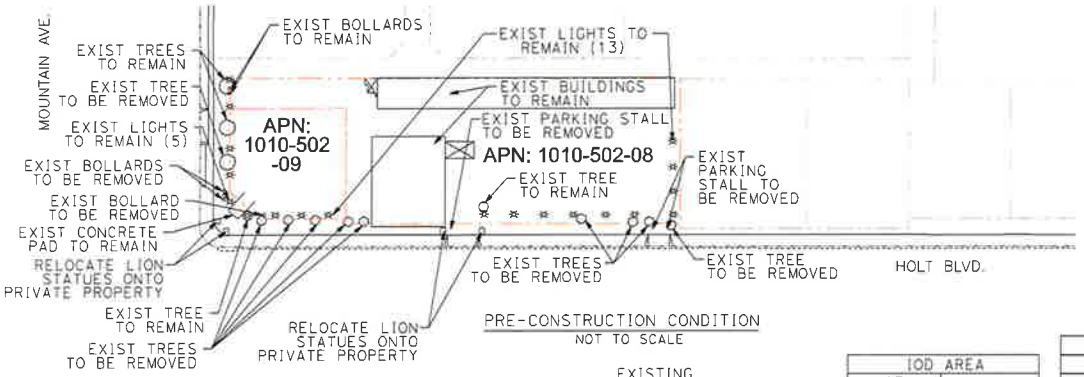
Resolution No. 2021-___

PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE

LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED ACQUISITION LINE
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- TEMPORARY CONSTRUCTION EASEMENT AREA
- IRREVOCABLE OFFER OF DEDICATION (IOD) AREA




KEY MAP
NOT TO SCALE



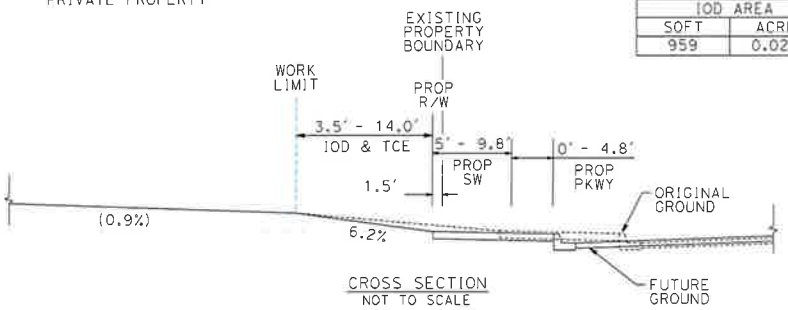

PRE-CONSTRUCTION CONDITION
NOT TO SCALE

WORK TO BE COMPLETED
1. SIDEWALK AND DRIVEWAY IMPROVEMENTS

PROPERTY IMPACTS
1. PROPOSED PERMANENT ACQUISITION
2. TEMPORARY CONSTRUCTION EASEMENT
3. TREE REMOVAL
4. BOLLARD REMOVAL
5. PARKING STALL REMOVAL

| IOD AREA | |
|---|---|
| SQFT | ACRES |
| 959 | 0.0220 |

| PRIVATE PROPERTY IMPACTS | | | | |
|---|---|---|---|---|
| | PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| APN | SQFT | ACRES | SQFT | ACRES |
| 1010-502-08 | 0 | 0 | 2235 | 0.0513 |
| 1010-502-09 | 0 | 0 | 513 | 0.0118 |
| TOTAL | 0 | 0 | 2748 | 0.0631 |




CROSS SECTION
NOT TO SCALE

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT

PARCEL IMPACTS
APN: 1010-502-08/09
JAUREGUI, GUADALUPE & RODOLFO
1050 W HOLT BLVD
NOVEMBER 2017

Resolution No. 2021-___

# Exhibit G

## Legal Definitions of Property to be Acquired

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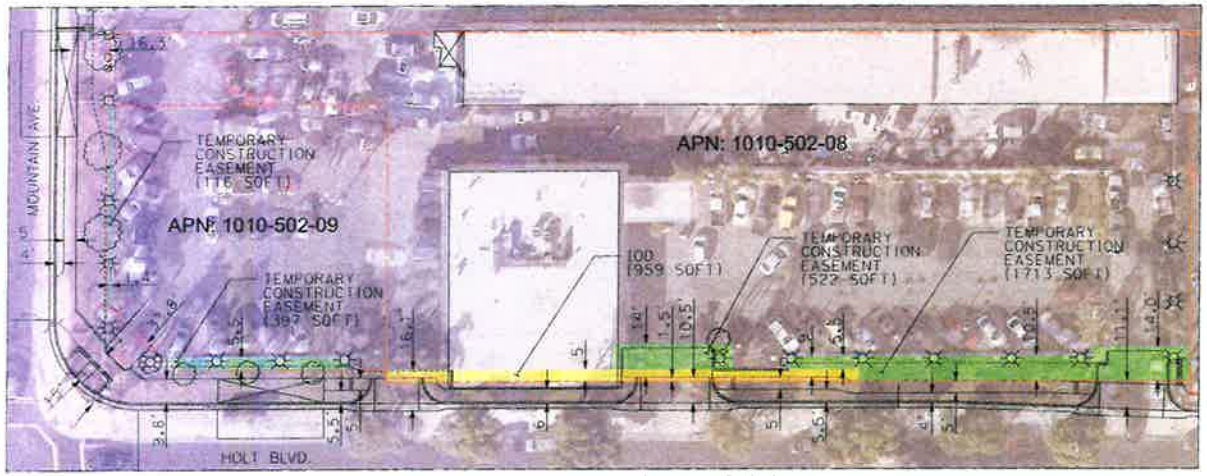
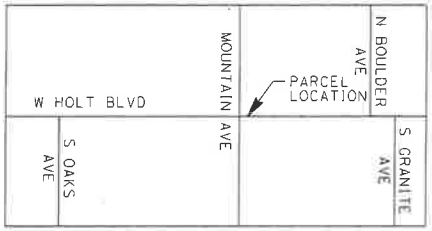
Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

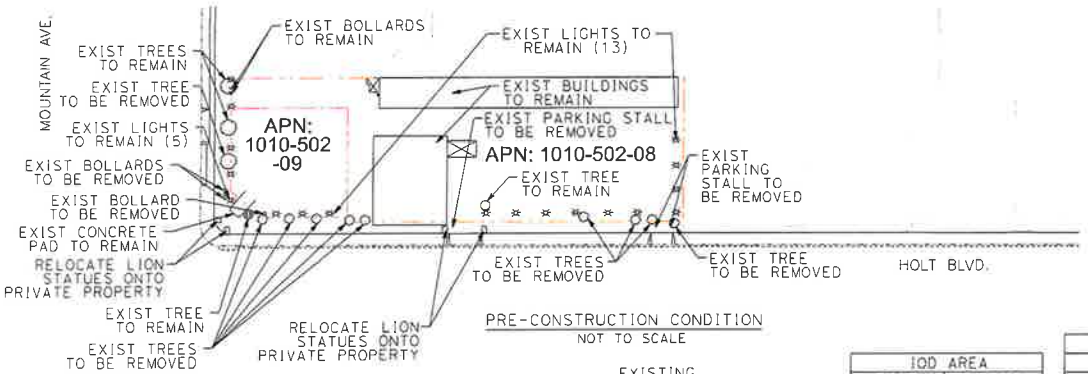



PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE

LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED ACQUISITION LINE
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- TEMPORARY CONSTRUCTION EASEMENT AREA
- IRREVOCABLE OFFER OF DEDICATION (IOD) AREA




KEY MAP
NOT TO SCALE

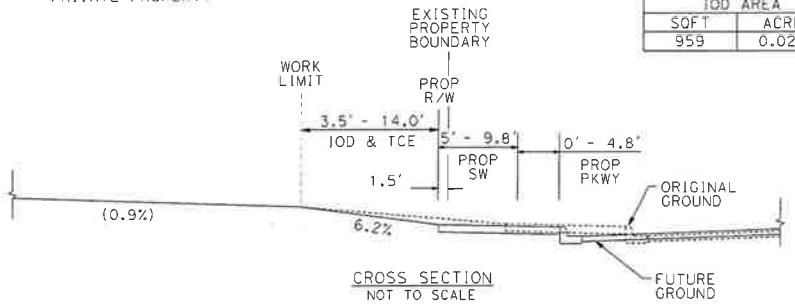



PRE-CONSTRUCTION CONDITION
NOT TO SCALE

WORK TO BE COMPLETED
1. SIDEWALK AND DRIVEWAY IMPROVEMENTS

PROPERTY IMPACTS
1. PROPOSED PERMANENT ACQUISITION
2. TEMPORARY CONSTRUCTION EASEMENT
3. TREE REMOVAL
4. BOLLARD REMOVAL
5. PARKING STALL REMOVAL

| IOD AREA | |
|---|---|
| SOFT | ACRES |
| 959 | 0.0220 |




CROSS SECTION
NOT TO SCALE

| PRIVATE PROPERTY IMPACTS | | | | |
|---|---|---|---|---|
| | PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| APN | SQFT | ACRES | SQFT | ACRES |
| 1010-502-08 | 0 | 0 | 2235 | 0.0513 |
| 1010-502-09 | 0 | 0 | 513 | 0.0118 |
| TOTAL | 0 | 0 | 2748 | 0.0631 |

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT

PARCEL IMPACTS
APN: 1010-502-08/09
JAUREGUI, GUADALUPE & RODOLFO
1050 W HOLT BLVD
NOVEMBER 2017

Resolution No. 2021-___

# Exhibit H

## Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

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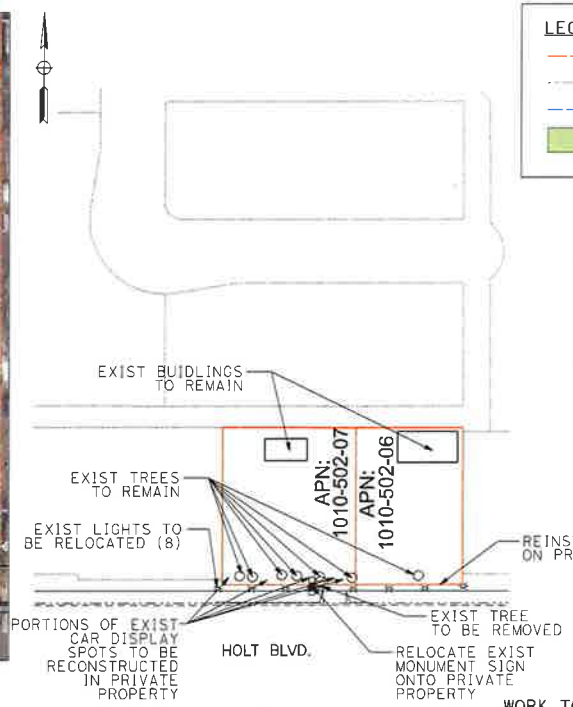
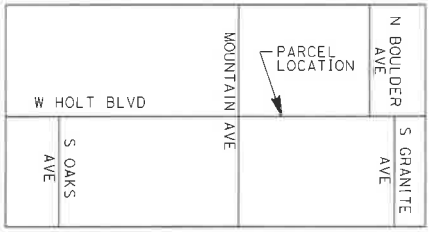
Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE




PRE-CONSTRUCTION CONDITION
NOT TO SCALE

LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- TEMPORARY CONSTRUCTION EASEMENT AREA



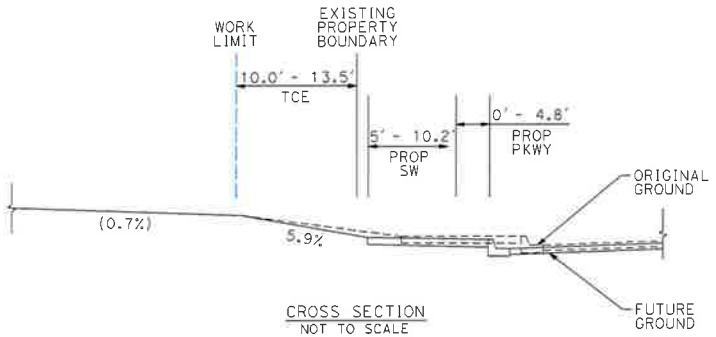

KEY MAP
NOT TO SCALE

**WORK TO BE COMPLETED**

1. SIDEWALK AND DRIVEWAY IMPROVEMENTS
2. PORTIONS OF CAR DISPLAY SPOTS TO BE RECONSTRUCTED
3. LIGHTS TO BE RELOCATED ONTO PRIVATE PROPERTY
4. MONUMENT SIGN TO BE RELOCATED ONTO PRIVATE PROPERTY
5. FENCE TO BE REINSTALLED ON PROPERTY LINE

**PROPERTY IMPACTS**

1. TEMPORARY CONSTRUCTION EASEMENT
2. TREE REMOVAL (1)




CROSS SECTION
NOT TO SCALE

| PRIVATE PROPERTY IMPACTS | | | | |
|---|---|---|---|---|
| | PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| APN | SQFT | ACRES | SQFT | ACRES |
| 1010-502-06 | 0 | 0 | 1000 | 0.0230 |
| 1010-502-07 | 0 | 0 | 1674 | 0.0384 |
| TOTAL | 0 | 0 | 2674 | 0.0614 |

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT

PARCEL IMPACTS
APN: 1010-502-06/07
JABER, AYAD & FATIMA
1020 W HOLT BLVD
1034 W HOLT BLVD
JUNE 2018

# Exhibit I

## Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

**"Temporary Construction Easement"** or **"TCE"** grants to the City of Ontario, its contractors, successors, and assigns, to engage in construction and related activities related to the Mountain Avenue and Holt Boulevard Intersection Widening Project, together with all necessary rights of ingress and egress to the non- exclusive easement area in connection with such construction and related activities.

**Permitted Activities by Property Owners:**

Prior to termination of this easement, property owners shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owners plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of Ontario, its successors and assigns.

**Non-Permitted Activities by Property Owners:**

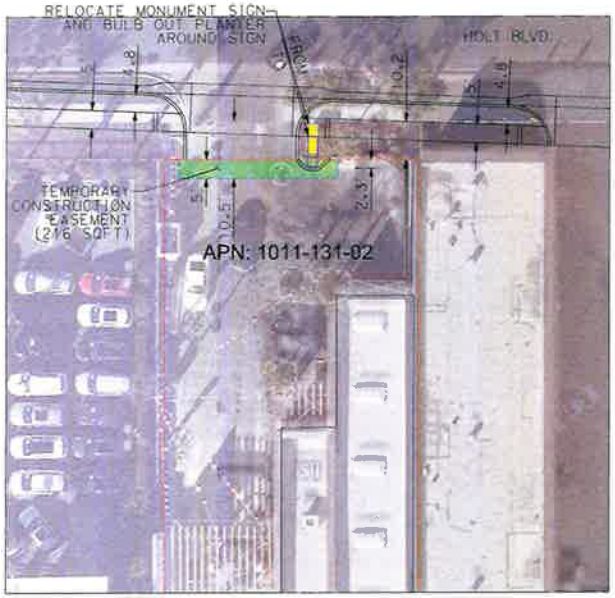
No other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of City of Ontario, its successors and assigns.

**Permitted Activities by Condemning City:**

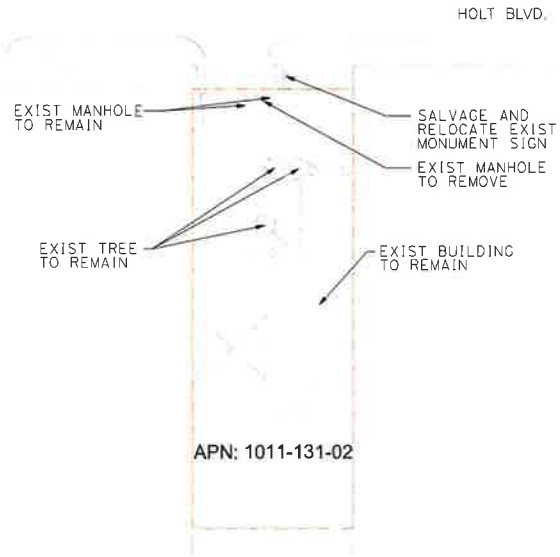
The City of Ontario shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as plaintiff determines in its sole discretion without payment of any additional compensation to property owners.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Ontario Mountain Avenue and Holt Boulevard Intersection Widening Project by the City of Ontario. The use of the TCE area is anticipated to be required for a period of 8 months within the described timeline unless the term of the TCE is extended by written agreement of the parties.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

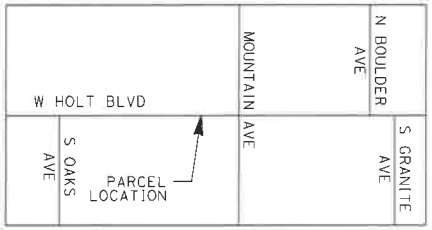



PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE




PRE-CONSTRUCTION CONDITION
NOT TO SCALE

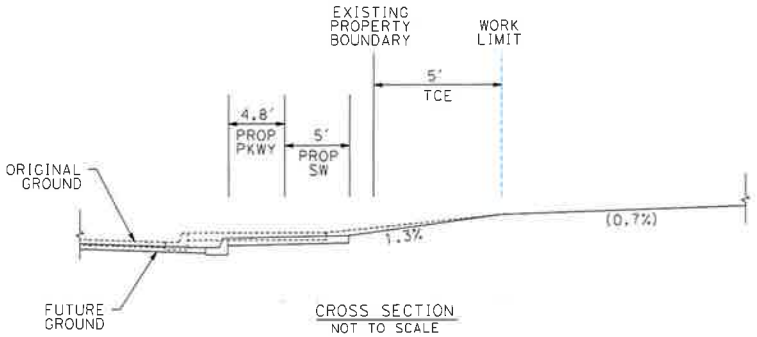
LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- TEMPORARY CONSTRUCTION EASEMENT AREA
- EXISTING MONUMENT SIGN
- PROPOSED MONUMENT SIGN




KEY MAP
NOT TO SCALE

WORK TO BE COMPLETED
1. SIDEWALK AND DRIVEWAY IMPROVEMENTS

PROPERTY IMPACTS
1. TEMPORARY CONSTRUCTION EASEMENT
2. SIGN SALVAGE AND RELOCATION




CROSS SECTION
NOT TO SCALE

| PRIVATE PROPERTY IMPACTS | | | |
|---|---|---|---|
| PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| SQFT | ACRES | SQFT | ACRES |
| 0 | 0 | 216 | 0.005 |

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT

PARCEL IMPACTS
APN: 1011-131-02
PFUTZENREUTER, TIM & DONNA
1151 W HOLT BLVD
AUGUST 2017

Resolution No. 2021-___

# Exhibit J

## Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

**"Permanent Easement"** refers to a non-exclusive permanent and perpetual easement and right of way in favor of City of Ontario, and to its successors, and assigns, hereinafter described together with the right to forever construct, maintain, improve, alter, relocate, inspect, occupy, and use for the construction and maintenance of streets and underground lines, power poles, public utilities, and other public uses, as determined necessary by City of Ontario together with all necessary rights incidental thereto, on, over, under, and across the property in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement except with the prior written consent of City of Ontario, its successors and assigns.

City of Ontario shall have the right to trim, cut or clear away any trees, brush, or other vegetation from time to time as determined in its sole discretion, without payment of additional compensation.

No other easements shall be granted on, under or over the easement without the prior written consent of City of Ontario, its successors and assigns.

The ground elevations of the roadway upon completion of construction shall not be further increased or decreased without the prior written consent of City of Ontario.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**"Temporary Construction Easement"** or **"TCE"** grants to the City of Ontario, its contractors, successors, and assigns, to engage in construction and related activities related to the Mountain Avenue and Holt Boulevard Intersection Widening Project, together with all necessary rights of ingress and egress to the non- exclusive easement area in connection with such construction and related activities.

**Permitted Activities by Property Owners:**

Prior to termination of this easement, property owners shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owners plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of

vegetation or flora on any portion of the easement except at the written consent of the City of Ontario, its successors and assigns.

**Non-Permitted Activities by Property Owners:**

No other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of City of Ontario, its successors and assigns.

**Permitted Activities by Condemning City:**

The City of Ontario shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as plaintiff determines in its sole discretion without payment of any additional compensation to property owners.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Ontario Mountain Avenue and Holt Boulevard Intersection Widening Project by the City of Ontario. The use of the TCE area is anticipated to be required for a period of 8 months within the described timeline unless the term of the TCE is extended by written agreement of the parties.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**EXHIBIT "A"**

**Easement Deed of Right of Way Dedication**
**Legal Description**

**APN 1011-131-03**

Being a portion of Lots 3 and 4 and the East 2 feet of Lot 2 of Tract No. 2950 Roberta Tract, in the City of Ontario, County of San Bernardino, State of California, as per map recorded in Book 40 of Maps, Page 50 in the Office of the County Recorder of said County, more particularly described as follows:

**COMMENCING** at the intersection of Holt Boulevard (formerly A Street) and Mountain Avenue;

Thence along the centerline of said Holt Boulevard, South 89°36'04" West 356.77 feet;

Thence South 00°23'56" East 50.00 feet to a point on the southerly right of way line of Holt Boulevard (50 feet half width) said point also being the northeast corner of said Lot 4 and the **TRUE POINT OF BEGINNING**;

Thence along the easterly line of said Lot 4, South 00°23'56" East 10.00 feet to a point on a line parallel with and 60.00 feet distant from said centerline of Holt Boulevard;

Thence along said parallel line, South 89°36'04" West 6.72 feet;

Thence North 88°15'05" West 135.82 feet to a point on the westerly line of said Lot 3;

Thence along said westerly line North 00°23'56" West 4.91 feet to said southerly right of way line of Holt Avenue;

Thence along said southerly right of way line North 89°36'04" East 142.44 feet to the northeast corner of said Lot 4 and the **TRUE POINT OF BEGINNING**;

Parcel contains 1,079 square feet more or less.

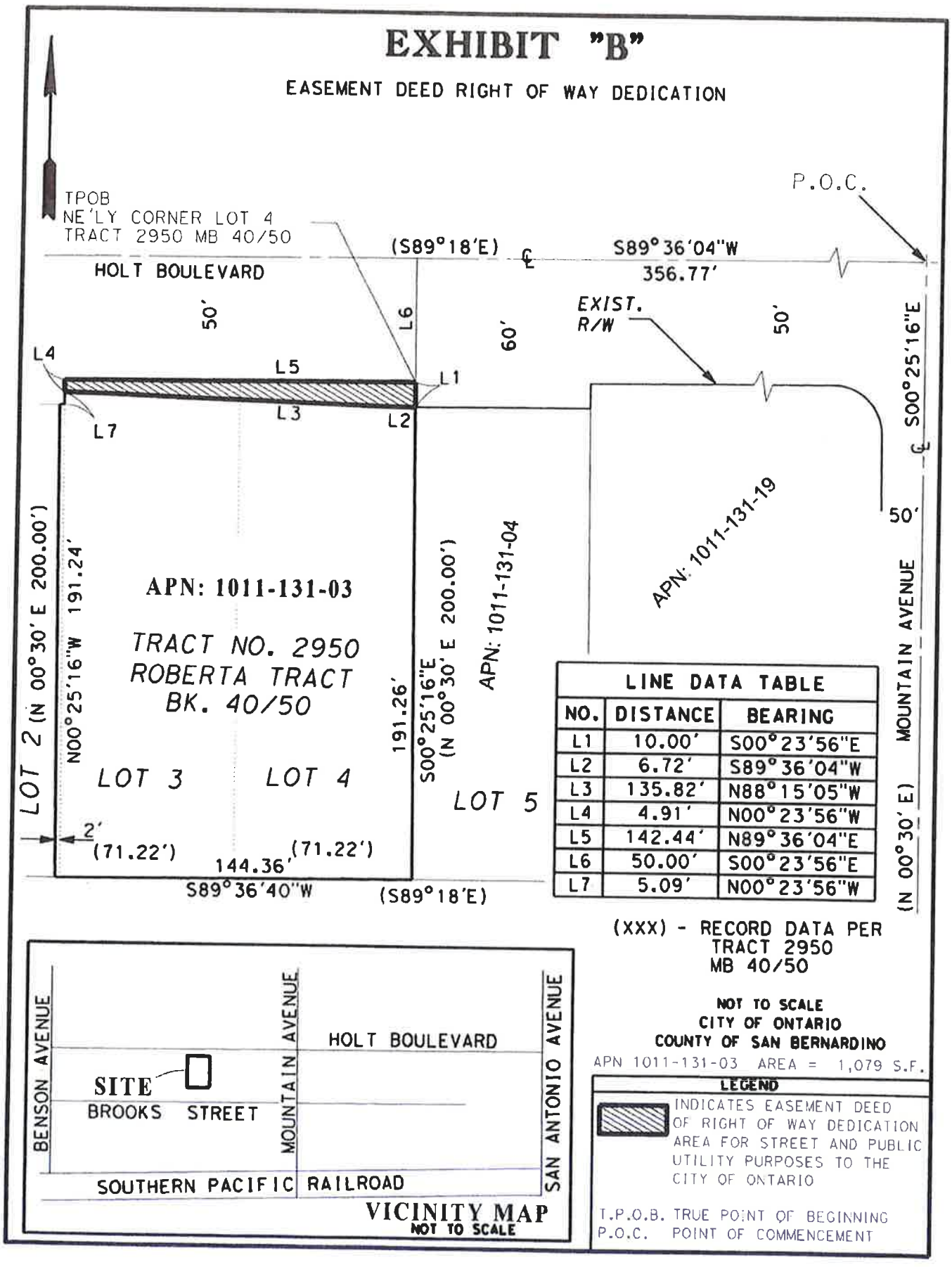
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

John C. Bentley, P.L.S. 7223 — Date 6/4/18

LICENSED LAND SURVEYOR
JOHN C. BENTLEY
No. 7223
STATE OF CALIFORNIA

# EXHIBIT "B"

## EASEMENT DEED RIGHT OF WAY DEDICATION




| LINE DATA TABLE | | |
|---|---|---|
| NO. | DISTANCE | BEARING |
| L1 | 10.00' | S00°23'56"E |
| L2 | 6.72' | S89°36'04"W |
| L3 | 135.82' | N88°15'05"W |
| L4 | 4.91' | N00°23'56"W |
| L5 | 142.44' | N89°36'04"E |
| L6 | 50.00' | S00°23'56"E |
| L7 | 5.09' | N00°23'56"W |

(XXX) - RECORD DATA PER TRACT 2950 MB 40/50

NOT TO SCALE
CITY OF ONTARIO
COUNTY OF SAN BERNARDINO

APN 1011-131-03 AREA = 1,079 S.F.

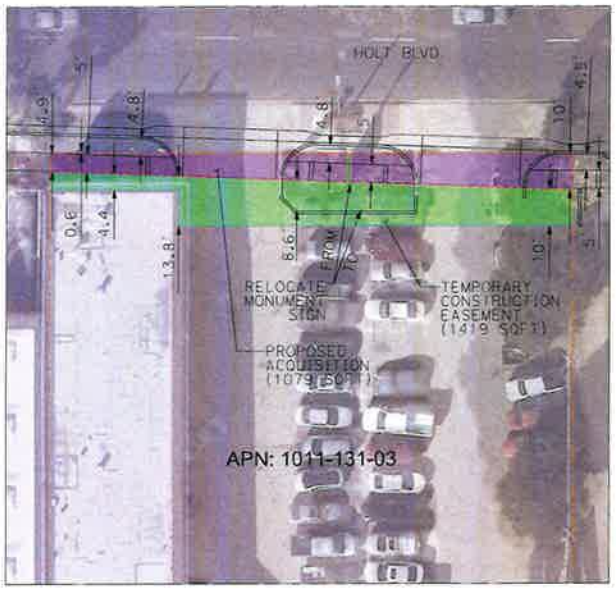



VICINITY MAP
NOT TO SCALE

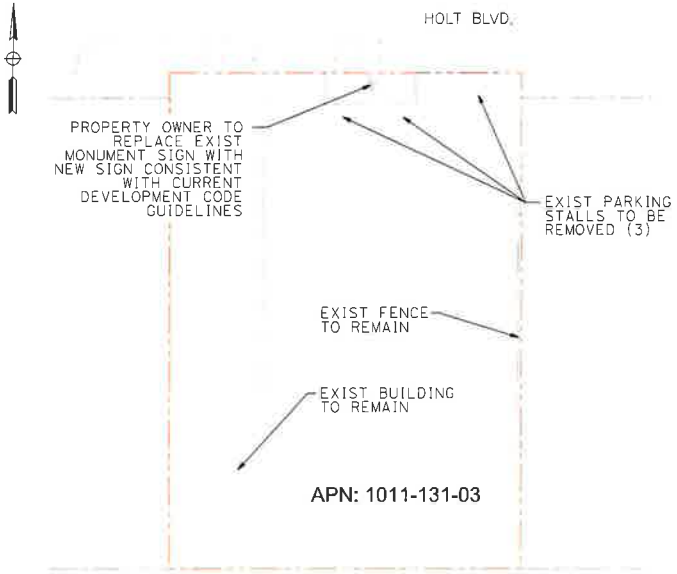
**LEGEND**

INDICATES EASEMENT DEED OF RIGHT OF WAY DEDICATION AREA FOR STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF ONTARIO

T.P.O.B. TRUE POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

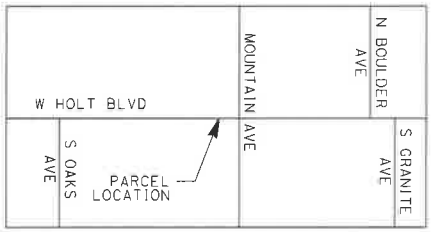



PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE




PRE-CONSTRUCTION CONDITION
NOT TO SCALE

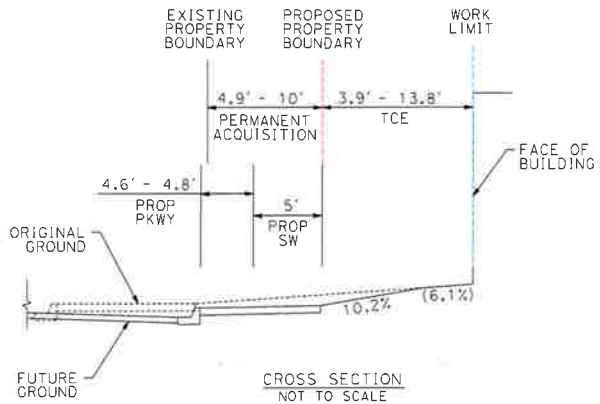
LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED ACQUISITION LINE
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- EXISTING FENCE
- TEMPORARY CONSTRUCTION EASEMENT AREA
- PERMANENT ACQUISITION AREA




KEY MAP
NOT TO SCALE

WORK TO BE COMPLETED
1. SIDEWALK AND DRIVEWAY IMPROVEMENTS

PROPERTY IMPACTS
1. PROPOSED PERMANENT PAVEMENT ACQUISITION
2. TEMPORARY CONSTRUCTION EASEMENT
3. SIGN RELOCATION
4. PARKING STALL REMOVAL




CROSS SECTION
NOT TO SCALE

| PRIVATE PROPERTY IMPACTS | | | |
|---|---|---|---|
| PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| SQFT | ACRES | SQFT | ACRES |
| 1079 | 0.0248 | 1419 | 0.0326 |

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT
PARCEL IMPACTS
APN: 1011-131-03
HOLT AUTO CENTER LLC
1141 W HOLT BLVD
AUGUST 2017

Resolution No. 2021-___

# Exhibit K

## Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

**"Temporary Construction Easement"** or **"TCE"** grants to the City of Ontario, its contractors, successors, and assigns, to engage in construction and related activities related to the Mountain Avenue and Holt Boulevard Intersection Widening Project, together with all necessary rights of ingress and egress to the non- exclusive easement area in connection with such construction and related activities.

**Permitted Activities by Property Owners:**

Prior to termination of this easement, property owners shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owners plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of Ontario, its successors and assigns.

**Non-Permitted Activities by Property Owners:**

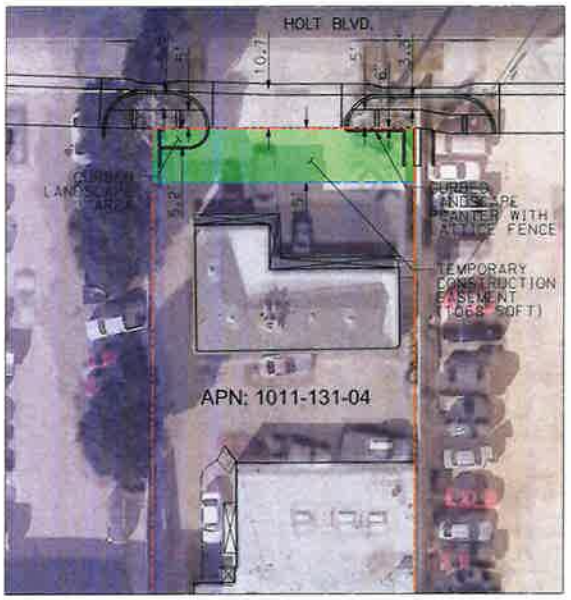
No other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of City of Ontario, its successors and assigns.

**Permitted Activities by Condemning City:**

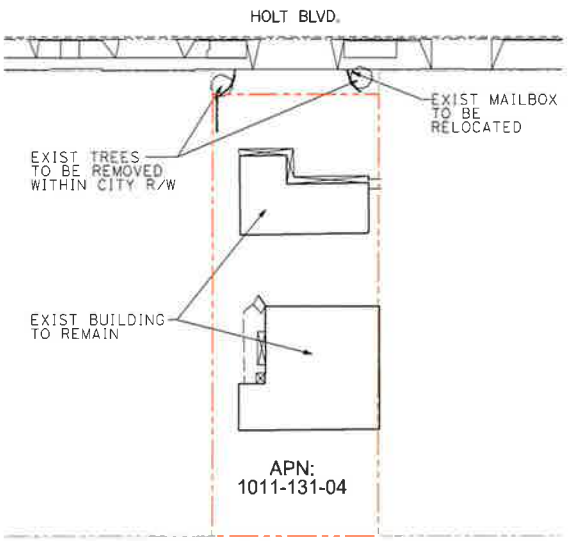
The City of Ontario shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as plaintiff determines in its sole discretion without payment of any additional compensation to property owners.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Ontario Mountain Avenue and Holt Boulevard Intersection Widening Project by the City of Ontario. The use of the TCE area is anticipated to be required for a period of 8 months within the described timeline unless the term of the TCE is extended by written agreement of the parties.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

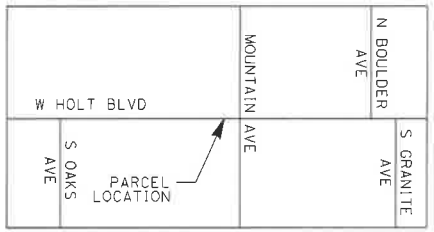



PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE




PRE-CONSTRUCTION CONDITION
NOT TO SCALE

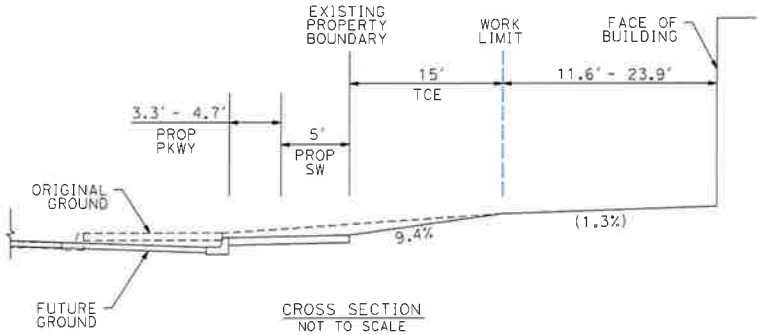
LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- TEMPORARY CONSTRUCTION EASEMENT AREA




KEY MAP
NOT TO SCALE

WORK TO BE COMPLETED
1. SIDEWALK AND DRIVEWAY IMPROVEMENTS
2. CURB AND LANDSCAPE IMPROVEMENTS
3. LATTICE FENCE INSTALLATION

PROPERTY IMPACTS
1. TEMPORARY CONSTRUCTION EASEMENT
2. MAILBOX RELOCATION
3. TREE REMOVAL (2)




CROSS SECTION
NOT TO SCALE

| PRIVATE PROPERTY IMPACTS | | | |
|---|---|---|---|
| PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| SQFT | ACRES | SQFT | ACRES |
| 0 | 0 | 1068 | 0.0245 |

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT
PARCEL IMPACTS
APN: 1011-131-04
SANDOVAL, FRANCISCO JR
1125 W HOLT BLVD
JUNE 2018

Resolution No. 2021-___

# Exhibit L

## Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

**"Permanent Easement"** refers to a non-exclusive permanent and perpetual easement and right of way in favor of City of Ontario, and to its successors, and assigns, hereinafter described together with the right to forever construct, maintain, improve, alter, relocate, inspect, occupy, and use for the construction and maintenance of streets and underground lines, power poles, public utilities, and other public uses, as determined necessary by City of Ontario together with all necessary rights incidental thereto, on, over, under, and across the property in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement except with the prior written consent of City of Ontario, its successors and assigns.

City of Ontario shall have the right to trim, cut or clear away any trees, brush, or other vegetation from time to time as determined in its sole discretion, without payment of additional compensation.

No other easements shall be granted on, under or over the easement without the prior written consent of City of Ontario, its successors and assigns.

The ground elevations of the roadway upon completion of construction shall not be further increased or decreased without the prior written consent of City of Ontario.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**"Temporary Construction Easement"** or **"TCE"** grants to the City of Ontario, its contractors, successors, and assigns, to engage in construction and related activities related to the Mountain Avenue and Holt Boulevard Intersection Widening Project, together with all necessary rights of ingress and egress to the non- exclusive easement area in connection with such construction and related activities.

**Permitted Activities by Property Owners:**

Prior to termination of this easement, property owners shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owners plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of

vegetation or flora on any portion of the easement except at the written consent of the City of Ontario, its successors and assigns.

**Non-Permitted Activities by Property Owners:**

No other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of City of Ontario, its successors and assigns.

**Permitted Activities by Condemning City:**

The City of Ontario shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as plaintiff determines in its sole discretion without payment of any additional compensation to property owners.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Ontario Mountain Avenue and Holt Boulevard Intersection Widening Project by the City of Ontario. The use of the TCE area is anticipated to be required for a period of 8 months within the described timeline unless the term of the TCE is extended by written agreement of the parties.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**EXHIBIT "A"**

**Easement Deed of Right of Way Dedication**
**Legal Description**

**APN 1011-131-19**

Being a portion of Lots 6, 7 and 8 of Tract 2950 Roberta Tract, in the City of Ontario, County of San Bernardino, State of California, as per map recorded in Book 40 of Maps, Page 50 and that portion of Lots 4 and 5 of Map of the Nehama Tract as per map recorded in Book 11 of Maps, Page 47, both in the Office of the County Recorder of said County, more particularly described as follows:

**COMMENCING** at the intersection of Holt Boulevard (formerly A Street) and Mountain Avenue, as shown on said Tract 2950;

Thence along the centerline of said Holt Boulevard, South 89°36'04" West 285.55 feet;

Thence South 00°23'56" East 50.00 feet to a point on the southerly right of way line of Holt Boulevard (50 feet half width) also being the northwesterly corner of said Lot 6 said point also being the **TRUE POINT OF BEGINNING**;

Thence along said southerly right of way line, North 89°36'04" East 142.45 feet;

Thence continuing along said southerly right of way line North 00°23'56" West 10.00 feet to a point on a line parallel with and 40.00 feet distant from said centerline of Holt Boulevard;

Thence continuing along said southerly right of way line and said parallel line, North 89°36'04" East 10.00 feet;

Thence continuing along said southerly right of way line, South 00°23'56" East 10.00 feet to a point on a line parallel with and 50.00 feet distant from said centerline of Holt Boulevard;

Thence continuing along said southerly right of way line and said parallel line, North 89°36'04" East 63.13 feet to the beginning of a 20.00 feet radius curve, concave southwesterly;

Thence easterly and southerly along said curve through a central angle of 89°58'40" an arc distance of 31.41 feet to a point on the westerly right of way line of Mountain Avenue (50.00 feet half-width) as shown on said Tract 2950;

Thence along said westerly right of way line, South 00°25'16" East 13.85 feet;

**Easement Deed of Right of Way Dedication**
**Legal Description**

Thence North 49°19'48"West 34.00 feet to a point on a line parallel with and 61.50 feet distant from said centerline of Holt Boulevard;

Thence along said parallel line South 89°36'04" West 209.95 feet to the westerly line of said Lot 6;

Thence along said westerly line North 00°23'56" West 11.50 feet to a point on said southerly right of way line and the **TRUE POINT OF BEGINNING;**

Parcel contains 3,010 square feet more or less.

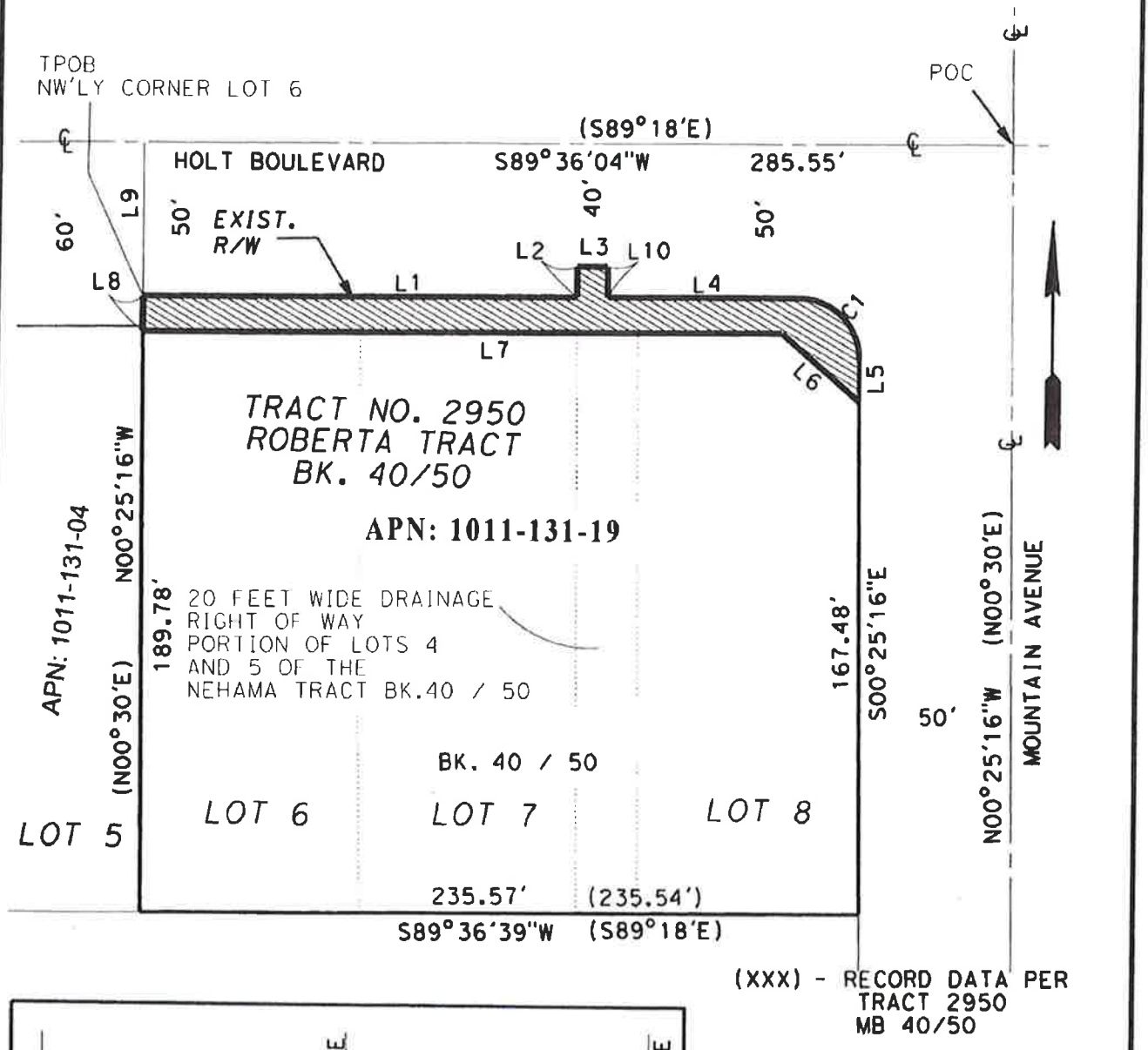
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

John C. Bentley, P.L.S. 7223 — 6/4/19 Date

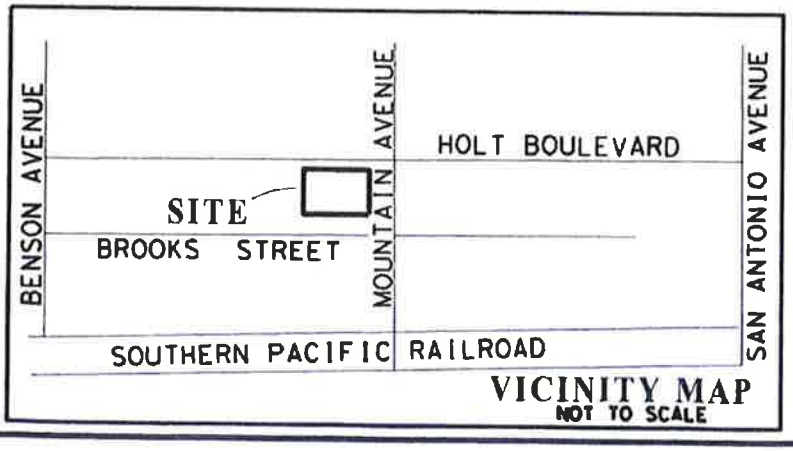
# EXHIBIT "B"

EASEMENT DEED RIGHT OF WAY DEDICATION






(XXX) - RECORD DATA PER TRACT 2950 MB 40/50




NOT TO SCALE
CITY OF ONTARIO
COUNTY OF SAN BERNARDINO

APN 1011-131-19 AREA = 3,010 S.F.

**LEGEND**

INDICATES EASEMENT DEED OF RIGHT OF WAY DEDICATION AREA FOR STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF ONTARIO

T.P.O.B. TRUE POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

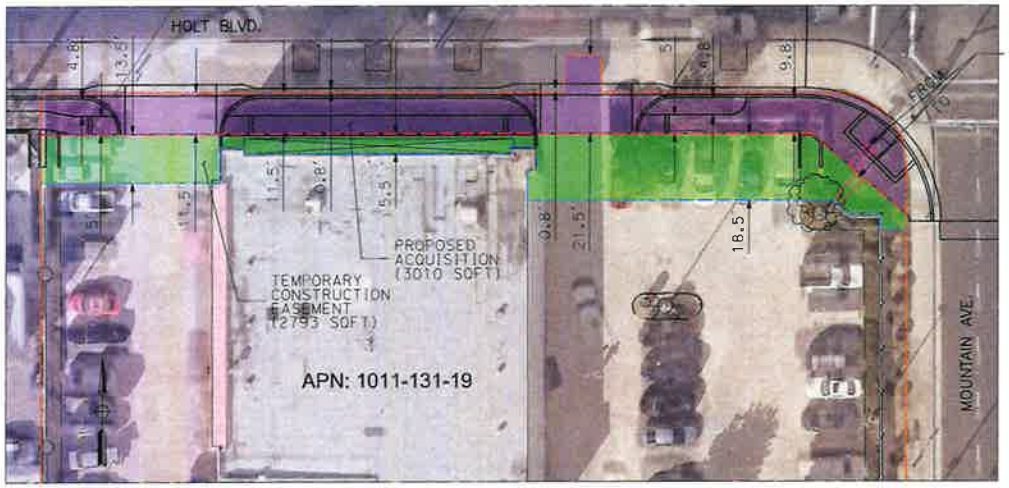
# EXHIBIT "B"



EASEMENT DEED RIGHT OF WAY DEDICATION

| CURVE DATA TABLE | | | |
|---|---|---|---|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 20.00' | 89°58'40" | 31.41' |

| LINE DATA TABLE | | |
|---|---|---|
| NO. | DISTANCE | BEARING |
| L1 | 142.45' | N89°36'04"E |
| L2 | 10.00' | N00°23'56"W |
| L3 | 10.00' | N89°36'04"E |
| L4 | 63.13' | N89°36'04"E |
| L5 | 13.85' | S00°25'16"E |
| L6 | 34.00' | N49°19'48"W |
| L7 | 209.95' | S89°36'04"W |
| L8 | 11.50' | N00°25'16"W |
| L9 | 50.00' | S00°23'56"E |
| L10 | 10.00' | S00°23'56"E |



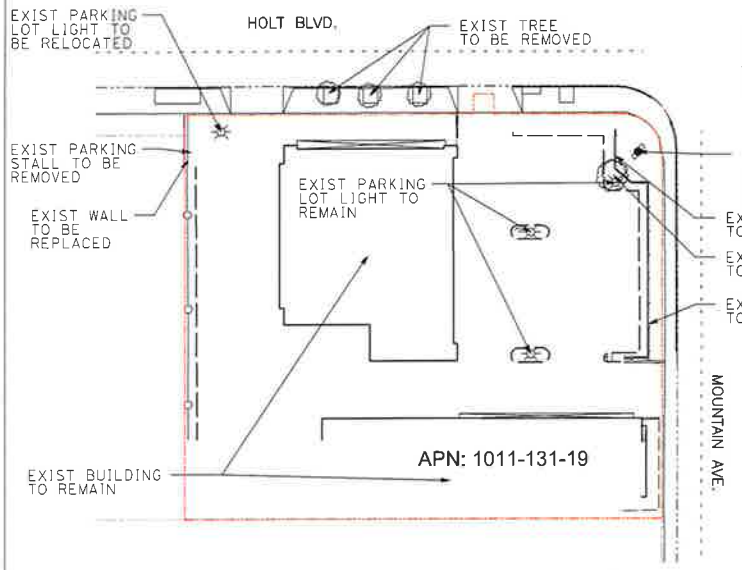

PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE

LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED ACQUISITION LINE
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- TEMPORARY CONSTRUCTION EASEMENT AREA
- PERMANENT ACQUISITION AREA

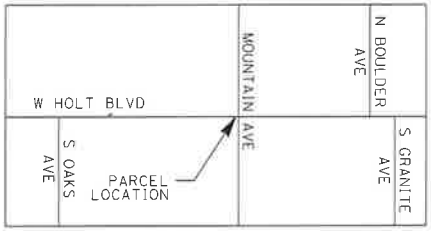
WORK TO BE COMPLETED
1. SIDEWALK AND DRIVEWAY IMPROVEMENTS

PROPERTY IMPACTS
1. PROPOSED PERMANENT PAVEMENT ACQUISITION
2. TEMPORARY CONSTRUCTION EASEMENT
3. WALL REPLACEMENT
4. SIGN RELOCATION
5. TREE REMOVAL (3)
6. PARKING LOT LIGHT RELOCATION
7. PARKING STALL REMOVAL

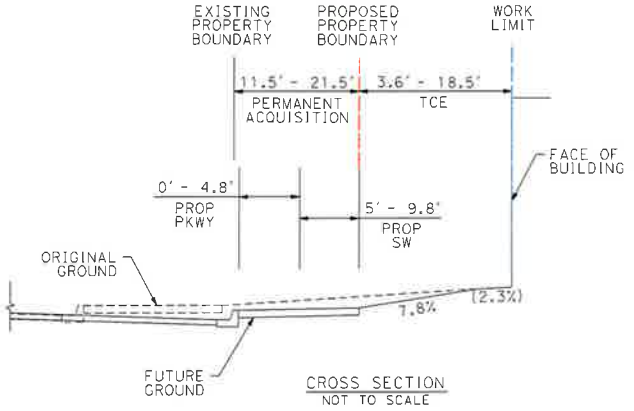
| PRIVATE PROPERTY IMPACTS | | | |
|---|---|---|---|
| PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| SQFT | ACRES | SQFT | ACRES |
| 3010 | 0.0691 | 2793 | 0.0641 |




PRE-CONSTRUCTION CONDITION
NOT TO SCALE




KEY MAP
NOT TO SCALE




CROSS SECTION
NOT TO SCALE

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT

PARCEL IMPACTS
APN: 1011-131-19
EMSET LLC
1113 W HOLT BLVD
JUNE 2018

Resolution No. 2021-___

# Exhibit M

## Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

"**Temporary Construction Easement**" or "**TCE**" grants to the City of Ontario, its contractors, successors, and assigns, to engage in construction and related activities related to the Mountain Avenue and Holt Boulevard Intersection Widening Project, together with all necessary rights of ingress and egress to the non- exclusive easement area in connection with such construction and related activities.

**Permitted Activities by Property Owners:**

Prior to termination of this easement, property owners shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owners plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of Ontario, its successors and assigns.

**Non-Permitted Activities by Property Owners:**

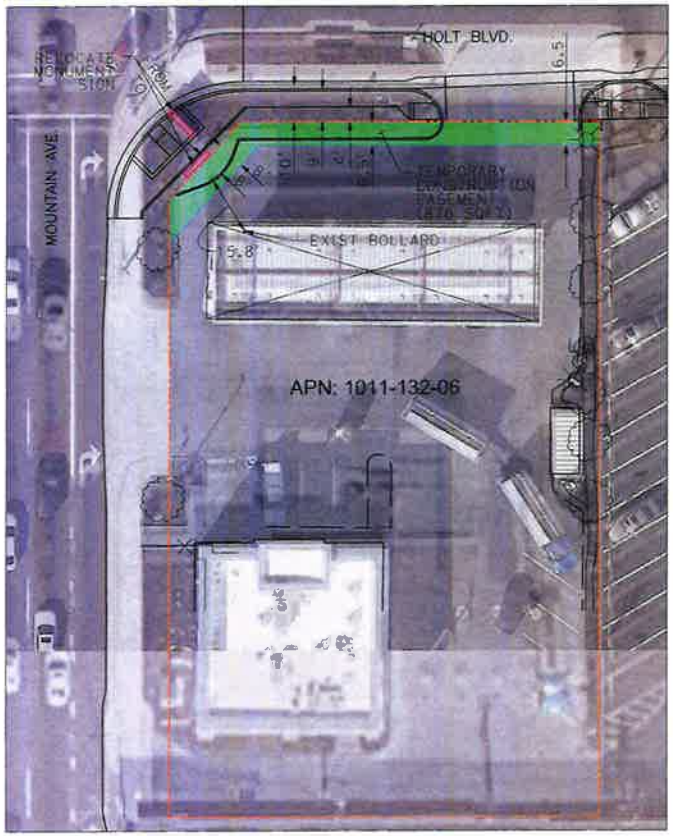
No other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of City of Ontario, its successors and assigns.

**Permitted Activities by Condemning City:**

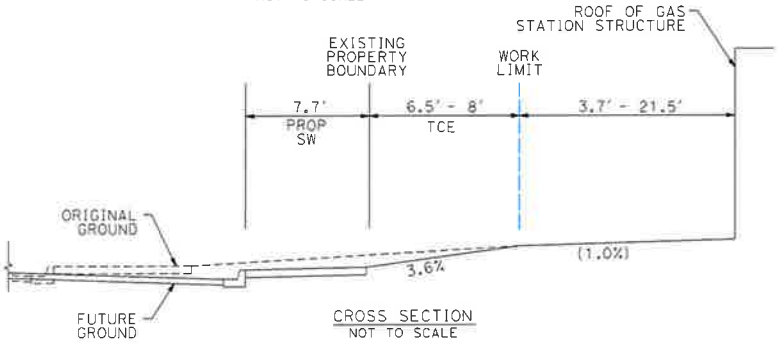
The City of Ontario shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as plaintiff determines in its sole discretion without payment of any additional compensation to property owners.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Ontario Mountain Avenue and Holt Boulevard Intersection Widening Project by the City of Ontario. The use of the TCE area is anticipated to be required for a period of 8 months within the described timeline unless the term of the TCE is extended by written agreement of the parties.

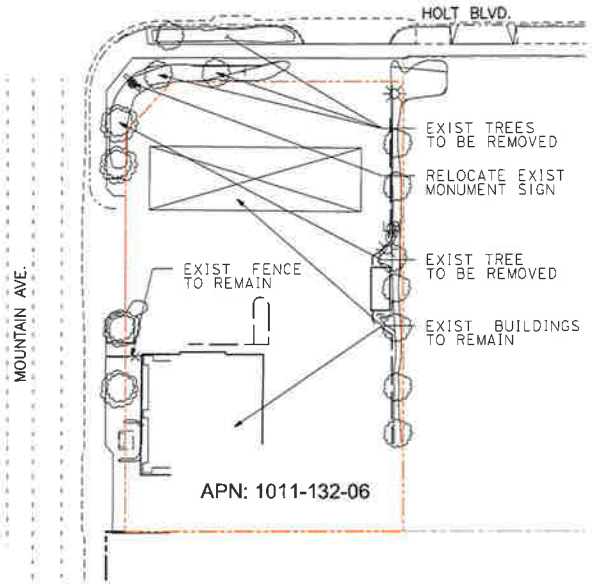
Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.




PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE

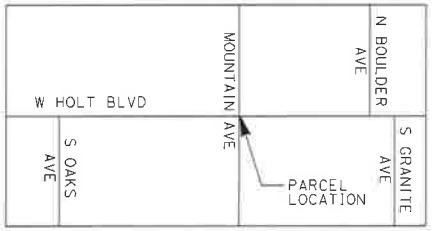



CROSS SECTION
NOT TO SCALE




PRE-CONSTRUCTION CONDITION
NOT TO SCALE

LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- EXISTING FENCE
- TEMPORARY CONSTRUCTION EASEMENT AREA




KEY MAP
NOT TO SCALE

**WORK TO BE COMPLETED**
1. SIDEWALK AND DRIVEWAY IMPROVEMENTS
2. INSTALL CURB AND PLANTER
3. RELOCATE MONUMENT SIGN

**PROPERTY IMPACTS**
1. TEMPORARY CONSTRUCTION EASEMENT
2. TREE REMOVAL (4)

| PRIVATE PROPERTY IMPACTS | | | |
|---|---|---|---|
| PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| SQFT | ACRES | SQFT | ACRES |
| 0 | 0 | 876 | 0.0201 |

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT

PARCEL IMPACTS
APN: 1011-132-06
G & M GAPCO LLC
1065 W HOLT BLVD
JUNE 2018

Resolution No. 2021-___

# Exhibit N

## Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

**"Permanent Easement"** refers to a non-exclusive permanent and perpetual easement and right of way in favor of City of Ontario, and to its successors, and assigns, hereinafter described together with the right to forever construct, maintain, improve, alter, relocate, inspect, occupy, and use for the construction and maintenance of streets and underground lines, power poles, public utilities, and other public uses, as determined necessary by City of Ontario together with all necessary rights incidental thereto, on, over, under, and across the property in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement except with the prior written consent of City of Ontario, its successors and assigns.

City of Ontario shall have the right to trim, cut or clear away any trees, brush, or other vegetation from time to time as determined in its sole discretion, without payment of additional compensation.

No other easements shall be granted on, under or over the easement without the prior written consent of City of Ontario, its successors and assigns.

The ground elevations of the roadway upon completion of construction shall not be further increased or decreased without the prior written consent of City of Ontario.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**"Temporary Construction Easement"** or **"TCE"** grants to the City of Ontario, its contractors, successors, and assigns, to engage in construction and related activities related to the Mountain Avenue and Holt Boulevard Intersection Widening Project, together with all necessary rights of ingress and egress to the non- exclusive easement area in connection with such construction and related activities.

**Permitted Activities by Property Owners:**

Prior to termination of this easement, property owners shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owners plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of

vegetation or flora on any portion of the easement except at the written consent of the City of Ontario, its successors and assigns.

**Non-Permitted Activities by Property Owners:**

No other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of City of Ontario, its successors and assigns.

**Permitted Activities by Condemning City:**

The City of Ontario shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as plaintiff determines in its sole discretion without payment of any additional compensation to property owners.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Ontario Mountain Avenue and Holt Boulevard Intersection Widening Project by the City of Ontario. The use of the TCE area is anticipated to be required for a period of 8 months within the described timeline unless the term of the TCE is extended by written agreement of the parties.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**EXHIBIT "A"**

**Easement Deed of Right of Way Dedication**
**Legal Description**

**APN 1011-132-07**

Being a portion of Lots 9, 10 and 11 of Tract No. 2950 Roberta Tract, in the City of Ontario, County of San Bernardino, State of California, as per map recorded in Book 40 of Maps, Page 50 in the Office of the County Recorder of said County, more particularly described as follows:

**COMMENCING** at the intersection of Holt Boulevard (formerly A Street) and Mountain Avenue;

Thence along the centerline of said Holt Boulevard North 89°36'04" East 175.02 feet;

Thence South 00°23'56" East 50.00 feet to a point on the southerly right of way line of Holt Boulevard (50 feet half width) also being a point on the westerly line of the East 20.96 feet of said Lot 9 and the **TRUE POINT OF BEGINNING**;

Thence along said southerly right of way line North 89°36'04" East 151.57 feet to the easterly line of the West 54.00 feet of said Lot 11;

Thence along said easterly line South 00°29'25" East 3.96 feet;

Thence South 87°27'12" West 151.68 feet to said westerly line;

Thence along said westerly line North 00°23'05" West 9.64 feet to the said southerly right of way line and the **TRUE POINT OF BEGINNING**;

Parcel contains 1,031 square feet more or less.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

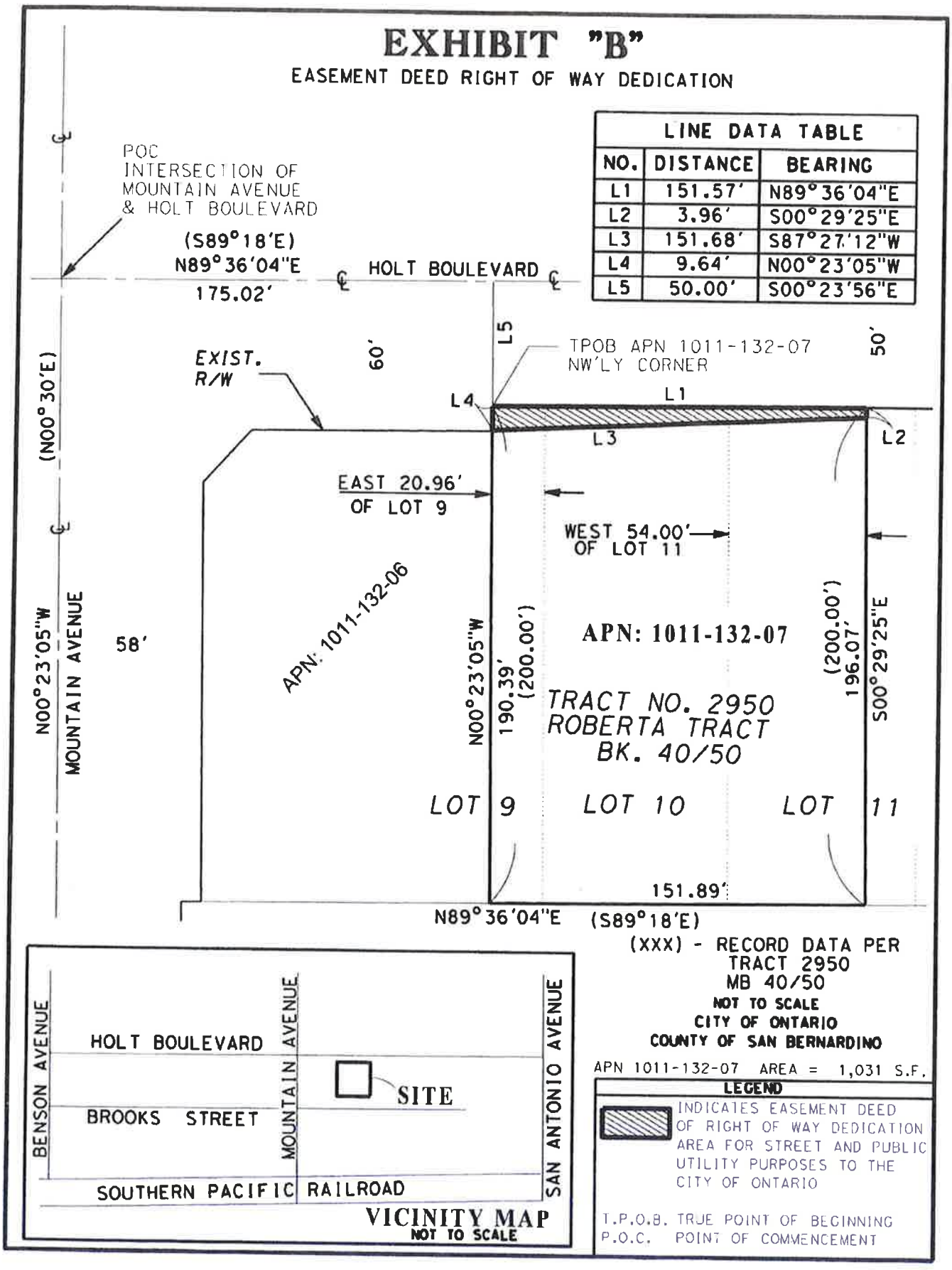
John C. Bentley, P.L.S. 7223 — Date 6/4/18

LICENSED LAND SURVEYOR
JOHN C. BENTLEY
No. 7223
STATE OF CALIFORNIA

# EXHIBIT "B"

EASEMENT DEED RIGHT OF WAY DEDICATION

| LINE DATA TABLE | | |
|---|---|---|
| NO. | DISTANCE | BEARING |
| L1 | 151.57' | N89°36'04"E |
| L2 | 3.96' | S00°29'25"E |
| L3 | 151.68' | S87°27'12"W |
| L4 | 9.64' | N00°23'05"W |
| L5 | 50.00' | S00°23'56"E |




(XXX) - RECORD DATA PER TRACT 2950 MB 40/50

NOT TO SCALE

CITY OF ONTARIO

COUNTY OF SAN BERNARDINO

APN 1011-132-07 AREA = 1,031 S.F.




VICINITY MAP

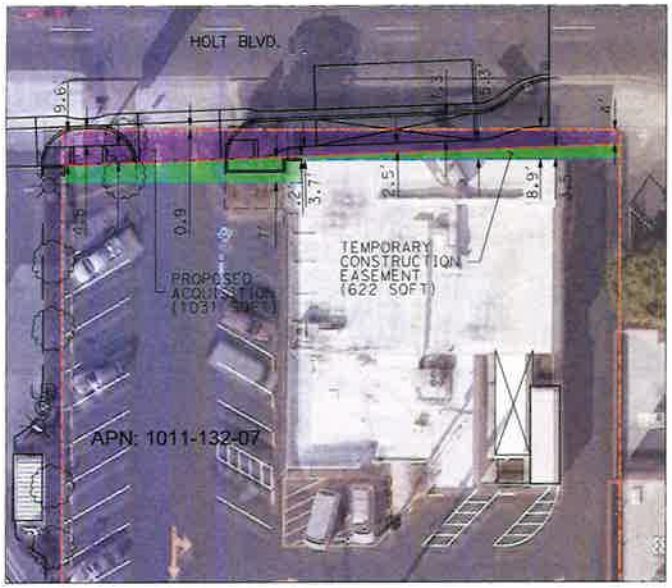
NOT TO SCALE

**LEGEND**

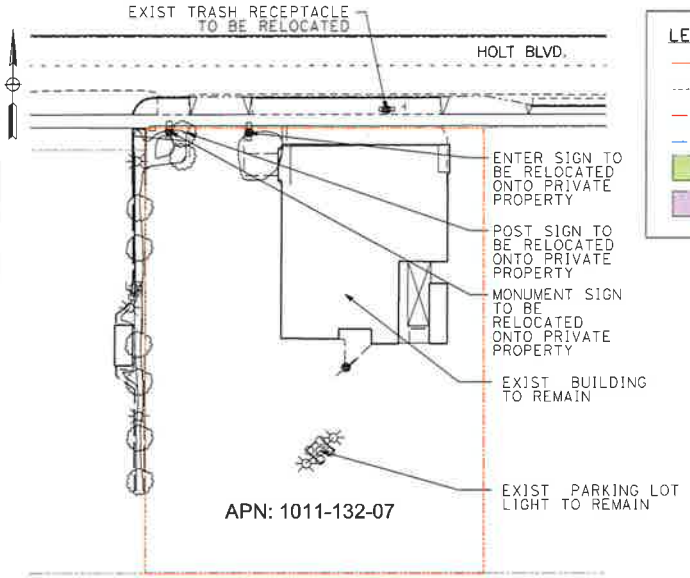
INDICATES EASEMENT DEED OF RIGHT OF WAY DEDICATION AREA FOR STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF ONTARIO

T.P.O.B. TRUE POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

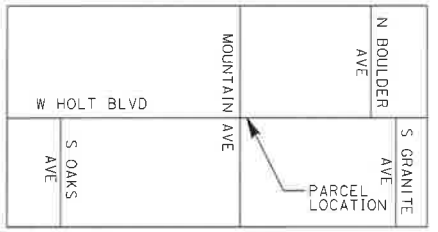



PROPERTY RIGHT OF WAY IMPACTS
NOT TO SCALE




PRE-CONSTRUCTION CONDITION
NOT TO SCALE

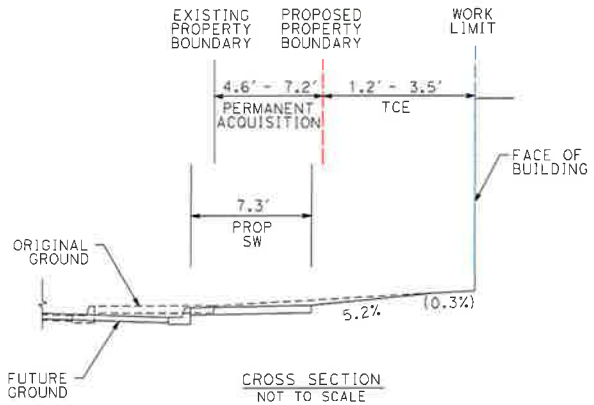
LEGEND:
- PARCEL BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED ACQUISITION LINE
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- TEMPORARY CONSTRUCTION EASEMENT AREA
- PERMANENT ACQUISITION AREA




KEY MAP
NOT TO SCALE

**WORK TO BE COMPLETED**
1. SIDEWALK AND DRIVEWAY IMPROVEMENTS

**PROPERTY IMPACTS**
1. PROPOSED PERMANENT PAVEMENT ACQUISITION
2. TEMPORARY CONSTRUCTION EASEMENT
3. SIGN RELOCATION
4. TRASH RECEPTACLE RELOCATION




CROSS SECTION
NOT TO SCALE

| PRIVATE PROPERTY IMPACTS | | | |
|---|---|---|---|
| PERMANENT ACQUISITION AREA | | TEMPORARY CONSTRUCTION EASEMENT | |
| SQFT | ACRES | SQFT | ACRES |
| 1031 | 0.0237 | 622 | 0.0143 |

PARSONS
3200 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91761
PHONE: (909) 218-3600 FAX: (909) 218-3605

MOUNTAIN AVE / HOLT BLVD INTERSECTION PROJECT

PARCEL IMPACTS
APN: 1011-132-07
PAINT BUCKET INC.
1051 W HOLT BLVD
MAY 2018

Resolution No. 2021-___

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**PUBLIC HEARINGS** |
|---|---|
| Department: Planning<br>Prepared By: Diane Ayala<br>Staff Member Presenting:<br>Scott Murphy, Executive Director Community Development<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 16 |

**SUBJECT: A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE EMPORIA FAMILY HOUSING PLANNED UNIT DEVELOPMENT ("PUD"), AMENDING CERTAIN PROVISIONS TO: [1] EXPAND THE PROJECT AREA FROM APPROXIMATELY 2.80 ACRES OF LAND TO 4.95 ACRES OF LAND; [2] ESTABLISH MINIMUM BUILDING SETBACKS FROM PALM AVENUE AND TRANSIT STREET RIGHTS-OF-WAY; [3] MODIFY MINIMUM PARKING REQUIREMENTS; [4] ALLOW ON-STREET LOADING; AND [5] UPDATE THE PLANTING PALETTE**

**RECOMMENDATION:** That the City Council consider and adopt a resolution approving the use of an Addendum to the Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and introduce and waive further reading of an ordinance approving File No. PUD21-001, an amendment to the Emporia Family Housing Planned Unit Development to expand the project area, establish certain building setback requirements, modify parking requirements, allow on-street loading, and update the plant palette.

**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 no fiscal impact anticipated. The proposed amendment to the Emporia Family Housing Planned Unit Development (PUD) proposes to amend the development standards and guidelines to facilitate the development of high density residential apartments. Implementation of the PUD would result in an increase in property taxes from future residential development.

**BACKGROUND & ANALYSIS:** On June 6, 2017, the City Council approved the Emporia Family Housing Planned Unit Development ("PUD"), File No. PUD17-001, establishing development standards and guidelines for the development of a high density residential apartment project on 2.95 acres of land bordered by Fern Avenue on the east, Vine Avenue on the west, Holt Boulevard on the north, and Emporia Street on the south. Construction of "Emporia Place (Phase 1)," consisting of 75 multiple-family dwelling units, has been completed.

On February 23, 2021, the Related Companies of California, LLC, in collaboration with the City of Ontario, submitted an Amendment to the Emporia Family Housing PUD, File No. PUD21-001, to expand the PUD project area by 2.15 acres of land, to include one-block bordered by Transit Street on

the north, Fern Avenue on the west, Palm Avenue on the east, Emporia Street on the south, and 2 lots on the south side of Emporia Street, to facilitate the construction of 50 multiple-family affordable apartment units, known as "Emporia Place (Phase 2)."

The PUD Amendment proposes to allow 50 apartment units in a stacked flat configuration, at an overall residential density of 25.25 dwelling units per acre. This meets The Ontario Plan Policy Plan Mixed Use land use designation requirement of minimum 25.1 dwelling units per acre.

The PUD will continue to utilize a combination of on-site and on-street parking to provide an adequate parking supply to meet the anticipated parking demand for the project. All resident parking will be provided on-site or on an off-street parking lot, while guest parking spaces will be provided on-street. New parking ratios to reduce minimum parking requirements for one-bedroom units (from 1.75 spaces per dwelling unit to one space per dwelling unit), 2-bedroom units (from 2 spaces per dwelling unit to 1.65 spaces per dwelling unit), and create a new parking requirement for 3-bedroom units, at a ratio of 2 spaces per dwelling unit, are proposed. The PUD Amendment will eliminate the covered parking requirement and introduces a new off-street parking lot, comprised of 53 parking spaces, which is located on the south side of Emporia Street. Additionally, the use of tandem parking spaces is proposed with the same dwelling unit assigned to both tandem spaces.

In order to connect Phases 1 and 2 as one development, the PUD proposes to allow the adjoining section of Fern Avenue, bound by Transit Street on the north and Emporia Street on the south, to be vacated. Vehicular access to the fully developed Phase 1 area will be maintained. A new vehicular access for Phase 2 will be provided from Palm Avenue. Additionally, vehicular access to a new off-street parking facility will be provided from Emporia Street. The PUD will continue to provide separate east-west and north-south pedestrian paseos and connecting walkway links to the residential units, parking, and common areas throughout the site, increasing walkability.

Trees located in street, parking lot, building perimeter, and patio areas listed in the PUD Table 4-5-Planting Palette, have been replaced with a new planting palette to meet requirements of the Development Code and the California Department of Water Resources Model Water-Efficient Landscape Ordinance (MWELO). The existing Silk Oaks and California Fan Palms located within the Emporia Street parkway will remain in place. Areas that are void of street trees will be planted with Silk Oak and California Fan Palm as not to disrupt or alter the existing historic street tree planting pattern. The proposed amendment meets the goals and objectives as established in the PUD.

On May 25, 2021, the Planning Commission conducted a public hearing to consider the project and concluded the hearing on that date. After considering all public testimony on the application, the Planning Commission voted unanimously (6-0) to approve a resolution recommending that the City Council approve the amendment to the Emporia Family Housing Planned Unit Development.

**HOUSING ELEMENT COMPLIANCE**: The Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project exceeds the 31-dwelling units and density of 25.1 dwelling units per acre as specified in the Available Land Inventory.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted

Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

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

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE USE OF AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2008101140), PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NO. PUD21-001.

WHEREAS, THE RELATED COMPANIES OF CALIFORNIA, LLC. (hereinafter referred to as "Applicant") has filed an Application for the approval of an amendment to the Emporia Family Housing Planned Unit Development, File No. PUD21-001 which consists of an expansion of the Project area from approximately 2.80 acres of land to 4.95 acres of land, establish minimum building setbacks from Palm Avenue and Transit Street rights-of-way, modify minimum parking requirements, allow on-street loading, and update the planting palette, within a 3-block area bound by Holt Boulevard and Transit Street on the north, Vine Avenue on the west, Fern and Palm Avenues on the east, Emporia Street on the south, and 2 lots located at 303 and 309 West Emporia Street in the City of Ontario, California (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was certified on January 27, 2010 (hereinafter referred to as “Certified EIR”), in which development and use of the Project site was discussed; and

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

WHEREAS, the EIR Addendum concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified EIR, and that the Certified EIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

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

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

WHEREAS, on May 25, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Addendum and concluded said hearing on that date,

voting to issue Resolution No. PC21-033, recommending that the City Council concluded that none of the conditions requiring preparation of a subsequent or supplemental EIR have occurred, and further recommending that the City Council take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the City Council is the decision-making authority for the requested approval to construct and otherwise undertake the Project; and

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

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

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

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

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

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the Ontario City Council on January 27, 2010 in conjunction with File No. PGPA06-001.

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

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

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference.

(5) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the City Council; and

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

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

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

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

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

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

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

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

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

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

SECTION 4. ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

PASSED, APPROVED, AND ADOPTED this 15th day of June 2021.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2021- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held June 15, 2021, 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. 2021- duly passed and adopted by the Ontario City Council at their regular meeting held June 15, 2021.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

# ATTACHMENT A:

## Addendum to The Ontario Plan Environmental Impact Report

*(Addendum to follow this page)*

CITY OF ONTARIO PLANNING DEPARTMENT

# PLANNING COMMISSION STAFF REPORT

May 25, 2021

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

**FILE NO:** PUD21-001

**SUBJECT:** An Amendment to the Emporia Family Housing Planned Unit Development to expand the Project area from approximately 2.80-acres of land to 4.95-acres of land, establish minimum building setbacks from Palm Avenue and Transit Street rights-of-way, modify minimum parking requirements, allow on-street loading, and update the planting palette; (APNs: 1049-051-04, 1049-054-02, 1049-054-03, 1049-054-04, 1049-054-06, 1049-059-06, and 1049-059-07) **submitted by The Related Companies of California, LLC. City Council action is required.**

**PROPERTY OWNER:** City of Ontario Housing Authority and American Legion Post No. 112

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**RECOMMENDED ACTION:** That the Planning Commission consider and adopt resolutions recommending that the City Council: [1] approve the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140); and [2] approve File No. PUD21-001, pursuant to the facts and reasons contained in the staff report and attached resolution.

**PROJECT SETTING:** The Project site is comprised of 4.95-acres of land and encompasses a 3-block area bordered by Holt Boulevard and Transit Street on the north, Vine Avenue on the west, Fern Avenue and Palm Avenue on the east, and Emporia Street on the south, and 2 lots located at 303 and 309 West Emporia Street, within LUA2-N (Arts District- North) and LUA-3 (Holt Boulevard District) of the MU-1 (Downtown Mixed Use) zoning district, and is depicted in Figure 1: Project Location.

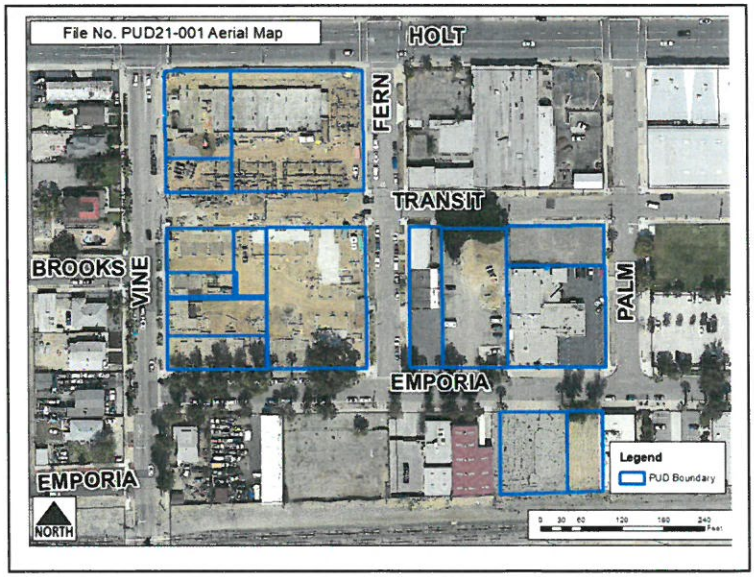


***Figure 1: Project Location***

Existing land uses on the Project site includes a 75-unit affordable housing development known as Emporia Family Housing — Phase 1,

| | |
|---|---|
| *Case Planner:* | Diane Ayala |
| *Planning Director Approval:* | |
| *Submittal Date:* | 02/23/2021 |

| *Hearing Body* | *Date* | *Decision* | *Action* |
|---|---|---|---|
| PC | 05/25/2021 | Approval | Recommend |
| CC | 06/15/2021 | | 1st Reading |
| CC | 07/06/2021 | | Final |

unimproved land and two single-story commercial buildings that have been determined to be Tier III historic resources and are listed on the local register of historic properties. The existing land uses south of Emporia Street, within the project site, are unimproved. Land uses surrounding the project site are characterized by a mixture of legal nonconforming residential uses, light industrial, and commercial uses. The existing surrounding land uses, zoning, and general 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 project site is located within the Center City Redevelopment Project Area, established in 1983. And while the redevelopment practice was eliminated by the State, the Center City Redevelopment Project Area Plan is still in effect and encourages the development of a high intensity, multi-use central business district. In addition, The Ontario Plan contains goals and policies for the City's original downtown and the Downtown Mixed Use District, which further support the goals of the Center City Redevelopment Project Area Plan. The Center City Redevelopment Project Area Plan envisions revitalization of the City's downtown area, in part, by infusing high-density residential and mixed-use developments into the downtown core. The Ontario Plan ("TOP") was established to further this vision and is intended to create an intensive mixture of retail, office, and residential uses in a pedestrian friendly atmosphere, ensure the historic character of the district is enhanced, and concentrate the most intense/dense development along Euclid Avenue and Holt Boulevard. Furthermore, The Ontario Plan specifies a residential density range of 25 to 75 units per acre and a maximum floor area ratio of 2.0 for commercial office and retail developments within the Downtown Mixed Use District.

On May 23, 2017, the Planning Commission approved a Tentative Parcel Map (File No. PMTT17-005) to consolidate lots and vacate a portion of Transit Street, in conjunction with a Development Plan (File No. PDEV17-017) to construct 75 multiple-family residential affordable apartment units on 2.95-acres of land generally located south of Holt Boulevard, east of Fern Avenue, north of Emporia Street, and west of Vine Avenue. The Tentative Parcel Map and Development Plan approvals were contingent upon City Council approval of the Emporia Family Housing Planned Unit Development ("PUD").

On June 6, 2017, the City Council approved the Emporia Family Housing PUD, File No. PUD17-001, establishing development standards and guidelines for the development of a high density residential apartment project on 2.95 acres of land bordered by Fern Avenue on the east, Vine Avenue on the west, Holt Boulevard on the north, and Emporia Street on the south. Construction of Emporia Family Housing - Phase 1, consisting of 75 multiple-family dwelling units, has been completed.

On February 23, 2021, the Applicant submitted an Amendment to the Emporia Family Housing PUD (File No. PUD21-001), in conjunction with Tentative Parcel Map (File No. PMTT21-004), and Development Plan (File No. PDEV21-008) applications to expand the

PUD project area by 2.15-acres of land, consolidate parcels of land, vacate a portion of Fern Avenue south of Transit Street and north of Emporia Street, and construct 50 multiple-family affordable apartment units (known as "Emporia Family Housing- Phase 2"), and a Certificate of Appropriateness application (File No. PHP21-003) to allow the demolition of two Tier III historic resources to accommodate the proposed multiple-family residential development.

(2) Site Design/Building Layout — The PUD Amendment proposes to allow 50 walk-up units in a stacked flat configuration, at an overall residential density of 25.25 dwelling units per acre, meeting TOP's Mixed Use land use designation requirement of minimum 25.1 dwelling units per acre. Minimum building setbacks proposed along Palm Avenue and Transit Street are 5-feet and are consistent with current PUD setback requirements.

(3) Site Access/Circulation/Utilities — In order to create a single development site connecting Phase 1 and Phase 2, Fern Avenue, between Transit and Emporia Streets, will be vacated. Existing public utilities in Fern Avenue will be relocated to adjacent streets. However, a 30-foot wide public utilities easement will be reserved within the vacated street right-of-way.

Vehicular access to the fully developed Phase 1 area will be maintained. A new vehicular access for Phase 2 will be provided from Palm Avenue. Additionally, vehicular access to a new off-street parking facilities will be provided from Emporia Street. The PUD will continue to provide separate east-west and north-south pedestrian paseos and connecting walkway links to the residential units, parking, and common areas throughout the site, for an increase in walkability (see Figure 2: Circulation Plan).

(4) Parking — Special consideration of reduced parking requirements for affordable housing projects is given by the State of California. On November 29, 2018, the California Department of Housing and Community Development (HCD) released the guidelines for the Streamlined Ministerial Approval Process created by Senate Bill No. 35 (SB 35 Guidelines), for eligible affordable housing projects. SB 35 allows local jurisdictions to reduce parking requirements for eligible projects to a maximum of one space per dwelling unit or waive all parking requirements for Project sites located within one-half mile of public transit. While the proposed Project is not

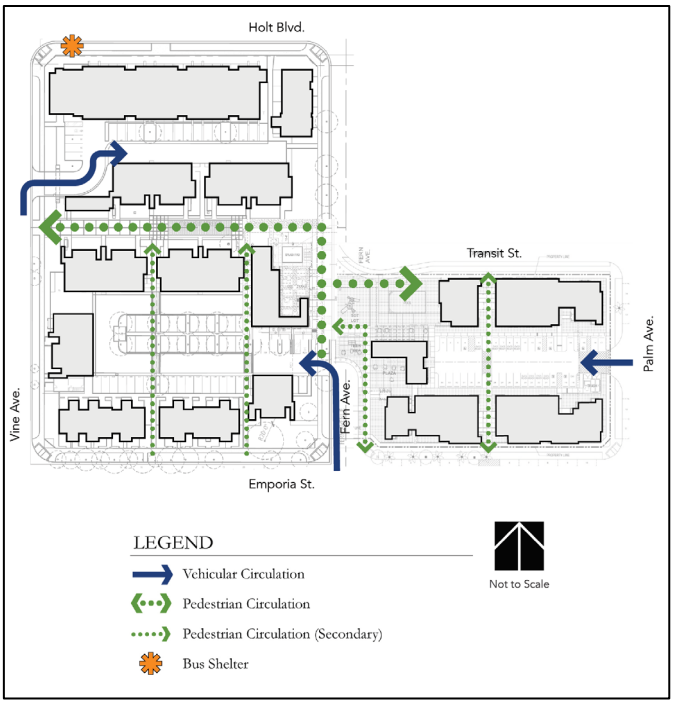


***Figure 2—Circulation Plan***

pursuing ministerial action under SB 35, it will provide 50-dwelling units that meet the affordable housing threshold and the Project site is located within the one-half mile of OmniTrans Bus Route 61 on Holt Boulevard. Parking standards for affordable housing should be customized to create alignment between parking needs and the requirements. Overall affordable housing projects tend to have fewer vehicles per household when compared to market rate housing. Efficiency-based parking, which also considers proximity to transit, can be tailored to the demand to minimize an oversupply of parking, an increase in development cost, and reduction of on-site amenities.

The PUD will continue to utilize a combination of on-site and on-street parking to provide an adequate parking supply to meet the anticipated parking demand for the project. All resident parking will be provided on site or on an off-street parking lot, while guest parking spaces will be provided on-street. New parking ratios and elimination of the covered parking requirement is proposed in the Amendment and are shown in the table below. A new off-street parking lot, comprised of 53 parking spaces, is located on the south side of Emporia Street. In addition, the use of tandem parking spaces is proposed, with the same dwelling unit assigned to both tandem spaces. Tandem parking for guest/visitor use is prohibited.

| ***PUD Parking Requirements*** | | |
|---|---|---|
| ***Type of Use*** | ***Current Parking Ratio*** | ***Proposed Parking Ratio*** |
| 1-bedroom units | 1.75 spaces per dwelling, including one space in a garage | 1 space per dwelling |
| 2 or more-bedroom units | 2.0 spaces per dwelling, including one space in a garage or carport | 1.65 spaces per dwelling |
| 3 or more-bedroom units | N/A | 2.0 spaces per dwelling |
| Visitor | 1 Space Per 5 | No change |

(5) Landscaping —Street, parking lot, building perimeter, and patio area trees listed in PUD Table 4-5, Planting Palette, were replaced with a new planting palette to meet requirements of the Development Code and the California Department of Water Resources Model Water-Efficient Landscape Ordinance (MWELO). The existing Silk Oaks and California Fan Palms located within the Emporia Street parkway will remain in place and areas that are void of street trees will be planted with Silk Oak and California Fan Palm as not to disrupt or alter the existing historic street tree planting pattern.

(6) Historic Preservation — The Amendment identifies two new historic resources within the Project site. On August 10, 2010, the Historic Preservation Subcommittee approved a Tier III Determination, File No. PHP10-004, for a 4,000 square foot, one-story commercial/office building located at 201-215 South Fern Avenue. On January 11, 2011, the Historic Preservation Subcommittee approved a Tier III Determination, File No. PHP10-011, for a 10,000 square foot, one-story commercial building, commonly known as the

American Legion Building, located at 310 West Emporia Street. Issuance of a Certificate of Appropriateness is required prior to demolition of the historic buildings and as described in the "Background" section of this report, is being processed concurrently with this PUD Amendment request.

The proposed Amendment meets the goals and objectives as established in the Emporia Family Housing PUD. All proposed modifications to the PUD are identified by colored text in Attachment A of the resolution included with this staff report.

**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.

  - LU1-1 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.

**Housing Element:**

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

  - H2-1 Corridor Housing. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally, and aesthetically suited to corridors.

  - H2-2 Historic Downtown. We foster a vibrant historic downtown through facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.

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

  - H2-6 Infill Development. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Goal 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.

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

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

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

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

- CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.

- CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

- 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.

- CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

**HOUSING ELEMENT COMPLIANCE:** The Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project exceeds the 31-dwelling units and density of 25.1 dwelling units per acre as specified in the Available Land Inventory.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino,

Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed Project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

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

## TECHNICAL APPENDIX:

### Surrounding Zoning and Land Use:

| | ***Existing Land Use*** | ***General Plan Designation*** | ***Zoning Designation*** |
|---|---|---|---|
| *Site* | Office, Commercial, Assembly, and Undeveloped | Mixed Use | LUA-3 (Holt Boulevard District) of MU-1 (Downtown Mixed Use) |
| *North* | Retail and Undeveloped | Mixed Use | LUA-3 (Holt Boulevard District) of MU-1 (Downtown Mixed Use) |
| *South* | Wholesale Machinery and Undeveloped | Mixed Use | LUA2-N (Arts District- North) of MU-1 (Downtown Mixed Use) |
| *East* | Parking Lot and Undeveloped | Mixed Use | LUA2-N (Arts District- North) of MU-1 (Downtown Mixed Use) |
| *West* | Multiple-Family Residential | Mixed Use | LUA-3 (Holt Boulevard District) of MU-1 (Downtown Mixed Use) |

RESOLUTION NO. PC21-033

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO APPROVING THE USE OF AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT, PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NOS. PUD21-001, PHP21-003, PMTT21-004, AND PDEV21-004.

WHEREAS, The Related Companies of California, LLC, (hereinafter referred to as "Applicant") has filed Applications for the approval of certain entitlements, including: [1] an Amendment to the Emporia Family Housing Planned Unit Development “PUD”, File No. PUD21-001, which consists of amending certain provisions to: [a] expand the project boundary area from approximately 2.95-acres of land to 4.95-acres of land; [b] establish minimum building setbacks; [c] modify minimum parking requirements; [d] allow on-street loading; [e] update the planting palette; and [f] make various revisions necessary to the internal consistency of the PUD; [2] a Certificate of Appropriateness, File No. PHP21-003, for the demolition of two Tier III historic resources; [3] Tentative Parcel Map, File No. PMTT21-004 (TPM 20339), to consolidate four lots and the vacation of an adjoining section of Fern Avenue, for a total of 1.71 acres of land; and [4] a Development Plan, File No. PDEV21-008, to construct 50 multiple-family affordable housing dwelling units, along with the improvement of a 0.44-acre off-site parking facility, on approximately 4.95 acres of land, bordered by Holt Boulevard and Transit Street on the north, Vine Avenue on the west, Fern Avenue and Palm Avenue on the east, Emporia Street on the south, and two lots on the south side of Emporia Street, in the City of Ontario, California (hereinafter referred to as "Application" or "Project"); and

WHEREAS, The Ontario Plan Environmental Impact Report, State Clearinghouse No. 2008101140, was certified by City Council on January 27, 2010 (hereinafter referred to as “Certified EIR”), in which development and use of the Project site was discussed; and

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

WHEREAS, the EIR Addendum concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified EIR, and that the Certified EIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

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

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

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

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

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

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

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

SECTION 1: ***Environmental Determination and Findings.*** As the 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 environmental impacts of the Project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001.

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

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

(4) All previously adopted mitigation measures shall be a condition of Project approval, as they are applicable to the Project, and are incorporated herein by this reference.

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

(6) There is no substantial evidence in the administrative record supporting a fair argument that the Project may result in significant environmental impacts.

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

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

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

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

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

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

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

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

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

SECTION 4: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 25th day of May 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-033, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on May 25, 2021, by the following roll call vote, to wit:

AYES: DeDiemar, Gage, Gregorek, Lampkin, Ricci, Willoughby

NOES: None

ABSENT: None

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

# ATTACHMENT A:

## Addendum to The Ontario Plan Environmental Impact Report

*(Addendum to follow this page)*

City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

***California Environmental Quality Act***

# *Addendum to The Ontario Plan Environmental Impact Report*

**Project Title/File Nos.**: PUD21-001, PHP21-003, PMTT21-004 and PDEV21-008

**Lead Agency:** City of Ontario, 303 East "B" Street, Ontario, California 91764, (909) 395-2036

**Contact Person:** Diane Ayala, Senior Planner, (909) 395-2428

**Project Sponsor:** The Related Companies of California, LLC., c/o Randy Mai, 18201 Von Karmen Ave, Suite 900, Irvine, CA 92612; Phone: 510-421-2999; Email: Randy.Mai@related.com

**Project Location:** The Project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 through 3, below, the Project site is generally located at the northwest corner of Emporia Street and Palm Avenue on Assessor Parcel Numbers ("APNs"): 1049-051-04, 1049-054-02, 1049-054-03, 1049-054-04, 1049-054-06, 1049-059-06, and 1049-059-07.

Figure 1: REGIONAL LOCATION MAP

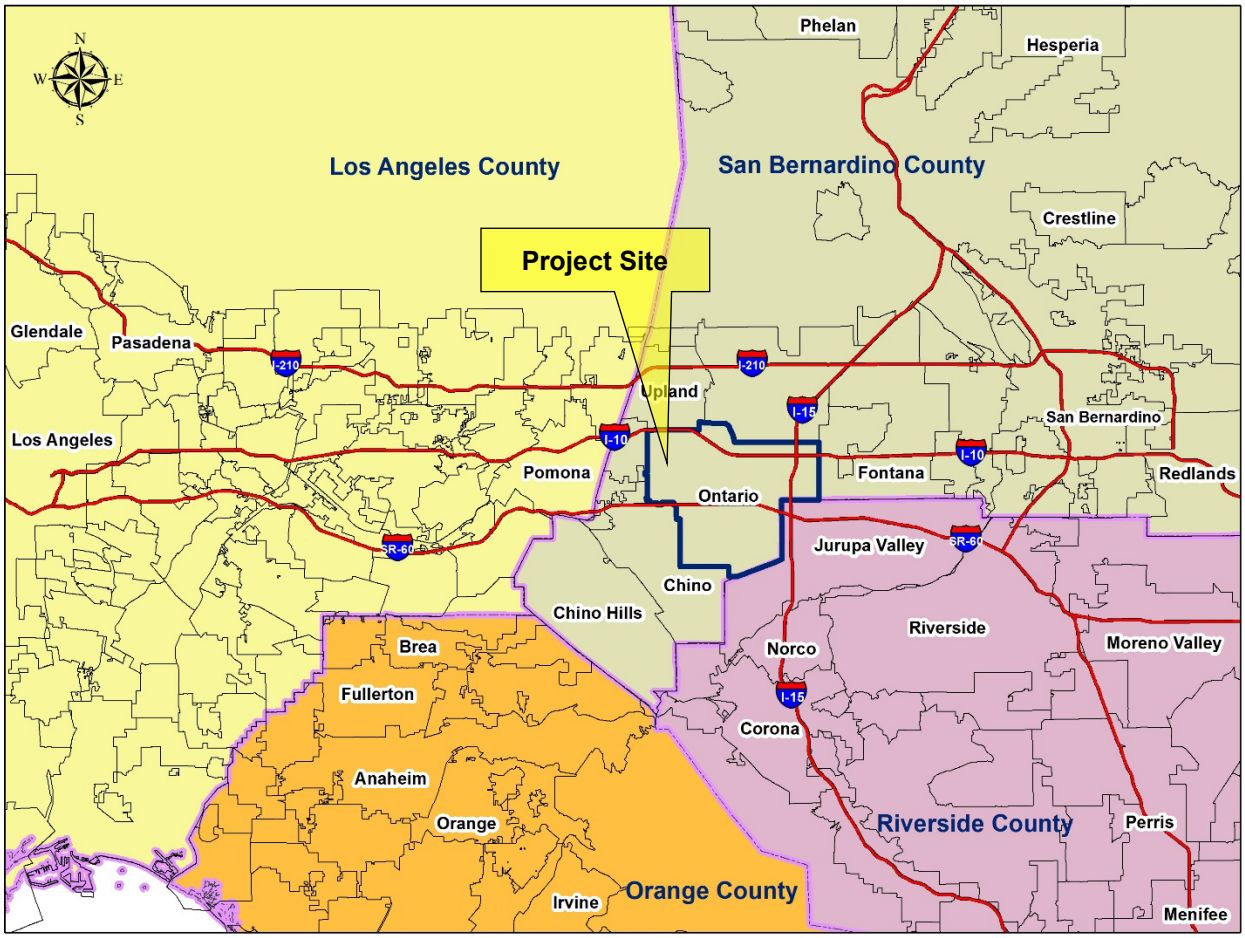

Figure 2: VICINITY MAP

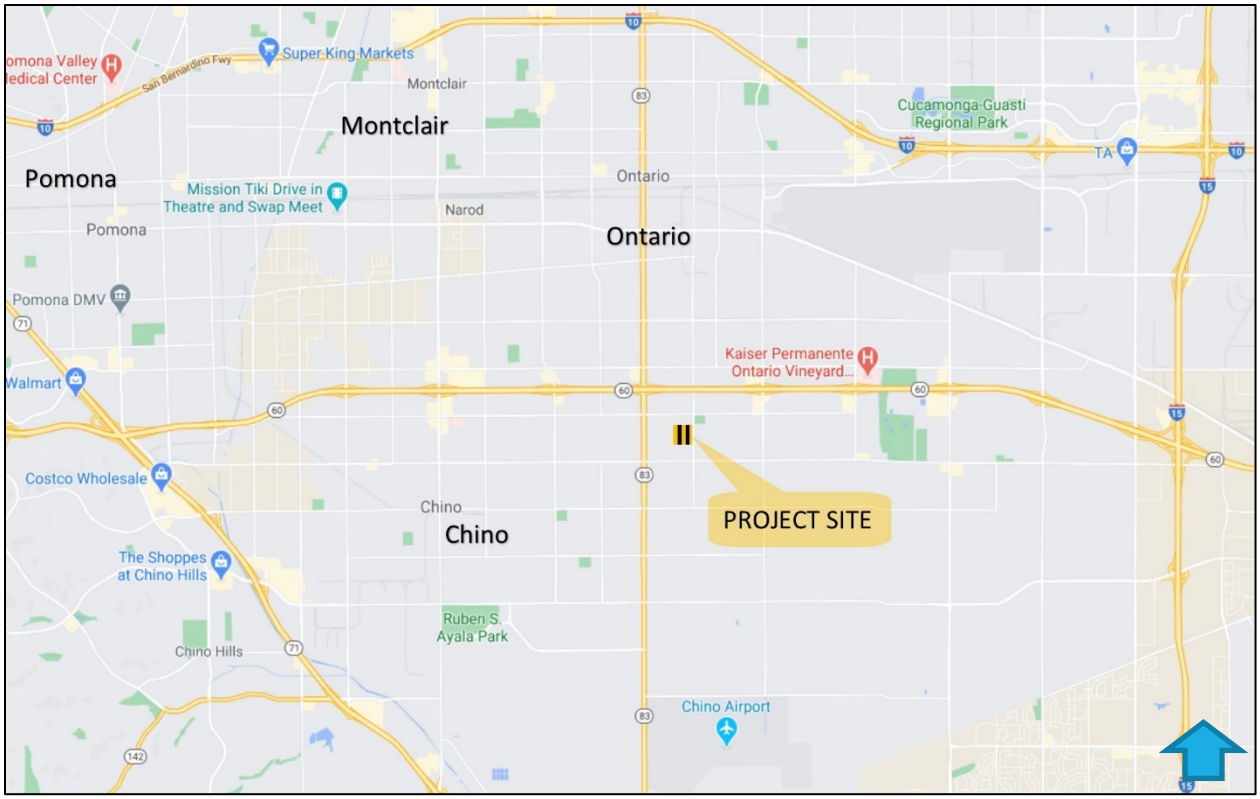


Figure 3: AERIAL PHOTOGRAPH

**General Plan Designation:** Mixed Use

**Zoning:** LUA2-N (Arts District- North) and LUA-3 (Holt Boulevard District) of the MU-1 (Downtown Mixed-Use) zoning district.

**Description of Project**: A request for approval of certain entitlements to facilitate the construction of an affordable multiple-family residential development project (Ontario Emporia Family Housing Project- Phase 2). The Project is proposed on approximately 2.15 acres of land within the Downtown Mixed Use District. Requested entitlements include the following:

1. An **Amendment to the Emporia Family Housing Planned Unit Development** (File No. PUD21-001) to expand the Project boundary area from approximately 2.80 acres of land to 4.95 acres of land, establish minimum building setbacks, modify minimum parking requirements, allow on-street loading, and update the planting palette.

2. A **Certificate of Appropriateness** (File No. PHP21-003) to demolish two historic Tier III buildings located within the Project site.

3. A **Tentative Parcel Map** (File No. PMTT21-004/ TPM 20339) to consolidate four lots and the vacation of an adjoining section of Fern Avenue, for a total of 1.71 acres of land.

4. A **Development Plan** (File No. PDEV21-008) to allow for the construction of 50 multiple-family affordable dwelling units on 2.15 acres of land, which includes the Tentative Parcel Map property in conjunction with an adjacent 0.44-acre property designated for off-street parking, located across Emporia Street, for a total project area of 2.15 acres of land.

5. A **Demolition Permit** to allow for the demolition of buildings located at 201 to 215 South Fern Avenue and 310 West Emporia Street, and determine appropriate hazardous materials (if any) and construction waste reduction measures; and

6. **A Street Vacation** to allow for the vacation of a segment of Fern Avenue, between Transit Street on the north and Emporia Street on the south , and a 30-foot wide storm drain easement will be established to allow an existing public storm drain in Fern Avenue to remain in place.

7. A **Disposition and Development Agreement (DDA)** with the Related Companies (Developer) for the development of this site as an affordable housing project. It is the intention of the parties that the Authority will sell the site to the Developer to develop a multifamily affordable rental housing project containing a total of the 50 dwelling units comprised of 6 one-bedroom units, 29 two-bedroom units, and 15 three-bedroom units. The units will be restricted to extremely low-income, very low-income, and low-income families, and will have a 55-year covenant recorded against the property to ensure the affordability and maintenance of the development.

**Discretionary and Nondiscretionary Approvals Associated with Project:** CEQA Guidelines Section 15124 states in pertinent part that if . . . "a public agency must make more than one decision on a project, all its decisions subject to CEQA should be listed . . ." Discretionary actions necessary to realize the project include, but are not limited to the following:

1. Planned Unit Development approval consistent with the requirements of The Ontario Plan and the Ontario Development Code;

2. Approval of a Development Plan subject to the requirements of the Development Code;

3. Approval of a Tentative and Final Parcel Map subject to the requirements of the Ontario Development Code;

4. Approval of a Certificate of Appropriateness Map subject to the requirements of the Ontario Development Code;

5. Approval of Demolition Permits;

6. Approval of rough and final grading plans;

7. Approval of infrastructure improvement plans, including but not limited to, roads, sewer, water, and storm water management systems;

8. Approval of architectural and structural building plans; and

9. Approval of landscape and irrigation plans.

**Project Setting:** The Project site encompasses a one-block area within the Mixed Use land use district of the Policy Plan (General Plan) and the MU-1 (Downtown Mixed Use) zoning district. The Project site is comprised of approximately 2.15 acres of land generally bordered by Transit Street to the north, Emporia Street, and the Southern Pacific Railroad Corridor to the south, Fern Avenue to the west and Palm Avenue to the east.

Existing land uses on the Project site includes unimproved land and two single-story commercial buildings that have been determined to be Tier III historic resources and are listed on the local register of historic properties. The existing properties south of Emporia Street, within the Project site, are unimproved.

Land uses surrounding the Project site are characterized by a mixture of legal nonconforming residential uses, light industrial, and commercial uses across Emporia Street to the south; retail, light industrial uses, and vacant property across Transit Street to the north; parking lot and unimproved land across Palm Avenue to the east; and a 75-unit affordable housing development (known as "Emporia Family Housing Phase 1") to the west. The surrounding existing land uses, Policy Plan (General Plan), and zoning information are summarized below.

| | *Existing Land Use* | *General Plan Designation* | *Zoning Designation* |
|---|---|---|---|
| Site: | Office, Commercial, Assembly, and Undeveloped | Mixed Use | LUA-3 (Holt Boulevard District) of MU-1 (Downtown Mixed Use) |
| North: | Retail and Undeveloped | Mixed Use | LUA-3 (Holt Boulevard District) of MU-1 (Downtown Mixed Use) |
| South: | Wholesale Machinery and Undeveloped | Mixed Use | LUA2-N (Arts District- North) of MU-1 (Downtown Mixed Use) |
| East: | Parking Lot and Undeveloped | Mixed Use | LUA2-N (Arts District- North) of MU-1 (Downtown Mixed Use) |
| West: | Multiple-Family Residential | Mixed Use | LUA-3 (Holt Boulevard District) of MU-1 (Downtown Mixed Use) |

**Cultural Resources Regulatory Setting:** The City of Ontario Historic Preservation Ordinance addresses the alteration of historic resources under the "Certificate of Appropriateness" guidelines that regulate the proposed "demolition, in whole or part" of any historic building. Development Code Section 4.02.040 (Historic Preservation – Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas) ranks historic properties under a three-tiered system to determine their significance.

1. Tier I properties should not be demolished or significantly altered under any circumstances. Tier I properties are considered Ontario's most significant historical or cultural resources. In order for a property to be considered a Tier I it must meet the following criteria, [a] be listed as a local Eligible Historical Resource, [b] meet at least one of the criterion in the architecture category and three criteria in the historical category, or [c] be a contributor to a district and meet at least one architecture criterion and three historical criterion.

2. Demolition of Tier II properties should be avoided. In order for a property to be considered a Tier II

resource, the property must meet the following criteria, [a] be listed, or determined to be eligible for listing, in the National Register of Historic Places, or [b] be listed in the City's List of Eligible Historic Resources and determined to be eligible for listing in the California Register of Historic Places, or [c] be listed in the City's List of Eligible Historic Resources and meet at least two of the criterion in either architecture or history categories; and [4] be a contributing structure in a Eligible Historic District where the district meets at least two criterion on either the architecture or historic categories.

3. Tier III properties consist of [a] Designated Historic Landmarks; [b] contributing structures in Designated Historic Districts; or [c] historic resources listed in the Ontario Register, as defined in Development Code Section 4.02.045 (Historic Preservation – Rescind or Amend the Status of a Historic Resource). Demolition of these properties should be avoided where possible but may be appropriate under certain circumstances.

4. The City of Ontario Historic Preservation Commission makes recommendations to the Historic Preservation Subcommittee regarding the Tiers assigned to eligible historic properties. Pursuant to Development Code Section 4.02.040 (Historic Preservation – Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas), the historic resource tiering criteria for individual properties is as follows:

**a.** Architecture/Form:

(i) The resource is prototypical, or one of the finest examples, of a period style, architectural movement, or construction in the City of a particular style of architecture, building type, or historical or archeological object. Only preeminent examples should be considered. Good representative examples of a style, period or method of construction are not appropriate; or
(ii) The resource is the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer of major importance to the City, State or Nation.

**b.** History:

(i) The resource is the location of a historic event(s) that has significantly contributed to the history of the City, State, or Nation;
(ii) The resource is associated with a business, company, or individual that has made a significant cultural, social, or scientific contribution to the City, State, or Nation;
(iii) The resource is identified with a person(s) who has exerted a major influence on the heritage or history of the City, State, or Nation;
(iv) The resource embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers;
(v) The resource has a direct relationship to one of the principal historic contexts in the City's history, including the "Model Colony," (includes the Chaffey Brothers, the Ontario Land and Improvement Company, or the citrus industry), the Guasti Winery or the wine industry, or the Dairy Preserve or the dairy industry;
(vi) The resource is related with a business, company, or individual significant in the agricultural history of the City; or
(vii) The resource is related to the archeological past of the region.

On August 10, 2010, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP10-004) for the 4,000 square foot, one-story commercial building, a historic resource, located at 201-215 South Fern Avenue, within the Project site. On January 11, 2011, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP10-011) for the 10,000 square foot, one-story commercial building, a historic resource, located at 310 West Emporia Street, also within the Project site.

**Background:** On January 27, 2010, the Ontario City Council adopted The Ontario Plan ("TOP"). TOP serves as the framework for the City's business plan and provides a foundation for the City to operate as a municipal corporation that consists of six (6) distinct components: 1) Vision; 2) Governance Manual; 3) Policy Plan; 4) Council Priorities; 5) Implementation; and 6) Tracking and Feedback. The Policy Plan

component of TOP meets the functional and legal mandate of a General Plan and contains nine elements: Land Use, Housing, Parks and Recreation, Environmental Resources, Community Economics, Safety, Mobility, Community Design and Social Resources.

An Environmental Impact Report ("EIR") was prepared for TOP (State Clearinghouse No. 2008101140) and certified by the City Council on January 27, 2010, that included Mitigation Findings and a Statement of Overriding Considerations pursuant to CEQA. The Certified TOP EIR analyzed the direct and physical changes in the environment that would be caused by TOP; focusing on changes to land use associated with the buildout of the proposed land use plan, in the Policy Plan and impacts resultant of population and employment growth in the City. The significant unavoidable adverse impacts that were identified in the EIR included agriculture resources, air quality, cultural resources, greenhouse gas emissions, noise, and transportation/traffic.

**Analysis:** According to the California Environmental Quality Act Guidelines Section 15164, an Addendum to a previously Certified EIR may be used if some changes or additions are necessary, but none of the conditions described in Section 15162 requiring the preparation of a subsequent Negative Declaration or EIR have occurred. The CEQA Guidelines require that a brief explanation be provided to support the findings that no subsequent EIR or Negative Declaration are needed for further discretionary approval. These findings are described below:

1. *Required Finding: Substantial changes are not proposed for the project that will require major revisions of the previous EIR due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified effects*.

Substantial changes are not proposed by the Project and Project implementation will not require revisions to the Certified TOP EIR. The Certified TOP EIR analyzed the direct and physical changes in the environment that would be caused by TOP; focusing on changes to land use associated with the buildout of the proposed land use plan. In addition, all previously adopted mitigation measures are a condition of Project approval and are incorporated herein by reference. The attached Initial Study provides and analysis of the Project and verification that the Project will not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

2. *Required Finding: Substantial changes have not occurred with respect to the circumstances under which the project is undertaken, that would require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

Substantial changes have not occurred with respect to the circumstances under which the Project was undertaken, that would not require major revisions to the Certified TOP EIR in that the proposed changes would be in keeping with the surrounding area. Therefore, no proposed changes or revisions to the EIR are required.

In addition, all previously adopted mitigation measures of the Certified TOP EIR are incorporated herein by reference. The attached Initial Study provides an analysis of the Project and verification that the Project will not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

3. *Required Finding: No new information has been provided that would indicate that the proposed project would result in one or more significant effects not discussed in the previous EIR.*

No new information has been provided that would indicate the proposed Project would result in any new significant effects not previously discussed in the Certified TOP EIR. Therefore, no proposed changes or revisions to the EIR are required. In addition, all previously adopted mitigation measures of the Certified TOP EIR are incorporated herein by reference. The attached Initial Study provides an analysis of the Project and verification that the Project will not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

**CEQA Requirements for an Addendum:** If changes to a Project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency may: (1) prepare a subsequent EIR if the criteria of State CEQA Guidelines Section 15162(a) are met, (2) prepare a subsequent negative declaration, (3) prepare an addendum, or (4) prepare no further documentation. (State CEQA Guidelines Section 15162(b)). When only minor technical changes or additions to the negative declaration are necessary and none of the conditions described in section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines Section 15164(b).)

Under Section 15162, a subsequent EIR or negative declaration is required only when:

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

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

3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:

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

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

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

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

Thus, if the Project does not result in any of the circumstances listed in Section 15162 (i.e., no new or substantially greater significant impacts), the City may properly adopt an addendum to the Certified TOP EIR.

**Conclusion**: The Ontario Plan Environmental Impact Report (TOP EIR), certified by City Council on January 27, 2010, was prepared as a Program EIR in accordance with CEQA, the State CEQA Guidelines, and the City's Rules for the Implementation of CEQA and in accordance with Section 15121(a) of the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3).The Certified TOP EIR considered the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by the Ontario Plan. Subsequent activities within the TOP Program EIR have been evaluated to determine whether an additional CEQA documents needs to be prepared.

Accordingly, and based on the findings and information contained in the Certified TOP EIR, the analysis above, the attached Initial Study, and CEQA statute and State CEQA Guidelines, including Sections 15164 and 15162, the Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified EIR. No changes or additions to the Certified TOP EIR analyses are necessary, nor is there a need for any additional mitigation measures; therefore, pursuant to State CEQA Guidelines Section 15164, the Ontario City Council hereby adopts this Addendum to the Certified EIR.

**Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement):** Permitting may be required by/through the Regional Water Quality Control Board (RWQCB) pursuant to requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit; Permitting may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented within the Project area; and Various construction, grading, and encroachment permits allowing implementation of the Project.

**Tribal Consultation:** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?

☐ Yes ☐ No ☒ N/A

If "yes," has consultation begun? ☐ Yes ☐ No ☐ Completed

## *ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED*

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agriculture/Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology / Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials | ☐ Hydrology / Water Quality |
| ☐ Land Use / Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population / Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation | ☐ Utilities / Service Systems | ☐ Mandatory Findings of Significance |
| ☐ Tribal Cultural Resources | ☐ Wildfire | ☐ Energy |

## ***DETERMINATION*** *(To be completed by the Lead Agency)*

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards; (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project; and (c) a Statement of Overriding Consideration was adopted for demolition of Tier III historic resources finding that the demolition of Tier III historic resources results in significant and unavoidable impacts that cannot be

fully mitigated to a level of less than significant, despite the imposition of all feasible mitigation measures identified in the EIR, and nothing further is required.

| | |
|---|---|
| | May13, 2021 |
| Signature | Date |
| Diane Ayala, Senior Planner | City of Ontario |
| Printed Name and Title | For |

## *EVALUATION OF ENVIRONMENTAL IMPACTS*

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from the "Earlier Analyses" Section may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a. Earlier Analyses Used. Identify and state where they are available for review.

b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

a. The significance criteria or threshold, if any, used to evaluate each question; and

b. The mitigation measure identified, if any, to reduce the impact to less than significance.

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **1. AESTHETICS.** Would the project: | | | | |
| **a.** Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☐ | ☒ |
| **b.** Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| **c.** In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☐ | ☒ |
| **d.** Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ |
| **2. AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project: | | | | |
| **a.** Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| **b.** Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| **c.** Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| **d.** Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **e.** Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| **3. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| **a.** Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ☒ |
| **b.** Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☐ | ☒ |
| **c.** Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☐ | ☒ |
| **d.** Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? | ☐ | ☐ | ☐ | ☒ |
| **4. BIOLOGICAL RESOURCES.** Would the project: | | | | |
| **a.** Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| **b.** Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| **c.** Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| **d.** Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☐ | ☒ |
| **e.** Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ☒ |
| **f.** Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **5. CULTURAL RESOURCES.** Would the project: | | | | |
| **a.** Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? | ☐ | ☐ | ☐ | ☒ |
| **b.** Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | ☐ | ☐ | ☐ | ☒ |
| **c.** Disturb any human remains, including those interred outside of dedicated cemeteries? | ☐ | ☐ | ☐ | ☒ |
| **6. ENERGY.** Would the project: | | | | |
| **a.** Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☐ | ☐ | ☒ |
| **b.** Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☐ | ☒ |
| **7. GEOLOGY AND SOILS.** Would the project: | | | | |
| **a.** Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: | ☐ | ☐ | ☐ | ☒ |
| **i.** Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☐ | ☒ |
| **ii.** Strong seismic ground shaking? | ☐ | ☐ | ☐ | ☒ |
| **iii.** Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☐ | ☒ |
| **iv.** Landslides? | ☐ | ☐ | ☐ | ☒ |
| **b.** Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☐ | ☒ |
| **c.** Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☐ | ☒ |
| **d.** Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code, creating substantial direct or indirect risks to life or property? | ☐ | ☐ | ☐ | ☒ |
| **e.** Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☐ | ☒ |
| **f.** Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **8. GREENHOUSE GAS EMISSIONS.** Would the project: | | | | |
| **a.** Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☐ | ☒ |
| **b.** Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? | ☐ | ☐ | ☐ | ☒ |
| **9. HAZARDS AND HAZARDOUS MATERIALS.** Would the project: | | | | |
| **a.** Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☐ | ☒ |
| **b.** Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☐ | ☒ |
| **c.** Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| **d.** Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ |
| **e.** For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| **f.** Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| **g.** Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | ☐ | ☐ | ☐ | ☒ |
| **10. HYDROLOGY AND WATER QUALITY.** Would the project: | | | | |
| **a.** Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | ☐ | ☐ | ☐ | ☒ |
| **b.** Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☐ | ☒ |
| **c.** Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **i.** result in substantial erosion or siltation on- or off-site; | ☐ | ☐ | ☐ | ☒ |
| **ii.** substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | ☐ | ☐ | ☐ | ☒ |
| **iii.** create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | ☐ | ☐ | ☐ | ☒ |
| **iv.** impede or redirect flood flows? | ☐ | ☐ | ☐ | ☒ |
| **d.** In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☐ | ☒ |
| **e.** Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☐ | ☒ |
| **11. LAND USE AND PLANNING.** Would the project: | | | | |
| **a.** Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| **b.** Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☐ | ☒ |
| **12. MINERAL RESOURCES.** Would the project: | | | | |
| **a.** Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| **b.** Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☐ | ☒ |
| **13. NOISE.** Would the project result in: | | | | |
| **a.** Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☐ | ☒ |
| **b.** Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☐ | ☒ |
| **c.** For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| **14. POPULATION AND HOUSING.** Would the project: | | | | |
| **a.** Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **b.** Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |
| **15. PUBLIC SERVICES.** Would the project: | | | | |
| **a.** Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| **i.** Fire protection? | ☐ | ☐ | ☐ | ☒ |
| **ii.** Police protection? | ☐ | ☐ | ☐ | ☒ |
| **iii.** Schools? | ☐ | ☐ | ☐ | ☒ |
| **iv.** Parks? | ☐ | ☐ | ☐ | ☒ |
| **v.** Other public facilities? | ☐ | ☐ | ☐ | ☒ |
| **16. RECREATION.** Would the project: | | | | |
| **a.** Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☐ | ☒ |
| **b.** Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |
| **17. TRANSPORTATION.** Would the project: | | | | |
| **a.** Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | ☐ | ☐ | ☐ | ☒ |
| **b.** Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | ☐ | ☐ | ☐ | ☒ |
| **c.** Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☐ | ☒ |
| **d.** Result in inadequate emergency access? | ☐ | ☐ | ☐ | ☒ |
| **18. TRIBAL CULTURAL RESOURCES.** Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is | | | | |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **a.** Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | ☐ | ☐ | ☐ | ☒ |
| **b.** A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ☐ | ☐ | ☐ | ☒ |
| **19. UTILITIES AND SERVICE SYSTEMS.** Would the project: | | | | |
| **a.** Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| **b.** Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☐ | ☐ | ☒ |
| **c.** Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ |
| **d.** Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☐ | ☒ |
| **e.** Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |
| **20. WILDFIRES.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| **a.** Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| **b.** Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☐ | ☒ |
| **c.** Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **d.** Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☐ | ☒ |
| **21. MANDATORY FINDINGS OF SIGNIFICANCE.** | | | | |
| **a.** Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☐ | ☒ |
| **b.** Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.) | ☐ | ☐ | ☐ | ☒ |
| **c.** Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☐ | ☒ |

Note: Authority cited: Public Resources Code sections 21083, 21083.05, 21083.09.

Reference: Gov. Code section 65088.4; Public Resources Code sections 21073, 21074, 21080(c), 21080.1, 21080.3, 21080.3.1, 21080.3.2, 21082.3, 21083, 21083.3, 21083.5, 21084.2, 21084.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

## *EXPLANATION OF ISSUES*

**1. AESTHETICS.** Would the project:

**a. Have a substantial adverse effect on a scenic vista?**

Discussion of Effects: The Policy Plan (General Plan) does not identify scenic vistas within the City. However, TOP Policy Plan (Policy CD1-5) requires all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains. The Project is not located adjacent to any major north-south arterial streets, as identified in the Functional Roadway Classification Plan (Figure M-2) of the Mobility Element within the Policy Plan. Consequently, the Project will not result in any new or substantially different aesthetic impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway?**

Discussion of Effects: The City of Ontario is served by three freeways: I-10, I-15, and SR-60. I-10 and SR-60 traverse the northern and central portion of the City, respectively, in an east–west direction. I-15 traverses the northeastern portion of the City in a north–south direction. These segments of I-10, I-15, and SR-60 have not been officially designated as scenic highways by the California Department of Transportation. In addition, there are no historic buildings, or any scenic resources identified on or in the vicinity of the Project site. Therefore, it will not result in adverse environmental impacts.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Discussion of Effects: The Project would not degrade the existing visual character or quality of the site or its surroundings. The Project site is located in an area that is characterized by a mix of residential and commercial land uses and is surrounded by urban land uses.

The Project will substantially improve the visual quality of the area through development of the site with a high density residential development, which will be consistent with the policies of the Community Design Element of the Policy Plan (General Plan) and zoning designations on the property, as well as with the residential and commercial development in the surrounding area. Consequently, the Project will not result in any new or substantially different aesthetic impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

Discussion of Effects: New lighting will be introduced to the site with the development of the proposed Project. Pursuant to the requirements of the City's Development Code and the Emporia Family Housing PUD, the Project's on-site lighting will be shielded, diffused, or indirect, to avoid glare to pedestrians or motorists. In addition, lighting fixtures will be selected and located to confine the area of illumination to within the project site and minimize light spillage.

Site lighting plans will be subject to review by the Planning Department and Police Department prior to issuance of building permits (pursuant to the City's Building Security Ordinance). Therefore, the Project will not result in any new or substantially different aesthetic impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**2. AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

**c. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Discussion of Effects: The site is presently improved with two commercial buildings and the unimproved land and does not contain any agricultural uses. Furthermore, the site is identified as "Urban and Built-Up Land" on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. Consequently, the Project will not result in any new or substantially different agriculture or forest resources impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Discussion of Effects: The Project site is not zoned for agricultural use. Furthermore, there are no Williamson Act contracts in effect on the subject site. Therefore, no impacts to agricultural uses are anticipated, nor will there be any conflict with Williamson Act contracts.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**e. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?**

Discussion of Effects: The Project would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production because such land use designations do not exist within the City of Ontario. The Project site is zoned for Medium Density Residential development. The proposed project is consistent with the Land Use Element (Figure LU-6) of the Policy Plan (General Plan) and the development standards and allowed land uses of the MDR-18 (Medium Density Residential) zone. Therefore, no impacts to forest or timberland are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**f. Result in the loss of forest land or conversion of forest land to non-forest use?**

Discussion of Effects: There is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code section 12220(g). Neither TOP nor the City's Zoning Code provide designations for forest land. Consequently, the proposed Project would not result in the loss or conversion of forest land.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**g. Involve other changes in the existing environment, which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

Discussion of Effects: The Project site is currently zoned MU-1 (Downtown Mixed Use) and is not designated as Farmland. The Project site is currently vacant and there are no agricultural uses occurring onsite. As a result, to the extent that the Project would result in changes to the existing environment those changes would not result in loss of Farmland to non-agriculture use.

Additionally, there is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code Section 12220(g). Neither TOP nor the City's Zoning Code provide designations for forest land. Consequently, to the extent that the proposed Project would result in changes to the existing environment, those changes would not impact forest land.

Mitigation Required: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**3. AIR QUALITY**. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:

**a. Conflict with or obstruct implementation of the applicable air quality plan?**

Discussion of Effects: The Project will not conflict with or obstruct implementation of any air quality plan. As noted in The Ontario Plan FEIR (Section 5.3), pollutant levels in the Ontario area already exceed Federal and State standards. To reduce pollutant levels, the City of Ontario is actively participating in efforts to enhance air quality by implementing Control Measures in the Air Quality Management Plan for local jurisdictions within the South Coast Air Basin.

The proposed Project is consistent with The Ontario Plan, for which the EIR was prepared and impacts evaluated. Furthermore, the Project is consistent with the City's participation in the Air Quality Management Plan and will not conflict with or obstruct implementation of the plan. Mitigation (Mitigation Measure 5.3-2) has been adopted by the City that requires fugitive dust control measures pursuant to SCAQMD's Rule 403, use of Tier 3 construction equipment, proper service and maintenance of construction equipment, limiting nonessential idling of construction equipment, and use of Super-Compliant VOC paints for coating and architectural surfaces. As a condition of approval, the project will comply with Mitigation Measure 5.3-2. No new impacts beyond those identified in the Certified TOP EIR that would result from Project implementation.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

Discussion of Effects: The Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment under an applicable federal or state ambient air quality because of the limited size and scope of the Project. Although no impacts are anticipated, the Project will still comply with the air quality standards of the TOP FEIR and the SCAQMD resulting in impacts that are less than significant [please refer to Sections 3(a) and 3(b)].

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Expose sensitive receptors to substantial pollutant concentrations?**

Discussion of Effects: Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child-care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within one-quarter mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401.

The Project proposes the construction of residential units, a sensitive receptor. There are not, however, any known hot spots or heavy concentrations of pollutants in the area that would expose residents to potential adverse impacts. Therefore, the Project will not result in any new or substantially different air quality impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

Discussion of Effects: The subject site was previously analyzed by TOP EIR as Mixed-Use (Downtown Mixed Use District). The residential use proposed on the subject site do not create objectionable odors. Further, the Project shall comply with the policies of the Ontario Municipal Code and the Policy Plan (General Plan). Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**4. BIOLOGICAL RESOURCES.** Would the project:

**a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Discussion of Effects: The Project site is located within an area that has not been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service. Therefore, the Project will not result in any new or substantially different biological resources impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Discussion of Effects: The subject site was previously analyzed by the Certified TOP EIR as residential uses. The site does not contain any riparian habitat or other sensitive natural community identified by the Department of Fish & Game or Fish & Wildlife Service. Therefore, no adverse environmental impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Discussion of Effects: No wetland habitat is present on site. Therefore, Project implementation would have no impact on these resources.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Discussion of Effects: The site is part of a larger urbanized, mixed use area, and there are no wildlife corridors connecting this site to other areas. Therefore, the Project will not result in any new or substantially different biological resources impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Discussion of Effects: The City of Ontario does not have any ordinances protecting biological resources; however, the Project site contains a number of mature trees necessitating the need for preservation consistent with the City's Tree Preservation Ordinance. Therefore, the Project will not result in any new or substantially different biological resources impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**f. Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?**

Discussion of Effects: The site is not part of an adopted HCP, NCCP or other approved habitat conservation plan. As a result, no adverse environmental impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**5. CULTURAL RESOURCES.** Would the project:

**a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?**

Discussion of Effects: On January 27, 2010, The Ontario Plan (TOP), File No. PGPA06-001 for which an Environmental Impact Report (State Clearinghouse No. 2008101140) was adopted and certified by City Council, determining that demolition of Tier III historic resources results in significant and unavoidable impacts that cannot be fully mitigated to a level of less than significant, despite the imposition of all feasible mitigation measures identified in the EIR for which a Statement of Overriding Consideration was adopted. Two Tier III historic resources are located within the Project site:

(i) Office Building located at 201-215 South Fern Avenue: The building is a wide one-part commercial block building in the Art/Streamline Moderne architectural style and is approximately 4,000 square feet. The style is indicated by a flat roof, smooth wall surfaces, the use of glass-block windows, and a thin cantilevered roof running the entire length of the building which curves around the north-east corner. The building is situated in a rectangular building plan with a zero front setback and consists of eight commercial units. The original building addresses were 201 through 207 South Fern Avenue. It appears that there was a later addition constructed in the same style which added units in 1963 and 1978. The wall surfaces are made of concrete block covered by stucco and the entryways are recessed.

The 2003 Downtown intensive level survey suggests that the original portion of this commercial building appeared to be Eligible as a Contributor to a potential historic district stating that "the location, setting and design of the original building contributes to a historical record of the development of commerce in the City of Ontario." The design of the building preserves a sense of the historic character of the commercial core of the city of Ontario.

On August 10, 2010, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP10-004) for this 4,000 square foot, one-story commercial building, a historic resource, located at 201-215 South Fern Avenue.

(ii) American Legion Building located at 310 West Emporia Street: Constructed in 1953, the American Legion Building is approximately 10,000 square feet and has a T-shape plan. The roof line is broken into two parts. The first portion is slightly angled and covered with composition. There is a window band under the eave that separates the two roof sections. The second portion of the roof is flat and intersects the wall just below the window band. The front façade has two vertical divisions. The wall, under

the angled roof, is a band of aluminum windows that increase in height towards the middle of the building. The wall below the window is covered with batten board and has vertical lines. The main entry door is centrally located and is under the flat roof section. There is a band of aluminum awning windows that sit below the eave and wrap the corner of the building. The building is constructed of hollow pumice concrete brick. This Modern Mid-Century building was designed by Jay Dewey Harnish of Harnish, Morgan and Causey (now referred to as HMC Architects, Inc.). HMC Architects is a nationally recognized firm with their main headquarters located in Ontario.

The American Legion is considered one of the Nation's most influential patriotic organizations. The American Legion was chartered by Congress in 1919 as a patriotic Veterans organization. Focusing on service to veterans, service members and communities, the Legion currently has about 2.4 million members in 14,000 posts worldwide. These posts are organized into 55 departments: one each for the 50 states, the District of Columbia, Puerto Rico, France, Mexico, and the Philippines.

The American Legion's national headquarters is in Indianapolis, with an office in Washington, D.C. The national organization has a full-time staff of about 300 employees. The Legion has several standing national commissions and committees that work with department, district, and post leadership to develop programs, increase membership, and recruit volunteers. Associated organizations are the American Legion Auxiliary and Sons of The American Legion. Over the years, The American Legion has founded many programs for children and youth, including American Legion Baseball and Boys Nation.

In 1919, a group of local veterans assembled in Archie Mitchell's office and formed the West End Service Men's club called "Cher- Ami". Archie Mitchell was an instrumental member in establishing the Ontario Municipal Airport. Later in 1920, the men's club was instituted as American Legion Post No. 112 with Dr. J.H. Titus serving as the first Commander. During the early 1920s, the Legion held regular meetings at the Hotpoint Clubhouse. During the late 1920s, John S. Armstrong donated the Armstrong residence to the Legion to be used as a new clubhouse. The residence was relocated from Euclid Avenue to 113 West E Street and was used as the clubhouse until 1953 when the new clubhouse was erected at the present location on Emporia Avenue. The Legion received top honors in 1929 for registering the highest percentage of voters in San Bernardino County. That same year the Legion Post took option on original thirty acres of the Ontario Airport. The Ontario Post has created and participated in several programs dedicated to promoting Americanism with the principals of justice, freedom, loyalty, and democracy. Aiding the veterans of all wars and their families is the foremost program as Ontario post works for a betterment of the community.

On January 11, 2011, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP10-011) for the 10,000 square foot, one-story commercial building, a historic resource, located at 310 West Emporia Street. The following TOP mitigation measures are required Conditions of Approval for the Project:

(i) Prior to issuance of demolition building permit, every effort shall be made to relocate buildings. The buildings shall be offered at no cost for those who can relocate off site. Advertisements notifying the public of the opportunity to relocate the buildings shall be placed for a minimum of 45 days: on-site with temporary signage, in at least 3 local publications (newspapers, magazines, local organization newsletters), and on local bulletin boards (realtor's offices, local business). Applicant shall notify a minimum of 5 non-profit heritage organizations in writing of the building. A social media campaign including a dedicated web page (or post) with the building's information (description, square footage, photographs) and contact information should be incorporated into the building's advertisement.

(ii) Full documentation, including but not limited to as-built drawing, historical narrative and HABS photographs, of the historic resource pursuant to Historic American Building Survey (HABS) Level 3 standards shall be submitted to the Planning Department for review and approval and subsequent release to the Ovitt Family Community Library, Model Colony History Room prior to issuance of demolition building permit.

(iii) A mitigation fee pursuant to Section 7.01.030 of the Ontario Development Code shall be paid to the Planning Department prior to issuance of building permit for demolition. For Tier III structures, this mitigation fee is equal to 10 percent of the price per square foot construction cost as established in the most current ICC Building Valuation Data. The fee amount will be provided by the Planning Department at the time of payment.

(iv) A determination whether items within or on the resource should be salvaged shall be made by the Planning Department. The applicant shall be responsible for the removal, relocation and donation of such items selected for salvaging. An inventory of salvaged items shall be provided by the applicant to the Planning Department prior to be to issuance of demolition permit.

Therefore, the Project will not result in any new or substantially different cultural resources impacts than were previously addressed in the EIR, and no changes or additions to the EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?**

Discussion of Effects: The Ontario Plan FEIR (Section 5.5) indicates no archeological sites or resources have been recorded in the City with the Archeological Information Center at San Bernardino County Museum. However, only about 10 percent of the City of Ontario has been adequately surveyed for prehistoric or historic archaeology. While no adverse impacts to archeological resources are anticipated at this site due to its urbanized nature, standard conditions have been imposed on the Project that in the event of unanticipated archeological discoveries, construction activities will not continue or will moved to other parts of the Project site and a qualified archaeologist shall be contacted to determine significance of these resources. If the find is discovered to be historical or unique archaeological resources, as defined in Section 15064.5 of the CEQA Guidelines, avoidance or other appropriate measures shall be implemented. Therefore, the Project will not result in any new or substantially different cultural resources impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Disturb any human remains, including those interred outside of formal cemeteries?**

Discussion of Effects: The proposed Project is in an area that has been previously disturbed by human activity. No known religious or sacred sites exist within the Project area. Thus, human remains are not expected to be encountered during any construction activities. However, in the unlikely event that human remains are discovered, existing regulations, including the California Public Resources Code Section 5097.98, would afford protection for human remains discovered during development activities. Furthermore, standard conditions have been imposed on the Project that in the event of unanticipated discoveries of human remains are identified during excavation, construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and/or Native American consultation has been completed, if deemed applicable.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**6. ENERGY** Would the project:

**a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Discussion of Effects: Energy was not analyzed in the Certified TOP EIR but has been included as part of the 2019 revisions to the State CEQA Guidelines. Implementation of the Project would not substantially increase the demand for electricity and natural gas at the Project site and gasoline consumption in the region during construction and operation. Implementation of the Project will require compliance with CALGreen Building Code (CCR Title 24, Part11). Moreover, the Project includes a sample Greenhouse Gas Reduction Measure Screening Table for Residential and Commercial Development. The Screening Table includes measures energy efficient development, indoor space efficiency measures, building efficiency measures, renewable energy measures, and water conservation measures. Measures that would reduce electricity consumption include, but are not limited to: greatly enhanced window

insulation, an enhanced cool-roof, an improved efficiency heating, ventilation, and air conditioning ("HVAC") system, blower doors HERS verified Envelope leakage or equivalent, enhanced duct insulation, Energy Star commercial appliances, water efficient landscaping and irrigation systems, and water-efficient toilets and faucets.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts. No changes or additions to the Certified TOP EIR analyses are necessary.

**7. GEOLOGY & SOILS**. Would the project:

**a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:**

**i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Discussion of Effects: There are no active faults known on the site and the Project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Certified TOP EIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. Given that the closest fault zone is located more than ten miles from the Project site, fault rupture within the Project area is not likely. All development will comply with the Uniform Building Code seismic design standards to reduce geologic hazard susceptibility. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**ii. Strong seismic ground shaking?**

Discussion of Effects: There are no active faults known on the site and the Project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Certified TOP EIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. The closest fault zone is located more than ten miles from the Project site. The proximity of the site to the active faults will result in ground shaking during moderate to severe seismic events. All construction will comply with the California Building Code, the Ontario Municipal Code, The Ontario Plan, and all other ordinances adopted by the City related to construction and safety. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**iii. Seismic-related ground failure, including liquefaction?**

Discussion of Effects: As identified in the Certified TOP EIR (Section 5.7), groundwater saturation of sediments is required for earthquake induced liquefaction. In general, groundwater depths shallower than 10 feet to the surface can cause the highest liquefaction susceptibility. Depth to ground water at the Project site during the winter months is estimated to be between 250 to 450 feet below ground surface. Therefore, the liquefaction potential within the Project area is minimal. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**iv. Landslides?**

Discussion of Effects: The Project would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving landslides because the relatively flat topography of the Project site (less than 2 percent slope across the City) makes the chance of landslides remote. The allowed residential use will not create greater landslide potential impacts than were identified in the Certified

TOP EIR. Implementation of TOP EIR strategies, Uniform Building Code and Ontario Municipal Code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Result in substantial soil erosion or the loss of topsoil?**

Discussion of Effects: Implementation of the Project will not create greater erosion impacts than were identified in the Certified TOP EIR. Impacts will be less than significant with mitigation. The Project will not result in significant soil erosion or loss of topsoil because of the previously disturbed nature of the Project site and the limited size and scope of the Project. Grading increases the potential for erosion by removing protective vegetation, changing natural drainage patterns, and constructing slopes. However, compliance with the California Building Code and review of grading plans by the City Engineer will ensure no significant impacts will occur. In addition, the City requires an erosion/dust control plan for Projects located within this area. Implementation of a NPDES program, the Environmental Resource Element of the Policy Plan (General Plan) strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

Discussion of Effects: Implementation of Project will not create greater landslide potential impacts than were identified in the Certified TOP EIR. Therefore, no adverse impacts are anticipated. In addition, the associated Project would not result in the location of development on a geologic unit or soil that is unstable, or that would become unstable because as previously discussed, the potential for liquefaction and landslides associated with the Project is less than significant. Certified TOP EIR (Section 5.7) indicates that subsidence is generally associated with large decreases or withdrawals of water from the aquifer. The Project would not withdraw water from the existing aquifer. Further, implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal Code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Discussion of Effects: The majority of Ontario, including the Project site, is located on alluvial and eolian soil deposits. These types of soils are not considered to be expansive. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

Discussion of Effects: The area is served by the local sewer system and the use of alternative systems is not necessary. There will be no impact to the sewage system.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Discussion of Effects: The City of Ontario is underlain by deposits of Quaternary and Upper-Pleistocene sediments deposited during the Pliocene and early Pleistocene time, Quaternary Older Alluvial sediments may contain significant, nonrenewable, paleontological resources and are, therefore, considered to have high sensitivity at depths of 10 feet or more below ground surface. In addition, the Certified TOP EIR (Section 5.5) indicates that one paleontological resource has been discovered in the City. While no adverse impacts are anticipated, standard conditions have been imposed on the Project that in the event of unanticipated paleontological resources are identified during excavation, construction activities will not continue or will be moved to other parts of the Project site and a qualified paleontologist shall be contacted to determine significance of these resources. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR and TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**8. GREENHOUSE GAS EMISSIONS.** Would the project:

**a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Discussion of Effects: The Project site was previously analyzed by the Certified TOP EIR as a residential/commercial Mixed-Use that may have an impact on the environment at buildout of The Ontario Plan due to the emission of greenhouse gases ("GHGs"). According to the TOP EIR, this impact would be significant and unavoidable (Re-circulated Portions of the Ontario Plan Draft Environmental Impact Report, p. 2-118.) The TOP EIR was certified by the City on January 27, 2010, at which time a statement of overriding considerations was also adopted for The Ontario Plan's significant and unavoidable impacts, including that concerning the emission of greenhouse gases.

Implementation of Project will not create significantly greater impacts than were identified in the Certified TOP EIR. The Project includes a sample GHG Reduction Measures Screening Threshold Table, which provides guidance in measuring the reduction of greenhouse gas ("GHG") emissions attributable to certain design and construction measures incorporated into development projects. The analysis, methodology, and significance determination (thresholds) are based upon the City's Climate Action Plan ("CAP"), which includes GHG emission inventories (2008 and 2020 forecasts), a year 2020 emission reduction target, the goals and policies to reach the target, together with the Addendum prepared for the CAP. The Screening Table assigns points for each option incorporated into a project as mitigation or a project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. The point levels are based upon improvements compared to 2008 emission levels of efficiency. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the City's CAP. As such, those projects that garner a total of 100 points or greater would not require quantification of project specific GHG emissions. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions. As shown in the Project GHG Reduction Measures Screening Table, the Project garners a total of 103 points, and is therefore consistent with the reduction quantities anticipated in the City's CAP. Therefore, quantification of Project-specific GHG emissions is not required.

Additionally, pursuant to Public Resources Code Section 21083.3, this impact need not be analyzed further, because (1) the proposed project would result in an impact that was previously analyzed in the Certified TOP EIR; (2) the proposed project would not result in any greenhouse gas impacts that were not addressed in the Certified EIR; (3) the proposed project is consistent with The Ontario Plan. The proposed impacts of the project were already analyzed in the Certified EIR and the project will be built to current energy efficient standards. Potential impacts of project implementation will be less than significant with mitigation already required under the Certified TOP EIR and, CAP Screening Tables, and current energy efficiency standards. No changes or additions to the Certified TOP EIR analyses are necessary.

Mitigation Required: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to Certified TOP EIR analyses are necessary. The mitigation measures adopted as part of Certified TOP EIR adequately address any potential significant impacts and there is no need for any additional mitigation measures. The City has reviewed the emission reduction measures and concepts in TOP EIR's MM 6-2 and 6-3, and has determined that the following actions apply and shall be undertaken by the applicant in connection with the project: energy efficient design, efficient irrigation systems, and compliance with Title 24 of the California Code of Regulations.

**b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Discussion of Effects: The Project site was previously analyzed by the Certified TOP EIR as a residential/commercial mixed-use land use. The proposed Project is consistent with The Ontario Plan Goal ER 4 of improving air quality by, among other things, implementation of Policy ER4-3, regarding the reduction of greenhouse gas emissions in accordance with regional, State, and federal regulations. In addition, the proposed Project is consistent with the policies outlined in Section 5.6.4 of the TOP EIR, which aims to reduce the City's contribution of greenhouse gas emissions at build-out by fifteen (15 percent), because the project is upholding the applicable City's adopted mitigation measures as represented in 6-1 through 6-6 and energy efficient design, efficient irrigation systems, electric vehicle charging stations, and compliance with Title 24 of the California Code of Regulations. The Project is consistent with the City's Climate Action Plan. Therefore, the proposed Project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

Mitigation Required: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**9. HAZARDS & HAZARDOUS MATERIALS.** Would the project:

**a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

Discussion of Effects: The Project site was previously analyzed by the TOP EIR for residential/commercial mixed-use land uses. The Project is not anticipated to involve the transport, use or disposal of hazardous materials during either construction or project implementation. Therefore, no adverse impacts are anticipated. However, in the unlikely event of an accident, implementation of the strategies included in The Ontario Plan will decrease the potential for health and safety risks from hazardous materials to a less than significant impact.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Discussion of Effects: The Project site was previously analyzed by the Certified TOP EIR for residential/commercial mixed-use land uses. The proposed Project does not include the use of hazardous materials or volatile fuels. In addition, there are no known stationary commercial or industrial land uses within close proximity to the subject site, which use/store hazardous materials to the extent that they would pose a significant hazard to visitors/occupants to the subject site, in the event of an upset condition resulting in the release of a hazardous material.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?**

Discussion of Effects: The Project does not include the use, emissions or handling of hazardous or acutely hazardous materials, substances, or waste. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Discussion of Effects: The Project site is not listed on the hazardous materials site compiled pursuant to Government Code Section 65962.5. Therefore, the Project would not create a hazard to the public or the environment and no impact is anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**e. For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?**

Discussion of Effects: The Project was reviewed and found to be located within the Airport Influence Area of Ontario International Airport ("ONT") and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan ("ALUCP") for ONT. The Project will not result in a safety hazard for people working or residing in the Project area because it will not obstruct aircraft maneuvering because of the Project's low elevation and the architectural style of the Project. Additionally, the Land Use Compatibility Guidelines for Noise Impacts (Table LU-08) shows the proposed use as normally accepted in the 65 CNEL. The proposed use will comply with standards for mitigating noise. Therefore, the Project will not result in any new or substantially different hazards and hazardous materials impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Discussion of Effects: The City's Safety Element, as contained within The Ontario Plan, includes policies and procedures to be administered in the event of a disaster. The Ontario Plan seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to and recover from every day and disaster emergencies. In addition, the Project will comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access. Because the Project is required to comply with all applicable City codes, any impacts would be reduced to a less than significant level.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Discussion of Effects: The Project site is not located in or near wildlands. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**10. HYDROLOGY & WATER QUALITY.** Would the project:

**a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

Discussion of Effects: The Project site is served by City water and sewer service and will not affect water quality standards or waste discharge requirements. The site is required to comply with the statewide National Pollutant Discharge Elimination System ("NPDES") General Industrial Activities Stormwater Permit, the San Bernardino County Area-Wide Urban Runoff Permit (MS4 permit) and the City of Ontario's Municipal Code (Title 6, Chapter 6 (Stormwater Drainage System). This would reduce any impacts to below a level of significance. Furthermore, the applicant for the subject site has submitted a Preliminary Water Quality Management Plan (PWQMP), which establishes the subject sites' compliance with storm water discharge and water quality management requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration, biotreatment and evapotranspiration. The PWQMP proposes the use of an underground stormwater infiltration system for the subject sites. Any overflow drainage will be conveyed to the public street by way of parkway culverts.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Discussion of Effects: The Project site was previously analyzed by the Certified TOP EIR for residential/commercial mixed-use land uses. The water use associated with the proposed use of the property will be negligible, and the proposed Project will not deplete groundwater supplies, nor will it interfere with recharge. The water use associated with the proposed use of the property was included in the Certified TOP EIR analysis. The development of the site will require the grading of the site and excavation is expected to be less than three feet and would not affect the existing aquifer, estimated to be about 230 to 250 feet below the ground surface. No adverse impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

**i. Result in substantial erosion or siltation on- or off-site?**

Discussion of Effects: It is not anticipated that the Project would alter the drainage pattern of the site or area, in a manner that would result in erosion, siltation or flooding on-or-off site, nor will the proposed Project increase the erosion of the subject site or surrounding areas. The existing drainage pattern of the site will not be altered, and it will have no significant impact on downstream hydrology. Stormwater generated by the Project will be discharged in compliance with the statewide NPDES General Construction Activities Stormwater Permit and San Bernardino County MS4 permit requirements. With the full implementation of a Storm Water Pollution Prevention Plan developed in compliance with the General Construction Activities Permit requirements, the Best Management Practices included in the SWPPP, and a stormwater monitoring program would reduce any impacts to below a level of significance. No streams or streambeds are present on the site. No changes in erosion off-site are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**ii. Substantially increase the rate or amount of surface runoff water in a manner which would result in flooding on- or off-site?**

Discussion of Effects: The Project is not anticipated to increase the flow velocity or volume of storm water runoff to cause environmental harm from the site and will not create a burden on existing infrastructure. Furthermore, with the implementation of an approved Water Quality Management Plan developed for the site, in compliance with the San Bernardino County MS4 Permit requirements, stormwater runoff volume shall be reduced to below a level of significance.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Discussion of Effects: It is not anticipated that the Project would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or create or contribute stormwater runoff pollutants during construction and/or post-construction activity. Pursuant to the requirements of The Ontario Plan, the City's Development Code, and the San Bernardino County MS4 Permit's Water Quality Management Plan ("WQMP"), individual developments must provide site drainage and WQMP plans according to guidelines established by the City's Engineering Department. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**iv. Impede or redirect flood flows?**

Discussion of Effects: Urbanization in the areas surrounding the Project site have resulted in increased responsiveness of the basin to rainfall. The increase in impervious surfaces such as roofs, roads, and parking lots has resulted in a decrease in groundwater infiltration and larger storm surges. The Project site is not impacted by offsite flows. The Project site is not located in a FEMA Firm Panel designated Flood Zone Risk, and according to the United States Fish and Wildlife Service National Wetlands Inventory ("NWI") no wetlands exist on the property. An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. However, the Project will be conditioned to design and construct a storm water detention facility on site so that the 100-year post-development peak flow does not exceed 80 percent of pre-development peak flows.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

Discussion of Effects: Impacts associated with flooding are primarily related to the construction or placement of structures in areas prone to flooding including within an unprotected 100-year flood zone, and in areas susceptible to high tides, tsunamis, seiches, mudflows or sea level rise. Specifically, structures placed in flood prone areas, if flooded, would be damaged, and could subject people to injury or death. The National Flood Insurance Act of 1968 requires the identification of floodplain areas and establishment of flood-risk zones within those areas. FEMA administers the programs and coordinates with communities to establish effective floodplain management standards. According to FEMA, the Project is not located in a known floodplain. Furthermore, this area is not known to flood and is not typically subjected to flooding. The Project site is not located in a floodplain as shown in Figure S-2 of TOP. The Project site is in an urbanized area that is developed residential dwelling units. No wetlands have been mapped on the Project site according to the NWI. According to the FEMA, the Project is not located in an area that is subject to flood hazard, tsunami, or seiche zones. The Project site is located over 60 miles east of the Pacific Ocean and is not located in a mapped tsunami zone. Therefore, the Project would not have a significant risk of flood hazard, tsunami, seiche zones, release of pollutants due to Project inundation.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

Discussion of Effects: The Regional Water Quality Control Board's Basin Plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Specifically, the Basin Plan (i) designates beneficial uses for surface and ground waters, (ii) sets narrative and numerical

objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's anti-degradation policy, and (iii) describes implementation programs to protect all waters in the region. The Project adheres to requirements of the water quality control plan, including all existing regulation and permitting requirements. This includes the incorporation of best management practices ("BMPs") to protect water quality during construction and operational periods. Development of the Project is subject to all existing water quality regulations and programs, as described in the regulatory section above, including all applicable construction permits. Existing General Plan policies related to water quality are also applicable to the Project. Implementation of these policies, in conjunction with compliance with existing regulatory programs, ensures that water quality impacts related to the Project are less than significant.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**11. LAND USE & PLANNING.** Would the project:

**a. Physically divide an established community?**

Discussion of Effects: The Project site is in an area that is developed with urban land uses. The Project will be of similar design and size to surrounding development. The Project will become a part of the larger mixed-use community. Therefore, the Project will not result in any new or substantially different land use and planning impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

Discussion of Effects: The subject site was previously analyzed by the Certified TOP EIR residential/commercial mixed-use land uses. Implementation of Project will not create greater impacts than were identified in the Certified TOP EIR. The proposed Project does not interfere with any policies for environmental protection. As such, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**12. MINERAL RESOURCES.** Would the project:

**a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

Discussion of Effects: The Project site is located within a mostly developed area surrounded by urban land uses. There are no known mineral resources in the area; therefore, the project will not result in any new or substantially different mineral resources impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

Discussion of Effects: There are no known mineral resources in the area. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**13. NOISE.** Would the project result in:

**a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Discussion of Effects: The Project site was previously analyzed by the Certified TOP EIR for residential/commercial mixed-use land uses. The Project will not expose people to or generate noise levels in excess of standards as established in The Ontario Plan FEIR (Section 5.12); therefore, the project will not result in any new or substantially different noise impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Generation of excessive groundborne vibration or groundborne noise levels?**

Discussion of Effects: Implementation of the Project will not create greater impacts than were identified in the Certified TOP EIR. The uses associated with this proposed Project are required to comply with the environmental standards contained in the City of Ontario Development Code and as such, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. For a project located within the vicinity of a private airstrip or the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?**

Discussion of Effects: The Project was reviewed and found to be located within the Airport Influence Area of Ontario International Airport ("ONT") and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan ("ALUCP") for ONT. According to the Safety Element, the project is located outside of the 65 CNEL noise contour; therefore, the project will not result in any new or substantially different noise impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary. or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**14. POPULATION & HOUSING.** Would the project:

**a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?**

Discussion of Effects: The Project site was previously analyzed by the Certified TOP EIR for residential/commercial mixed-use land uses and is consistent with General Plan land use designations and would not induce significant population growth. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

Discussion of Effects: The Project site does not contain existing housing. Implementation of the Project will result in the addition of 50 residential dwelling units.

Mitigation: No additional mitigation required. No changes or additions to the Certified TOP EIR analyses are necessary.

**15. PUBLIC SERVICES.** Would the project:

**a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

**i. Fire protection?**

Discussion of Effects: The Project site is in a developed area currently served by the Ontario Fire Department. The Project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**ii. Police protection?**

Discussion of Effects: The Project site is in a developed area, currently served by the Ontario Police Department. The Project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**iii. Schools?**

Discussion of Effects: Upon development, the Project proponent will be required to pay school fees as prescribed by state law prior to the issuance of building permits. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**iv. Parks?**

Discussion of Effects: The Project site is in a developed area, currently served by the City of Ontario. The Project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**v. Other public facilities?**

Discussion of Effects: The Project site is in a developed area, currently served by the City of Ontario. The Project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**16. RECREATION.** Would the project:

**a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Discussion of Effects: This Project is not proposing a significant number of new housing units that would result in the substantial physical deterioration of nearby existing parks. Implementation of the Project would result in the construction of 12,356 square feet of private recreational amenities on-site to include a pool, pool house and children's play area as required by the PUD for the development of 50 residential units. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?**

Discussion of Effects: This Project is not proposing a significant number of new housing units or large employment generator that would require the construction of neighborhood parks or other recreational facilities. Furthermore, implementation of the Project includes construction of a recreational area and swimming pool for private use of residents. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**17. TRANSPORTATION.** Would the project:

**a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

Discussion of Effects: The Project is in an area that is mostly developed with all street improvements existing. The number of vehicle trips per day is not expected to be increased significantly. Therefore, the Project will not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections. Consequently, the Project will not result in any new or substantially different transportation/traffic impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

Discussion of Effects: CEQA Guidelines Section 15064.3 subdivision (b) has been included in the 2018 CEQA Guidelines as part of the implementation of SB 743 which requires local jurisdictions to use Vehicle Miles Travelled (VMT) instead of Level of Service (LOS) methodologies for the purpose of determining the significance of traffic impacts under CEQA. Also, as part of the implementation of SB 743 local jurisdictions are required to develop and implement thresholds of significance criteria and methodologies for evaluating VMT. The City of Ontario has adopted and established a VMT analysis threshold or analysis methodology based on our Policy Plan (General Plan) baseline. However, the Project was submitted prior to the adoption of the threshold and therefore not subject to the adopted thresholds. Subsequently, TOP EIR analyzed VMT, as part of the GHG analysis. The Ontario Plan (TOP) is consistent with the RTP/SCS for the Southern California region. The SBTAM model has incorporated TOP buildout which was then incorporated into the SCAG model in developing the RTP/SCS for the region. The thresholds used in these models can be found in the tool created for SBCTA that analyzes the various threshold options. TOP established VMT thresholds as such this option has already been found to be consistent with the RTP/SCS and these land use assumptions have been incorporated into the SBTAM and SCAG's regional models. The screening tool created for use in San Bernardino County can be utilized for locations within Ontario where additional analysis is not required, and the City thresholds be used for Projects to determine if additional analysis is required. If mitigation measures are included for the Project and the VMT brought down below the established threshold (City average), then the Project can be

determined to have less than a significant impact on transportation (in terms of CEQA).Therefore, impacts with respect to CEQA Guidelines Section 15064.3(b) are less than significant.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Discussion of Effects: The Project is in an area that is mostly developed, and street improvements are complete. The Project will not create a substantial increase in hazards due to a design feature. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Result in inadequate emergency access?**

Discussion of Effects: Development of the Project will be designed to provide access for all emergency vehicles and will therefore not create an inadequate emergency access. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**e. Result in inadequate parking capacity?**

Discussion of Effects: The Project proposes to reduce the required parking standards that are established by the Emporia Family Housing PUD. The Project is proposing an average of 1.88 parking spaces per dwelling unit for a total of 94 parking spaces. On November 29, 2018, the California Department of Housing and Community Development ("HCD") released the guidelines for the Streamlined Ministerial Approval Process created by Senate Bill No. 35 (SB 35 Guidelines). SB 35 provides a streamline ministerial approval process for eligible affordable housing projects. SB 35 allows for local jurisdiction to reduce parking requirements for eligible projects to a maximum of one space per dwelling unit or waive all parking requirements for Project sites located within ½ mile of public transit. Located within the ½ mile of Project site is OmniTrans Bus Route 61 on Holt Boulevard. Therefore, the Project will not create an inadequate parking capacity. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**18. TRIBAL CULTURAL RESOURCES.** Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

**a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**

**b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Discussion of Effects: The Project site has been highly disturbed by residential and commercial development since the early 1890s. Surrounding properties and area are highly urbanized. It is highly unlikely that tribal resources would be discovered at the Project site; therefore, it is concluded that the proposed Project will not impact Tribal Cultural Resources or Native America artifacts relating to TCRs and as such, no mitigation measures are recommended.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**19. UTILITIES AND SERVICE SYSTEMS**. Would the project:

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

Discussion of Effects: The Project is served by the City of Ontario sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 or RP-5 treatment plant. The Project is required to meet the requirements of the Ontario Engineering Department regarding wastewater. Therefore, the Project will not result in any new or substantially different utilities and service systems impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary. As discussed in the energy section above, the Project will have no anticipated impacts with regards to electric power and natural gas. In addition, the Project will not have an impact on telecommunications facilities.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).**

Discussion of Effects: The Project site is served by the City of Ontario water system. There is currently sufficient water supply available to the City of Ontario to serve this Project as per the findings of the Certified TOP EIR. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

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

Discussion of Effects: The Project site is served by the City of Ontario water system. There is currently sufficient water supply available to the City of Ontario to serve this Project as per the findings of Certified TOP EIR. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Discussion of Effects: City of Ontario serves the Project site. Currently, the City of Ontario contracts with a waste disposal company that transports trash to a landfill with sufficient capacity to handle the City's solid waste disposal needs. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to analyses are necessary.

**e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

Discussion of Effects: This Project complies with federal, state, and local statues and regulations regarding solid waste. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**20. WILDFIRE.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

**a. Substantially impair an adopted emergency response plan or emergency evacuation plan?**

Discussion of Effects: The Project site is not located in or near a state responsibility area nor is it located in or near lands classified as very high fire hazard severity zones. Therefore, no impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Discussion of Effects: The Project site is not located in or near a state responsibility area nor is it located in or near lands classified as very high fire hazard severity zones. Therefore, no impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Discussion of Effects: The Project site is not located in or near a state responsibility area nor is it located in or near lands classified as very high fire hazard severity zones. Therefore, no impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Discussion of Effects: The Project site is not located in or near a state responsibility area nor is it located in or near lands classified as very high fire hazard severity zones. Therefore, no impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**21. MANDATORY FINDINGS OF SIGNIFICANCE.**

**a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Discussion of Effects: The proposed Project does not have the potential to reduce wildlife habitat and threaten a wildlife species; therefore, no environmental impacts resulting from the Project are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?**

Discussion of Effects: The Project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)**

Discussion of Effects: The Project does not have impacts that are cumulatively considerable.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

Discussion of Effects: The Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

## *EARLIER ANALYSES*

*(Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D))*:

1) Earlier Analyses Used. Identify earlier analyses used and state where they are available for review.

   a) The Ontario Plan Final EIR

   b) The Ontario Plan (TOP)

   c) City of Ontario Official Zoning Map

   d) City of Ontario Development Code

   e) Ontario International Airport Land Use Compatibility Plan

   f) Ontario International Airport Land Use Compatibility Plan Negative Declaration (SCH 2011011081)

All documents listed above are on file with the City of Ontario Planning Department, 303 East “B” Street, Ontario, California 91764, (909) 395-2036.

2) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards.

## *MITIGATION MEASURES*

*(For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.)*

The Mitigation Measures contained in the Certified TOP EIR adequately mitigate the impacts of the proposed Project. These mitigation measures are contained in the attached Mitigation Monitoring Program.

No additional mitigation beyond that previously imposed is required.

# *Mitigation Monitoring Program for The Ontario Plan Environmental Impact Report*

## *1. Introduction*

### *1.1 PURPOSE OF MITIGATION MONITORING PROGRAM*

This Mitigation Monitoring Program has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in The Ontario Plan Environmental Impact Report (EIR), State Clearinghouse No. 2008101140. The Mitigation Monitoring Program has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Ontario Monitoring Requirements. Section 21081.6 states:

(a) When making the findings required by paragraph (1) of subdivision subsection (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:

(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

(b) A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.

(c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

### *1.2 PROJECT SUMMARY*

The proposed project is the preparation of The Ontario Plan, which consists of a Vision, Governance Manual, Policy Plan, City Council Priorities, Implementation Plans, and Tracking and

Feedback. The Ontario Plan integrates components of city governance documents into a single guidance system that shapes the community 20 years or more into the future.

(a) The Ontario **Vision** describes the future community of Ontario. Its basic purpose is to improve the quality of life for the people of Ontario. It is the rationale and motivation for everything the City does.

(b) The **Governance Manual** describes the foundation for conducting the public's business on behalf of the present and future people of Ontario. It explains how The Ontario Plan is a tool for decision-making and communication.

(c) **City Council Priorities** define the short-term direction in City actions and initiatives. They are the primary means for exercising leadership in carrying out The Plan and realizing the Vision.

(d) The **Policy Plan** connects intent with action through the broad range of Goals and Policies that would guide the long-term growth and development required for the City to achieve its Vision. It also satisfies the California Government Code requirement for a general plan. Figure 3-6, *Proposed Land Use Plan,* shows the proposed General Plan land use designations that guide and regulate land use patterns, distributions, densities and intensities in the City of Ontario, including residential employment, retail, recreation, and public uses.

(e) **Implementation** consists of actions taken to carry out Plan policies. This includes initiatives by the City and decisions on public and private development projects.

(f) **Tracking and Feedback** allows the City to learn from experience and redirect efforts.

Pursuant to CEQA Guidelines Section 15064(d), the EIR considers the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by The Ontario Plan. Consequently, the EIR focuses on impacts from changes to land use associated with buildout of the Proposed Land Use Plan, within the Policy Plan, and impacts from the resultant population and employment growth in the City. The Ontario Plan Proposed Land Use Plan for the ultimate development of the City is not linked to a timeline. However, for the purpose of this environmental analysis, buildout of the Proposed Land Use Plan is forecast for the year 2035.

### *1.3 PROJECT LOCATION*

The City of Ontario is in the southwestern corner of San Bernardino County and is surrounded by the Cities of Chino and Montclair, and unincorporated areas of San Bernardino County to the west; the Cities of Upland and Rancho Cucamonga to the north; the City of Fontana and unincorporated land in San Bernardino County to the east; and unincorporated Riverside County land to the south. The City is in the central part of the Upper Santa Ana River Valley. This portion of the valley is bounded by the San Gabriel Mountains to the north; the Chino Hills, Puente Hills, and San Jose Hills to the west; the Santa Ana River to the south; and Lytle Creek Wash on the east.

The City comprises approximately 50 square miles (31,958 acres), which includes the 8,200-acre New Model Colony (NMC) in the southern portion of the City (formerly the City's Sphere of Influence). The northern urbanized portion of the City is known as the Original Model Colony (OMC). The City is generally bounded by Benson Avenue and Euclid Avenue on the west; Interstate 10 (I-10), 8th Street, and 4th Street on the north; Etiwanda Avenue and Hamner Avenue on the east; and Merrill Avenue and the San Bernardino County/Riverside County boundary on the south. Regional circulation to and through the City is provided by I-10 and State Route 60 (SR-60) east–west, and by I-15 and SR-83 (Euclid Avenue) north–south.

## *1.4 ENVIRONMENTAL IMPACTS*

The environmental document for this project is a "program EIR" as defined by State CEQA Guidelines (Section 15161, California Code of Regulations, Title 14, Division 6, Chapter 3). As provided in Section 15168 of the State CEQA Guidelines, a Program EIR may be prepared on a series of actions that may be characterized as one large project that are related either 1) geographically; 2) as logical parts of a chain of contemplated events; 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and have generally similar environmental effects that can be mitigated in similar ways.

Although the legally required contents of a Program EIR are the same as those of a Project EIR, Program EIRs are typically more conceptual and may contain a more general discussion of impacts, alternatives, and mitigation measures than a Project EIR. Once a Program EIR has been prepared, subsequent activities within the program must be evaluated to determine whether an additional CEQA document needs to be prepared. However, if the Program EIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities could be found to be within the Program EIR scope and additional environmental documents may not be required (Guidelines Section 15168[c]). When a Program EIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the Program EIR into the subsequent activities (Guidelines Section 15168[c][1]). If a later activity would have effects that were not examined in the Program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration. Pursuant to Sections 15126.2 and 15126.4 of the State CEQA Guidelines, the EIR should identify any potentially significant adverse impacts and recommend mitigation that would reduce or eliminate these impacts to levels of insignificance.

### *1.4.1 Impacts Considered Less Than Significant*

Ten environmental categories are identified as having less than significant impacts that do not require mitigation. These categories are:

- Aesthetics
- Biological Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use & Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation

### *1.4.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened*

The following have been identified as potentially resulting in significant adverse impacts that can be mitigated, avoided, or substantially lessened:

- Cultural Resources: Mitigation Measures 5-2 through 5-4 would reduce archeological and prehistoric cultural resource impacts to less than significant.

- Noise: Mitigation Measure 12-3 would ensure that any new vibration-sensitive structures near the Union Pacific Railroad or Southern California Regional Rail Authority right-of-way would be constructed so that train-related vibration would not be perceptible and operational vibration impacts would be less than significant.

- Utilities and Service Systems: Mitigation Measures 17-1 through 17-4 would reduce impacts on water supply and demand from buildout of The Ontario Plan to less than significant.

### *1.4.3 Unavoidable Significant Adverse Impacts*

There are six environmental categories considered to have impacts that would be significant and unavoidable and would not be lessened through mitigation.

**Agricultural Resources**

Buildout of The Ontario Plan would convert 3,269.3 acres of California Resource Agency designated Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to residential, commercial, mixed-use, and industrial land uses. Consequently, impacts to Farmland would remain significant and unavoidable.

There are a number of Williamson Act contracts within the City that have yet to expire. Buildout of The Ontario Plan would most likely require the cancellation or nonrenewal of these contracts. The current use of these contracts would slow the rate of conversion from agricultural to nonagricultural land, but it would not impede the conversion. Since there are some Williamson Act contracts still active in the New Model Colony, implementation of the proposed land use plan for The Ontario Plan would conflict with these contracts and cause a significant impact. Consequently, impacts to Williamson Act contracts would remain significant and unavoidable.

Development of the City in accordance with The Ontario Plan would increase the amount of nonagricultural land uses. When nonagricultural land uses are placed near agricultural uses, the odors, noises, and other hazards related to agriculture conflict with the activities and the quality of life of the people living and working in the surrounding areas. Consequently, conversion of agricultural uses in the city may cause farms and agricultural land uses outside the City to be converted to nonagricultural uses because of the nuisances related to agriculture and impacts would remain significant and unavoidable.

**Air Quality**

The project would not be consistent with the Air Quality Management Plan (AQMP) because air pollutant emissions associated with buildout of the City of Ontario would cumulatively contribute to the nonattainment designations in the South Coast Air Basin (SoCAB). Furthermore, buildout of the Proposed Land Use Plan would exceed current estimates of population, employment, and vehicle miles traveled for Ontario and therefore these emissions are not included in the current regional emissions inventory for the SoCAB. As both criteria must be met in order for a project to be considered consistent with the AQMP, the project would be considered inconsistent with the AQMP. Consequently, this impact would remain significant and unavoidable.

Construction activities associated with buildout of The Ontario Plan would generate short-term emissions that exceed the South Coast Air Quality Management District's (SCAQMD) regional significance thresholds; cumulatively contribute to the SoCAB's nonattainment designations for ozone (O3), coarse inhalable particulate matter (PM10), and fine inhalable particulate matter (PM2.5); and potentially elevate concentrations of air pollutants at sensitive receptors. Mitigation Measure 3-1 would reduce The Ontario Plan's short-term construction-related volatile organic compounds (VOC), carbon monoxide (CO), oxides of nitrogen (NOx), PM10, and PM2.5 emissions but they would not be reduced to levels below the SCAQMD's regional thresholds and they would not reduce these impacts to less than significant. Consequently, construction air pollutant emissions generated by buildout of The Ontario Plan would remain significant and unavoidable.

Buildout of The Ontario Plan would generate long-term emissions that would exceed SCAQMD'S regional significance thresholds and cumulatively contribute to the SoCAB nonattainment designations for O3, PM10, and PM2.5. Mitigation Measure 3-2 would reduce long-term operational emissions of VOC, CO, NOx, PM10, and PM2.5 related to the buildout of The Ontario Plan but they would not reduce these emissions to levels below the SCAQMD's regional significance thresholds and impacts would not be less than significant. Consequently, operational impacts from buildout of The Ontario Plan would remain significant and unavoidable.

Approval of residential and other sensitive land uses within 500 feet of Interstate-10, Interstate-15, or State Route-60 would result in exposure of persons to substantial concentrations of diesel particulate matter. Mitigation Measure 3-3 would reduce impacts related to the exposure of sensitive receptors (residential and other sensitive land uses) to diesel particulate matter because of their placement near freeways within the City. However, it would not reduce this impact to be less than significant.

Conversion of agricultural land to nonagricultural uses would temporarily expose residents to objectionable odors and impacts would remain significant and unavoidable.

**Cultural Resources**

Although protective regulations are in place and preservation policies are included in The Ontario Plan, implementation of the Proposed Land Use Plan, especially within growth focus areas, has the potential to impact Tier III historic resources. Mitigation Measure 5-1 would require a historical evaluation for properties within historic resources in the Focus Areas under the City's ordinance. However, the ordinance does not provide a high level of protection for Tier III resources. As a result, demolition of historical resources categorized under the Ordinance as Tier III could potentially be impacted with implementation of the Proposed Land Use Plan. Consequently, Tier III historic resource impacts would remain significant and unavoidable.

**Global Climate Change**

Buildout of the City of Ontario would generate greenhouse gas emissions that would significantly contribute to global climate change impacts in California. Greenhouse gas (GHG) emissions generated in the City would significantly contribute to climate change impacts in California as a result of the growth in population and employment in the City and scale of development activity associated with buildout of the Proposed Land Use Plan. Mitigation Measures 6-1 through 6-6 would act to reduce the contributions of The Ontario Plan to global climate change but they would not reduce the impacts to less than significant.

**Noise**

Buildout of the Proposed Land Use Plan would result in an increase in traffic on local roadways in the City of Ontario, which would substantially increase noise levels. Consequently, impacts would remain significant and unavoidable.

Noise-sensitive uses could be exposed to elevated noise levels from transportation sources. Any siting of new sensitive land uses within a noise environment that exceeds the normally acceptable land use compatibility criterion would result in a potentially significant impact and would require a separate noise study through the development review process to determine the level of impacts and required mitigation. Mitigation Measure 12-1 would decrease the exposure of sensitive receptors to excessive noise levels within 65 dBA CNEL contours, whether near Los Angeles/Ontario International Airport (LAONT) or other noise-producing areas such as freeways and railroads, but it would not reduce these impacts to less than significant.

Construction activities associated with buildout of the individual land uses associated with the Proposed Land Use Plan would expose sensitive uses to strong levels of groundborne vibration. Mitigation Measure 12-2 would reduce the impacts caused by construction-related vibrations on sensitive receptors but it would not reduce the impact to less than significant.

Impact 5.12-5. Significant. Construction activities associated with buildout of the individual land uses associated with the Proposed Land Use Plan would substantially elevate noise levels in the vicinity of sensitive land uses. Mitigation Measure 12-4 calls for the use of noise-reducing techniques during construction projects that would impact nearby sensitive receptors, such as the use of temporary sound walls and reduced unnecessary truck idling. However, these impacts would not be reduced to levels considered less than significant.

Noise-sensitive land uses within the 65 dBA CNEL contour of the Los Angeles/Ontario International Airport would be exposed to substantial levels of airport-related noise. Consequently, impacts would remain significant and unavoidable.

**Transportation and Traffic**

The increased development and population growth associated with the buildout of the Proposed Land Use Plan would cause deficient levels of service at area intersections without implementation of the recommended lane geometry improvements. In addition, buildout of the Proposed Land Use Plan would also cumulatively contribute to the cumulatively significant freeway level of service impact that is already projected to occur in the future. Mitigation Measure 16-1 would require the buildout of The Ontario Plan to be consistent with the traffic study prepared by Kimley-Horn and Associates. This traffic study indicates the appropriate lane geometry for area intersections. This would allow for intersections to have LOS values of E or above, but it would not improve the cumulative freeway LOS standards to appropriate levels. The City has no jurisdiction over Caltrans projects, such as freeway improvements. Therefore, the impacts related to cumulative LOS deficiencies on freeways would not be reduced to levels considered less than significant.

# 2. Mitigation Monitoring Process

## *2.1 MITIGATION MONITORING PROGRAM ORGANIZATION*

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Environmental Impact Report, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring Program (MMP). In order to effectively track and document the status of mitigation measures, a mitigation matrix has been prepared and includes:

- Responsibility for implementation
- Timing
- Responsibility for monitoring
- Monitor

Mitigation measure timing of verification has been apportioned into several specific timing increments. Of these, the most common are:

- Prior to project approval
- Prior to issuance of grading permit(s)
- During construction

Information pertaining to compliance with mitigation measures or any necessary modifications or refinements will be documented in the comments portion of the matrix.

## *2.2 MITIGATION MONITORING PROCEEDURES*

The City of Ontario Planning Department is the designated lead agency for the Mitigation Monitoring and Reporting Program. The City of Ontario includes the Mitigation Measures within the Special Conditions of Approval. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition. The Planning Department shall designate a Project Mitigation Monitor for the proposed project.

### *2.2.1 In-Field Monitoring*

The Responsible Monitoring Party shall exercise caution and professional practices at all times when monitoring construction. Protective wear (hard hats, glasses, etc.) shall be worn at all times in construction areas. Injuries shall be reported immediately to the Project Mitigation Monitor.

### *2.2.2 Coordination with Contractors*

The construction manager/superintendent is responsible for coordination of contractors and for contractor completion of required measures in accordance with the provisions of this program.

### *2.2.3 Recognized Experts*

The use of recognized experts as a component of the monitoring team is required to ensure compliance with scientific and engineering mitigation measures. While the recognized experts assess compliance with required mitigation measures, consultation with the City of Ontario planning staff shall take place in the event of a dispute.

### *2.2.4 Enforcement*

Agencies may enforce conditions of approval through their existing police power, using stop-work orders, fines, infraction citations, loss of entitlements, refusal to issue building permits or certificates of use and occupancy or, in some cases, notice of violation for tax purposes. Criminal misdemeanor sanctions could be available where the agency has adopted an ordinance requiring compliance with the monitoring program, similar to the provision in many zoning ordinances that affirm the enforcement power to bring suit against violators of the ordinances.

# *3. Mitigation Monitoring Requirements*

## *3.1 CATEGORIZED MITIGATION MEASURES/MATRIX*

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 3-1. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures.

## *3.2 IN-FIELD MONITORING*

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (e.g., hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring committee.

## *3.3 DATABASE MANAGEMENT*

All mitigation monitoring reports, letters, and memos shall be prepared using Microsoft Word software on IBM-compatible PCs and processed according to the City's Environmental Compliance Program.

## *3.4 COORDINATION WITH CONTRACTORS*

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

## *3.5 LONG-TERM MONITORING*

Long-term monitoring related to several mitigation measures will be required, including fire safety inspections. Post-construction fire inspections are conducted on a routine basis by the Ontario Fire Department.

| ***Table 3-1***<br>***Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| **5.3 AIR QUALITY** | | | | |
| **3-1** The City of Ontario Building Department shall require that all new construction projects incorporate feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:<br>• Requiring fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:<br>o Requiring use of nontoxic soil stabilizers to reduce wind erosion.<br>o Applying water every four hours to active soil-disturbing activities.<br>o Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.<br>• Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits.<br>• Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.<br>• Limiting nonessential idling of construction equipment to no more than five consecutive minutes.<br>• Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: | City of Ontario Building Department in coordination with the landowner/project applicant's construction contractor | During construction | City of Ontario Building and Department and Developer/Contractor | |

| ***Table 3-1***<br>***Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf . | | | | |
| **3-2** The City of Ontario shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks). | City of Ontario Planning/Engineering Department in coordination with the landowner/project applicant | Prior to individual project approvals | City of Ontario Planning Department | |
| **3-3** The City of Ontario shall evaluate new development proposals within the City for potential incompatibilities with regard to the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective* (April 2005). New development that is inconsistent with the recommended buffer distances shall only be approved if feasible mitigation measures, such as high efficiency Minimum Efficiency Reporting Value filters have been incorporated into the project design to protect future sensitive receptors from harmful concentrations of air pollutants as a result of proximity to existing air pollution sources. | City of Ontario Planning Department in coordination with the landowner/project applicant | Prior to individual project approvals | City of Ontario Planning Department | |
| **5.5 CULTURAL RESOURCES** | | | | |
| **5-1** Historic or potentially historic resources in the City shall be evaluated for historic significance through the City's tier system prior to the issuance of plan or development approvals. | City of Ontario Planning Department | Prior to individual project approvals | City of Ontario Planning Department | |
| **5-2** In areas of documented or inferred archaeological and/or paleontological resource presence, City staff shall require applicants for development permits to provide studies to document the presence/absence of such resources. On properties where resources are identified, such studies shall provide a detailed mitigation plan, including a monitoring | City of Ontario Planning Department in coordination with the Landowner/Project Applicant | Prior to individual project approvals | City of Ontario Planning Department | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| *Mitigation Measure* | *Responsibility for Implementation* | *Timing* | *Responsibility for Monitoring* | *Monitor (Signature Required) (Date of Compliance)* |
|---|---|---|---|---|
| program and recovery and/or in situ preservation plan, based on the recommendations of a qualified cultural preservation expert. The mitigation plan shall include the following requirements:<br>• Archaeologists and/or paleontologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities.<br>• Should any cultural resources be discovered, no further grading shall occur in the area of the discovery until the Planning Director or designee is satisfied that adequate provisions are in place to protect these resources.<br>• Unanticipated discoveries shall be evaluated for significance by a San Bernardino County Certified Professional Archaeologist/Paleontologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates, and other special studies; submit materials to a museum for permanent curation; and provide a comprehensive final report including catalog with museum numbers. | | | | |
| **5-3** Upon receipt of an application for a Specific Plan or a project that requires a General Plan amendment subject to CEQA and is within the City's jurisdiction, the City's representative shall consult with the relevant tribe(s)' representative(s) to determine if the proposed project is within a culturally sensitive area to the tribe. If sufficient evidence is provided to reasonably ascertain that the site is within a [tribal] culturally sensitive area, then a cultural resources assessment prepared by an archaeologist shall be required. The findings of the cultural resources assessment shall be incorporated into the CEQA documentation. A copy of the report shall be forwarded to the tribe(s). If mitigation is recommended in the CEQA | City of Ontario Planning Department | Prior to individual project approvals | City of Ontario Planning Department | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| | ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|---|
| | document, the procedure described in Mitigation Measure 5-4 shall be followed. | | | | |
| **5-4** | Prior to the issuance of grading permits for a Specific Plan or project that requires a General Plan amendment for which the CEQA document defines cultural resource mitigation for potential tribal resources, the project applicant shall contact the designated tribe(s) to notify them of the grading, excavation, and monitoring program. The applicant shall coordinate with the City of Ontario and the tribal representative(s) to develop mitigation measures that address the designation, responsibilities, and participation of tribal monitors during grading, excavation, and ground-disturbing activities; scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The City of Ontario shall be the final arbiter of the conditions for projects within the City's jurisdiction. | City of Ontario Planning Department in coordination with the Landowner/Project Applicant | Prior to issuance of grading permit(s) | City of Ontario Planning Department | |
| **5.6 Global Climate Change** | | | | | |
| **6-1** | The City of Ontario shall prepare a Climate Action Plan within 18 months after adopting The Ontario Plan. The goal of the Climate Action Plan shall be to reduce GHG emissions from all activities within the City boundaries to support the State's efforts under AB 32 and to mitigate the impact of climate change on the City, State, and world. Once completed, the City shall update The Ontario Plan and associated policies, as necessary, to be consistent with the Climate Action Plan and prepare a subsequent or supplemental Environmental Impact Report, if new significant impacts are identified. The Climate Action Plan shall include the following:<br>• **Emission Inventories**: The City shall establish GHG emissions inventories including emissions from all sectors within the City, using methods approved by, or | City of Ontario | Within 18 months of adopting The Ontario Plan | City of Ontario Planning Department/ Municipal Utilities Agency (MUA) | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| consistent with guidance from, the CARB; the City shall update inventories every 3 years or as determined by state standards to incorporate improved methods, better data, and more accurate tools and methods, and to assess progress. If the City is not on-schedule to achieve the GHG reduction targets, additional measured shall be implemented, as identified in the CAP.<br>o The City shall establish a baseline inventory of GHG emissions including municipal emissions, and emissions from all business sectors and the community.<br>o The City shall define a "business as usual" scenario of municipal, economic, and community activities, and prepare a projected inventory for 2020 based on that scenario.<br>• **Emission Targets**: The City will develop Plans to reduce or encourage reductions in GHG emissions from all sectors within the City:<br>o A Municipal Climate Action Plan which shall include measures to reduce GHG emissions from municipal activities by at least 30 percent by 2020 compared to the "business as usual" municipal emissions (including any reductions required by the California Air Resource Board under AB 32.<br>o A Business Climate Action Plan in collaboration with the business community, which shall include measures to reduce GHG emissions from business activities, and which shall seek to reduce emissions by at least 30 percent by 2020 compared to "business as usual" business emissions.<br>o A Community Climate Action Plan in collaboration with the stakeholders from the community at large, which shall include measures reduce GHG | | | | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| | ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|---|
| | emissions from community activities, and which shall seek to reduce emissions by at least 30 percent by 2020 compared to "business as usual" community emissions. | | | | |
| **6-2** | The Climate Action Plan shall include specific measures to achieve the GHG emissions reduction targets identified in Mitigation Measure 6-1. The Climate Action Plan shall quantify the approximate greenhouse gas emissions reductions of each measure and measures shall be enforceable. Measures listed below, along with others, shall be considered during the development of the Climate Action Plan (CAP):<br>• Require all new or renovated municipal buildings to seek Silver or higher Leadership in Energy and Environmental Design (LEED) standard, or compliance with similar green building rating criteria.<br>• Require all municipal fleet purchases to be fuel efficient vehicles for their intended use based on the fuel type, design, size, and cost efficiency.<br>• Require that new development projects in Ontario that require demolition prepare a demolition plan to reduce waste by recycling and/or salvaging a nonhazardous construction and demolition debris.<br>• Require that new developments design buildings to be energy efficient by siting buildings to take advantage of shade, prevailing winds, landscaping, and sun screening to reduce energy required for cooling.<br>• Require that cool roofs for non-residential development and cool pavement to be incorporated into the site/building design for new development where appropriate. | City of Ontario Planning Department | Within 18 months of adopting The Ontario Plan | City of Ontario Planning Department | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Evaluate the feasibility of implementing a Public Transit Fee to support Omnitrans in developing additional transit service in the City.<br>• Require diesel emission reduction strategies to eliminate and/or reduce idling at truck stops, warehouses, and distribution facilities throughout the City.<br>• Install energy efficient lighting and lighting control systems in all municipal buildings.<br>• Require all new traffic lights installed be energy efficient traffic signals.<br>• Require the use of reclaimed water for landscape irrigation in all new development and on public property where such connections are within the service boundaries of the City's reclaimed water system.<br>• Require all new landscaping irrigation systems installed within the City to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors.<br>• Conduct energy efficiency audits of existing municipal buildings by checking, repairing, and readjusting heating, ventilation, and air conditioning systems, lighting, water heating equipment, insulation, and weatherization.<br>• Ensure that its local Climate Action, Land Use, Housing, and Transportation Plans are aligned with, support, and enhance any regional plans that have been developed consistent with state guidance to achieve reductions in GHG emissions. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Mitigate climate change by decreasing heat gain from pavement and other hard surfaces associated with infrastructure.<br>• Reduce heat gain from pavement and other similar hardscaping.<br>• Work with appropriate agencies to create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car-sharing, bicycling and walking.<br>• Provide safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets.<br>• Facilitate employment opportunities that minimize the need for private vehicle trips, by:<br>o Amending zoning ordinances and the Development Code to include live/work sites and satellite work centers in appropriate locations.<br>o Encouraging telecommuting options with new and existing employers, through project review and incentives, as appropriate.<br>• Establish policies and programs to reduce onsite parking demand and promote ride-sharing and public transit at large events.<br>• Support and promote the use of low-and zero-emission vehicles, by:<br>o Encouraging the necessary infrastructure to facilitate the use of zero- emission vehicles and clean alternative fuels, such as electric vehicle charging facilities and conveniently located alternative fueling stations. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| ○ Encouraging new construction to include vehicle access to properly wired outdoor receptacles to accommodate ZEV and/or plug in electric hybrids (PHEV).<br>○ Encouraging transportation fleet standards to achieve the lowest emissions possible, using a mix of alternate fuels, PZEV or better fleet mixes.<br>○ Establishing incentives, as appropriate, to taxicab owners to use alternative fuel or gas-electric hybrid vehicles.<br>• Establish green building requirements and standards for new development and redevelopment projects, and work to provide incentives for green building practices and remove barriers that impede their use.<br>• Allow increased height limits and/or flexibility in other standards for projects that incorporate energy efficient green building practices where not prohibited by Airport Land Use Compatibility Plan (ALUCP)/Federal Aviation Administration (FAA).<br>• Identify and remove regulatory or procedural barriers to implementing green building practices within its jurisdiction, such as updating codes, guidelines, and zoning, and ensure that all plan review and building inspection staff are trained in green building materials, practices, and techniques.<br>• Support the use of green building practices by:<br>○ Providing information, marketing, training, and technical assistance about green building practices.<br>○ Adopting a Green Building ordinance with guidelines for green building practices in residential and commercial development. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| ○ Adopt energy efficiency performance standards for buildings designed to achieve a greater reduction in energy and water use than currently required by state law, including:<br>○ Standards for the installation of "cool roofs".<br>○ Standards for improved overall efficiency of lighting systems.<br>○ Requirements for the use of Energy Star appliances and fixtures in discretionary new development.<br>• Encourage the performance of energy audits for residential and commercial buildings prior to completion of sale, and that audit results and information about opportunities for energy efficiency improvements be presented to the buyer.<br>• Establish policies and programs that facilitate the siting of new renewable energy generation.<br>• Require that any building constructed in whole or in part with City funds incorporate passive solar design features, such as daylighting and passive solar heating, where feasible.<br>• Prepare and implement a comprehensive plan to improve energy efficiency of municipal facilities, including:<br>○ Conducting energy audits.<br>○ Retrofitting municipal facilities for energy efficiency where feasible and when remodeling or replacing components, including increased insulation, installing green or reflective roofs and low-emissive window glass. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| ○ Implementing an energy tracking and management system for its municipal facilities.<br>○ Installing energy-efficient exit signs, street signs, and traffic lighting, subject to life/safety considerations.<br>○ Installing energy-efficient lighting retrofits and occupancy sensors, and institute a "lights out at night" policy, subject to life/safety considerations.<br>○ Retrofitting heating and cooling systems to optimize efficiency (e.g., replace chillers, boilers, fans, pumps, belts, etc.).<br>○ Installing Energy Star® appliances and energy-efficient vending machines.<br>○ Improving water use efficiency, including a schedule to replace or retrofit system components with high- efficiency units (i.e., ultra-low-flow toilets, fixtures, etc.).<br>○ Installing irrigation control systems which maximize water use efficiency and minimize off- peak use.<br>○ Adopting an accelerated replacement schedule for energy inefficient systems and components.<br>• Ensure that staff receives appropriate training and support to implement objectives and policies to reduce GHG emissions, including:<br>○ Providing energy efficiency training to design, engineering, building operations, and maintenance staff. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| ○ Providing information on energy use and management, including data from the tracking and management system, to managers and others making decisions that influence energy use.<br>○ Providing energy design review services to departments undertaking new construction or renovation projects, to facilitate compliance with LEED standards.<br>• Maximize efficiency at drinking water treatment, pumping, and distribution facilities, including development of off-peak demand schedules for heavy commercial and industrial users.<br>• Establish a replacement policy and schedule to replace fleet vehicles and equipment with the most fuel-efficient vehicles practical, including gasoline hybrid and alternative fuel or electric models.<br>• Require the installation of outdoor electrical outlets on buildings to support the use, where practical, of electric lawn and garden equipment, and other tools that would otherwise be run with small gas engines or portable generators.<br>• Implement measures to reduce employee vehicle trips and to mitigate emissions impacts from municipal travel.<br>• Conduct a comprehensive inventory and analysis of the urban forest, and coordinate tree maintenance responsibilities with all responsible departments, consistent with best management practices.<br>• Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping and will install or replace vegetation with drought-tolerant, low- maintenance native species or edible | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| landscaping that can also provide shade and reduce heat-island effects.<br>• Implement enhanced programs to divert solid waste from landfill operations, by:<br>  ○ Establishing a diversion target which meets or exceeds AB 939 requirements.<br>  ○ Promoting and expanding recycling programs, purchasing policies, and employee education to reduce the amount of waste produced.<br>• Reduce per capita water consumption consistent with state law by 2020.<br>• Establish a water conservation plan that may include such policies and actions as:<br>  ○ Maintaining and refining the City's tiered rate structure for water use.<br>  ○ Establishing restrictions on time of use for landscape watering, or other demand management strategies.<br>  ○ Establishing performance standards for irrigation equipment and water fixtures, consistent with state law.<br>• Establish programs and policies to increase the use of recycled water, including:<br>  ○ Promoting the use of recycled water for agricultural, industrial, and irrigation purposes, including grey water systems for residential irrigation.<br>• Ensure that building standards and permit approval processes promote and support water conservation, by: | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| ○ Establishing building design guidelines and criteria to promote water-efficient building design, including minimizing the amount of non-roof impervious surfaces around the building(s).<br>○ Establishing menus and checklists for developers and contractors to ensure water-efficient infrastructure and technology are used in new construction, including low- flow toilets and shower heads, moisture-sensing irrigation, and other such advances.<br>• Organize workshops on waste reduction activities for the home or business, such as backyard composting, or office paper recycling, and shall schedule recycling drop-off events and neighborhood chipping/mulching days.<br>• Organize workshops on steps to increase energy efficiency in the home or business, such as weatherizing the home or building envelope, installing smart lighting systems, and how to conduct a self-audit for energy use and efficiency. | | | | |
| **6-3** The City of Ontario will amend the Municipal Code within 18 months after adopting The Ontario Plan, with provisions implementing the following GHG emission reduction concepts:<br>• Increase densities in urban core areas to support public transit, by, among other means:<br>○ Removing barriers to the development of accessory dwelling units in existing residential neighborhoods.<br>• Reduce required road width standards wherever feasible to calm traffic and encourage alternative modes of transportation. | City of Ontario Planning Department | Within 18 months of adopting The Ontario Plan | City of Ontario Planning Department | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Add bicycle facilities to city streets and public spaces, where feasible.<br>• Promote infill, mixed-use, and higher density development, and provide incentives to support the creation of affordable housing in mixed use zones.<br>• Plan for and create incentives for mixed-use development.<br>• Identify sites suitable for mixed-use development and establish appropriate site- specific standards to accommodate mixed uses which could include:<br>o Increasing allowable building height or allow height limit bonuses, in appropriate areas and where safe to do so.<br>o Allowing flexibility in applying development standards (such as FAR2 and lot coverage) based on the location, type, and size of the units, and the design of the development.<br>o Allowing reduced and shared parking based on the use mix, and availability of and proximity to public transit stops.<br>o Allowing for tandem parking, shared parking and off-site parking leases.<br>• Enable prototype mixed-use structures for use in neighborhood center zones that can be adapted to new uses over time with minimal internal remodeling.<br>• Identify and facilitate the inclusion of complementary land uses not already present in local zoning districts, such as supermarkets, parks and recreational fields, schools in neighborhoods, and residential uses in business districts, to reduce the vehicle miles traveled and promote bicycling and walking to these uses. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Revise zoning ordinance(s) to allow local-serving businesses, such as childcare centers, restaurants, banks, family medical offices, drug stores, and other similar services near employment centers to minimize midday vehicle use.<br>• Develop form-based community design standards to be applied to development projects and land use plans, for areas designated mixed-use.<br>• Implement a Housing Overlay Zone for residential properties at transit centers and along transit corridors. This may include average minimum residential densities of 25 units per acre within one quarter miles of transit centers; average minimum densities of 15 units per acre within one quarter mile of transit corridors; and minimum FAR of 0.5:1 for non- residential uses within a quarter mile of transit centers or corridors.<br>• Identify transit centers appropriate for mixed-use development, and promote transit-oriented, mixed-use development within these targeted areas, by:<br>o Providing maximum parking standards and flexible building height limitations.<br>o Providing density bonus programs.<br>o Establishing guidelines for private and public spaces for transit-oriented and mixed-use development.<br>o Discouraging auto-oriented development.<br>• Ensure new development is designed to make public transit a viable choice for residents, including:<br>o Locating medium to high density development near activity centers that can be served efficiently | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| by public transit and alternative transportation modes.<br>o Locating medium to high density development near streets served by public transit whenever feasible.<br>o Linking neighborhoods to bus stops by continuous sidewalks or pedestrian paths.<br>• Develop form-based community design standards to be applied to development projects and land use plans, for areas designated mixed-use.<br>• Create and preserve distinct, identifiable neighborhoods whose characteristics support pedestrian travel, especially within, but not limited to, mixed-use and transit-oriented development areas, by:<br>o Designing or maintaining neighborhoods where the neighborhood amenities can be reached in approximately five minutes of walking.<br>o Encouraging pedestrian-only streets and/or plazas within developments, and destinations that may be reached conveniently by public transportation, walking, or bicycling.<br>o Allowing flexible parking strategies in neighborhood activity centers to foster a pedestrian-oriented streetscape.<br>o Providing continuous sidewalks with shade trees and landscape strips to separate pedestrians from traffic.<br>o Encouraging neighborhood parks and recreational centers near concentrations of residential areas (preferably within one quarter | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| mile) and include pedestrian walkways and bicycle paths that encourage non- motorized travel.<br>• Ensure pedestrian access to activities and services, especially within, but not limited to, mixed-use and transit- oriented development areas, by:<br>o Ensuring new development that provides pedestrian connections in as many locations as possible to adjacent development, arterial streets, and thoroughfares.<br>o Ensuring a balanced mix of housing, workplaces, shopping, recreational opportunities, and institutional uses, including mixed-use structures.<br>o Locating schools in neighborhoods, within safe and easy walking distances of residences served.<br>o Encouraging new development in which primary entrances are pedestrian entrances, with automobile entrances and parking located to the rear.<br>o Supporting development where automobile access to buildings does not impede pedestrian access, by consolidating driveways between buildings or developing alley access.<br>o Utilizing street parking as a buffer between sidewalk pedestrian traffic and the automobile portion of the roadway.<br>o Prioritizing the physical development of pedestrian connectors for existing areas that do not meet established connectivity standards. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Mitigate climate change by decreasing heat gain from pavement and other hard surfaces associated with infrastructure.<br>• Reduce heat gain from pavement and other similar hardscaping, by:<br>o Including low-water landscaping in place of hardscaping around transportation infrastructure and in parking areas.<br>o Establishing standards that provide for pervious pavement options.<br>o Removing obstacles to natural, drought tolerant landscaping and low-water landscaping.<br>• Coordinate with appropriate agencies to create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car-sharing, bicycling and walking, including, but not limited to:<br>o Providing safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets.<br>• Upgrade and maintain the following transit system infrastructure to enhance public use, including:<br>o Ensuring transit stops and bus lanes are safe, convenient, clean and efficient.<br>o Ensuring transit stops have clearly marked street-level designation and are accessible.<br>o Ensuring transit stops are safe, sheltered, benches are clean, and lighting is adequate.<br>o Working with transit providers to place transit stations along transit corridors within mixed-use or | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| transit- oriented development areas at intervals appropriate for the mode of transit.<br>• Facilitate employment opportunities that minimize the need for private vehicle trips, by:<br>o Amending zoning ordinances and the Development Code to include live/work sites and satellite work centers in appropriate locations.<br>o Encouraging telecommuting options with new and existing employers, through project review and incentives, as appropriate.<br>• Establish standards for new development and redevelopment projects to support bicycle use, including:<br>o Amending the Development Code to include standards for pedestrian and bicyclist accommodations, including:<br>➢ Providing access for pedestrians and bicyclist to public transportation through construction of dedicated paths, where feasible.<br>o Requiring new development and redevelopment projects to include bicycle facilities, as appropriate with the new land use, including:<br>➢ Where feasible, promote the construction of weatherproof bicycle facilities and at a minimum, provide bicycle racks or covered, secure parking near the building entrances.<br>• Establish a network of multi-use trails to facilitate direct off- street bicycle and pedestrian travel and will provide bike racks along these trails at secure, lighted locations. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Establish policies and programs to reduce onsite parking demand and promote ride-sharing and public transit at large events.<br>• Require new commercial and retail developments to provide prioritized parking for electric vehicles and vehicles using alternative fuels.<br>• Support and promote the use of low-and zero-emission vehicles (NEV), by:<br>o Encouraging the necessary infrastructure to facilitate the use of zero- emission vehicles and clean alternative fuels, such as electric vehicle charging facilities and conveniently located alternative fueling stations.<br>o Encouraging new construction to include vehicle access to properly wired outdoor receptacles to accommodate ZEV and/or plug in electric hybrids (PHEV).<br>o Encouraging transportation fleet standards to achieve the lowest emissions possible, using a mix of alternate fuels, PZEV or better fleet mixes.<br>o Establishing incentives, as appropriate, to taxicab owners to use alternative fuel or gas-electric hybrid vehicles.<br>• Establish green building requirements and standards for new development and redevelopment projects, and work to provide incentives for green building practices and remove barriers that impede their use.<br>• Allow increased height limits and/or flexibility in other standards for projects that incorporate energy efficient green building practices where not prohibited by ALUCP/FAA. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Identify and remove regulatory or procedural barriers to implementing green building practices within its jurisdiction, such as updating codes, guidelines, and zoning, and ensure that all plan review and building inspection staff are trained in green building materials, practices, and techniques.<br>• Support the use of green building practices by:<br>o Establishing guidelines for green building practices in residential and commercial development.<br>o Providing incentives, which may include reduction in development fees, administrative fees, and/or expedited permit processing for projects that use green building practices.<br>• Adopt energy efficiency performance standards for buildings that achieve a greater reduction in energy and water use than otherwise required by current state law, including:<br>o Standards for the installation of "cool roofs".<br>o Standards for improved overall efficiency of lighting systems.<br>o Requirements for the use of Energy Star appliances and fixtures in discretionary new development.<br>o Requirements for new residential lots and/or structures to be arranged and oriented to maximize effective use of passive solar energy.<br>• Require that affordable housing development incorporate energy efficient design and features to the maximum extent feasible. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Identify possible sites for production of renewable energy (such as solar, wind, small hydro, and biogas).<br>• Identify and remove or otherwise address barriers to renewable energy production, including:<br>  o Reviewing and revising building and development codes, design guidelines, and zoning ordinances to remove renewable energy production barriers.<br>  o Working with related agencies, such as fire, water, health and others that may have policies or requirements that adversely impact the development or use of renewable energy technologies.<br>  o Developing protocols for safe storage of renewable and alternative energy products with the potential to leak, ignite or explode, such as biodiesel, hydrogen, and/or compressed air.<br>• Allow renewable energy projects in areas zoned for open space, where consistent with the Land Use element, and other uses and values.<br>• Promote and encourage renewable energy generation, and co-generation projects where feasible and appropriate.<br>• Require that, where feasible, all new buildings be constructed to allow for easy, cost-effective installation of solar energy systems in the future, using such “solar-ready” features as:<br>  o Optimal roof orientation (between 20 to 55 degrees from the horizontal), with sufficient south-sloped roof surface, where such buildings architecture and construction are designed for sloped roofs. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| ○ Clear access without obstructions (chimneys, heating and plumbing vents, etc.) on the south sloped roof.<br>○ Roof framing that will support the addition of solar panels.<br>○ Installation of electrical conduit to accept solar electric system wiring.<br>○ Installation of plumbing to support a solar hot water system and provision of space for a solar hot water storage tank.<br>• Require that any building constructed in whole or in part with City funds incorporate passive solar design features, such as daylighting and passive solar heating, where feasible.<br>• Prepare and implement a comprehensive plan to improve energy efficiency of municipal facilities, including:<br>○ Conducting energy audits.<br>○ Retrofitting municipal facilities for energy efficiency where feasible and when remodeling or replacing components, including increased insulation, installing green or reflective roofs and low-emissive window glass.<br>○ Implementing an energy tracking and management system for its municipal facilities.<br>○ Installing energy-efficient exit signs, street signs, and traffic lighting, subject to life/safety considerations.<br>○ Installing energy-efficient lighting retrofits and occupancy sensors, and institute a "lights out at night" policy, subject to life/safety considerations. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| ○ Retrofitting heating and cooling systems to optimize efficiency (e.g., replace chillers, boilers, fans, pumps, belts, etc.).<br>○ Installing Energy Star® appliances and energy-efficient vending machines.<br>○ Improving water use efficiency, including a schedule to replace or retrofit system components with high- efficiency units (i.e., ultra-low-flow toilets, fixtures, etc.).<br>○ Installing irrigation control systems maximizing water use efficiency and minimizing off- peak use.<br>○ Adopting an accelerated replacement schedule for energy inefficient systems and components.<br>• Require that any newly constructed, purchased, or leased municipal space meet minimum standards, such as:<br>○ The Energy Star® New Homes Program established by U.S. EPA.<br>○ The incorporation of passive solar design features in new buildings, including daylighting and passive solar heating.<br>• Reduce per capita water consumption consistent with state law by 2020.<br>• Establish a water conservation plan that may include such policies and actions as:<br>○ Maintaining and refining the City's tiered rate structure for water use.<br>○ Establishing restrictions on time of use for landscape watering, or other demand management strategies. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
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| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| ○ Establishing performance standards for irrigation equipment and water fixtures, consistent with State Law.<br>• The City will establish programs and policies to increase the use of recycled water, including:<br>○ Promoting the use of recycled water for agricultural, industrial, and irrigation purposes, including grey water systems for residential irrigation.<br>• Ensure that building standards and permit approval processes promote and support water conservation, by:<br>○ Establishing building design guidelines and criteria to promote water-efficient building design, including minimizing the amount of non-roof impervious surfaces around the building(s).<br>○ Establishing menus and check-lists for developers and contractors to ensure water-efficient infrastructure and technology are used in new construction, including low- flow toilets and shower heads, moisture-sensing irrigation, and other such advances.<br>• Install water-efficient landscapes and irrigation, including:<br>○ Requiring planting drought-tolerant and native species and covering exposed dirt with moisture-retaining mulch or other materials such as decomposed granite.<br>○ Requiring the installation of water-efficient irrigation systems and devices, including advanced technology such as moisture-sensing irrigation controls. | | | | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| | ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
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| | • Promote the planting of shade trees and establish shade tree guidelines and specifications, including:<br>  ○ Establishing guidelines for tree planting based on the land use (residential, commercial, parking lots, etc.).<br>  ○ Establishing guidelines for tree types based on species size, branching patterns, whether deciduous or evergreen, whether roots are invasive, etc.<br>  ○ Establishing tree guidelines for placement, including distance from structures, density of planting, and orientation relative to structures and the sun.<br>• Develop an Urban Forestry Program to consolidate policies and ordinances regarding tree planting, maintenance, and removal, including:<br>  ○ Establishing guidelines for tree planting, including criteria for selecting deciduous or evergreen trees low-VOC- producing trees, and emphasizing the use of drought- tolerant native trees and vegetation. | | | | |
| **6-4** | Measures listed in Mitigation Measure 6-2 and 6-3 shall be considered by the City while reviewing all new development, as appropriate, between the time of adoption of The Ontario Plan and adoption of the Climate Action Plan (CAP). | City of Ontario Planning Department | Prior to adoption of the Climate Action Plan | City of Ontario Planning Department | |
| **6-5** | Pursuant to a goal of overall consistency with the Sustainable Communities Strategies, the City of Ontario shall evaluate new development for consistency with the development pattern set forth in the Sustainable Communities Strategies plan, upon adoption of the plan by the Southern California Association of Governments. | City of Ontario Planning Department | Prior to individual project approvals | City of Ontario Planning Department | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| | ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
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| **6-6** | The City of Ontario shall participate in the County of San Bernardino's Green Valley Initiative. | City of Ontario Planning Department | Prior to individual project approvals | City of Ontario Planning Department | |
| **5.12 NOISE** | | | | | |
| **12-1** | Prior to the issuance of building permits for any project that involves a noise-sensitive use within the 65 dBA CNEL contour along major roadways, freeways, railroads, or the Los Angeles/Ontario International Airport, the project property owner/developers shall retain an acoustical 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 (Title 24 and 21 of the California Code of Regulations). | City of Ontario Planning/Building Department in coordination with the Landowner/Project Applicant | Prior to individual project approvals | City of Ontario Planning/Building Department | |
| **12-2** | Individual projects that involve vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, occurring near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the Federal Transit Administration vibration-annoyance criteria of 78 VdB during the daytime), additional requirements, such as use of less vibration intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver). | City of Ontario Planning/Building/MUA Department in coordination with the Landowner/Project Applicant's construction contractor | During construction | City of Ontario Building/MUA Department | |
| **12-3** | Prior to the issuance of building permits for any project that involves a vibration-sensitive use directly adjacent to the Union Pacific Railroad or Southern California Regional Rail Authority main lines shall retain an acoustical engineer to evaluate potential for trains to create perceptible levels of | City of Ontario Planning/Building Department with collaboration with the Landowner/Project | Prior to individual project approvals | City of Ontario Building Department | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| | ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|---|
| | vibration indoors. If vibration- related impacts are found, mitigation measures, such as use of concrete, iron, or 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, 84 VdB for office uses, and 90 VdB for workshops. | Applicant | | | |
| **12-4** | Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures such as installation of temporary sound barriers for adjacent construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with mufflers, and reducing non-essential idling of construction equipment to no more than five minutes shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible. | City of Ontario Building/Planning/MUA Department in coordination with the Landowner/Project Applicant's construction contractor | During construction | City of Ontario Building/Planning/MUA Department | |
| **5.16 TRANSPORTATION AND CIRCULATION** | | | | | |
| **16-1** | The Mobility Element of the Ontario Plan shall be consistent with the traffic study prepared by Kimley-Horn and Associates in 2009. Table 5.16-6 in Section 5.16, *Transportation and Traffic,* shows the recommended lane geometry for the Proposed Land Use Plan. | City of Ontario Engineering/Planning Department | Ongoing | City of Ontario Engineering/Planning Department | |
| **5.17 UTILITIES AND SERVICE SYSTEMS** | | | | | |
| **17-1** | The City shall include a policy in the Policy Plan that requires water conservation measures for development projects to improve water use efficiency and reduce overall water demand. Reduce potable water demand, through conservation measures, including but not limited to: | City of Ontario Planning/MUA Department | Ongoing | City of Ontario Planning/MUA/Engineering Department | |

| ***Table 3-1***<br>***Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Work cooperatively with all developers to incorporate conservation measures into project designs (such as those recommended by the California Urban Water Conservation Council).<br>• Continue to develop and implement drought contingency plans to assist citizens and businesses reduce water use during water shortages and emergencies.<br>• Revise the City Code to include a Water-Efficient Landscape Ordinance to encourage or, as appropriate, require the use of water-efficient landscaping consistent with AB 1881. | | | | |
| **17-2** The City shall include a policy in the Policy Plan that maximizes the use of recycled water as an irrigation (nonpotable) source for landscaping, parks, and other irrigation opportunities in all areas of the City and requires use of recycled water in dual-system office and industrial uses in selected urban areas of the City, where available and feasible. | City of Ontario Planning Department in coordination with City of Ontario MUA/Engineering Department | Ongoing | City of Ontario Planning/MUA/Engineering Department | |
| **17-3** The City shall include a policy in the Policy Plan that the City participate through the Chino Basin Water Master and the Inland Empire Utilities Agency in regional efforts to develop finding additional sources of water for groundwater recharge, such as capture of stormwater runoff, recycled water, or other sources to ensure that the Chino Basin stays in long-term hydraulic balance and sustainability and that adequate additional local water sources would be available to increase the flexibility of the City's water supply. | City of Ontario Planning Department in coordination with City of Ontario MUA/Engineering Department | Ongoing | City of Ontario Planning/MUA/Engineering Department | |

RESOLUTION NO. PC21-034

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE FILE NO. PUD21-001, AN AMENDMENT TO THE EMPORIA FAMILY HOUSING PLANNED UNIT DEVELOPMENT (”PUD”), AMENDING CERTAIN PROVISIONS TO: [1] EXPAND THE PROJECT BOUNDARY AREA FROM APPROXIMATELY 2.80-ACRES OF LAND TO 4.95-ACRES OF LAND; [2] ESTABLISH MINIMUM BUILDING SETBACKS FROM PALM AVENUE AND TRANSIT STREET RIGHTS-OF-WAY; [3] MODIFY MINIMUM PARKING REQUIREMENTS; [4] ALLOW ON-STREET LOADING; [5] UPDATE THE PLANTING PALETTE; AND [6] MAKE VARIOUS REVISIONS NECESSARY TO THE INTERNAL CONSISTENCY OF THE PUD, AND MAKING FINDINGS IN SUPPORT THEREOF — APNS: 1049-051-04, 1049-054-02, 1049-054-03, 1049-054-04, 1049-054-06, 1049-059-06, AND1049-059-07

WHEREAS, The Related Companies of California, LLC, (hereinafter referred to as "Applicant") has initiated a request for the approval of an amendment to the Emporia Family Housing Planned Unit Development, File No. PUD21-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, in June 2017, the City Council adopted Ordinance No. 3075 approving the Emporia Family Housing Planned Unit Development (“PUD”), which governs land use and development within a two-block area within the downtown, bordered by Holt Boulevard on the north, Emporia Street on the south, Vine Avenue on the west, and Fern Avenue on the east; and

WHEREAS, the Project site land uses include a 75-unit multiple-family apartment complex, two historic commercial buildings, and vacant land; and

WHEREAS, the surrounding properties are located within the MU-1 (Mixed Use Downtown) zoning districts and land uses are characterized by a mixture of legal nonconforming residential uses, residential, light industrial, and commercial uses; and

WHEREAS, the PUD Amendment primarily applies to establishing development standards for a one-block area bordered Transit Street on the north, Emporia Street on the south, Fern Avenue on the west, and Palm Avenue on the east, and 2 lots located on the south side of Emporia Street; and

WHEREAS, the PUD Amendment will expand the project boundary area from approximately 2.80 acres of land to 4.95 acres of land, establish minimum building setbacks from Palm Avenue and Transit Street rights-of-way, modify minimum parking requirements, allow on-street loading, and update the planting palette. Other minor

revisions proposed are intended to clarify or update standards which reflect applicable Development Code standards and overall industry best practices; and

WHEREAS, the Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001 (hereinafter referred to as “Certified EIR”), in which development and use of the Project site was discussed; and

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

WHEREAS, the environmental impacts of this project were thoroughly analyzed in the EIR Addendum, which concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified EIR, and that the Certified EIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an EIR Addendum has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and 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 (hereinafter referred to as "ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

WHEREAS, as the first action on the Project, on May 25, 2021, the Planning Commission issued a Resolution recommending the City Council adopt the EIR Addendum, finding that the proposed Project introduces no new significant environmental impacts and applying all previously adopted mitigation measures to the Project, which were incorporated by reference; and

WHEREAS, on May 25, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The environmental impacts of the Project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001; and

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

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

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

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

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

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

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

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

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

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

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

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

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 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, and the Project exceeds the 31-dwelling units and density of 25.1 dwelling units per acre as specified in the Available Land Inventory.

SECTION 4: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending 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 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 Project is consistent with Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. Section 1.1, The Ontario Plan Objectives of the PUD, describes the manner in which the PUD complies with the Policy Plan goals and policies.

(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 Ontario Plan Environmental Impact Report includes safeguards and impose certain mitigation measures to ensure that development within the PUD boundary area would not be detrimental to public interest, health, safety, or general welfare of the City.

(3) ***In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The PUD area is situated in Ontario's downtown and is adjacent to residential and commercial land uses and development. The surrounding development supports the objective of the PUD to further commercial and residential mixed-use development. The Project will not affect the harmonious relationship with adjacent properties and land use.

(4) ***In the case of an application affecting specific property(ies), the subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** In preparing the proposed PUD Amendment, a thorough review and analysis of the proposed Project and the subject site's physical suitability for the 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. Based upon this review and analysis, the subject site has been deemed physically suitable, including but not limited to parcel size, shape, access, and availability of utilities, for the proposed PUD Amendment and the proposed development.

(5) ***The proposed PUD is superior to that which could be obtained through the application of the Development Code.*** The PUD Amendment will (a) expand the

Project area an additional 2.15 acres, from approximately 2.80-acres of land to 4.95-acres of land; (b) establish minimum building setbacks from Palm Avenue and Transit Street rights-of-way; (c) modify minimum parking requirements; (d) allow on-street loading, and (e) update the PUD's planting palette. These changes to the PUD will facilitate the development of Emporia Family Housing – Phase 2, consisting of 50 affordable multiple-family dwellings, related parking facilities and private and common open space areas. Additionally, the PUD Amendment will allow for the construction of additional recreation amenities that are available to all residents within the Emporia Family Housing Project (Phases 1 and 2). The proposed PUD Amendment will allow for subsequent development that is superior to that which could be obtained through the application of the Development Code by itself.

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 APPROVE the herein described Amendment to the Emporia Family Housing Planned Unit Development, File No. PUD21-001, as depicted in Attachment A of this resolution and incorporated herein by this reference.

SECTION 7: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 9: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 25th day of May 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-034, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on May 25, 2021, by the following roll call vote, to wit:

AYES: DeDiemar, Gage, Gregorek, Lampkin, Ricci, Willoughby

NOES: None

ABSENT: None

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

# ATTACHMENT A:

# File No. PUD21-001, Emporia Family Housing Planned Unit Development- Draft Amendment

# Related Emporia
# Planned Unit Development

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# 1 – Introduction

This document has been prepared to establish development regulations for the Emporia Ontario Family Project site located in the City of Ontario. The overall project site is approximately 4.62 net acres. Emporia I is comprised of ~~project site is~~ approximately 2.81 net acres and Emporia II is approximately 2.15 net acres in size. The project site is ~~containing~~ contained ~~a~~ within a ~~two~~ three block area that is generally bounded by Holt Boulevard and Transit Street to the north, Emporia Street to the south, ~~Fern~~ Palm Avenue to the east and Vine Avenue to the west and includes 2 lots bound by Emporia Street and the railroad right-of-way. ~~.~~ Additionally, this site is bisected east/west by Transit Street and bisected north/south by Fern Avenue (see Exhibit 1-1: Project Location Map).

The project site is located within the Ontario Plan Downtown Mixed-Use District which requires the establishment of a Planned Unit Development (PUD) prior to development. The PUD fulfills the requirements of a Downtown Mixed-Use District Planned Unit Development ("PUD"), as set forth in Ontario Development Code Section 4.01.030 (Planned Unit Developments ("PUD"). Upon approval, this PUD will establish the land use and development standards for the project site. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply to this PUD.

City staff and private developers will rely upon this PUD to determine whether precise plans for development ("Development Plans") will adequately meet the City's land use and design objectives for this key part of Downtown Ontario. These objectives have been defined over the last 20+ years in the Redevelopment Plan for the Center City Redevelopment Project (1983) and The Ontario Plan (2010) and are summarized in the proceeding chapters.

**Exhibit 1-1: Project Location Map**

Not to Scale

Not to Scale

# 2 – Objectives

## 2.1 – The Ontario Plan 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 to 75 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:

- Create "an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere;
- Ensure the historic character is enhanced; and
- Concentrate the most intensive uses along Euclid and Holt Avenues.

The Ontario Plan goals and policies furthered by this Planned Unit Development are as follows:

### 2.1.1 – Land Use Element Goals & Policies

- 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.

### 2.1.2 – Community Design Element Goals & Policies

- 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.
- 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.

- CD2-5 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.
- 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.

- 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. (Link to Bicycle and Pedestrians Section of the Mobility Element and Policies M2-3 and M2-4)
- CD4 Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.

## 2.1.3 – Housing Element Goals & Policies

- H2 Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.
  - H2-1 Corridor Housing. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.
  - H2-2 Historic Downtown. We foster a vibrant historic downtown through facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.
  - H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.
  - H2-6 Infill Development. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.
- H4 Increased opportunities for low and moderate income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities
  - H4-3 Rental Assistance. We support the provision of rental assistance for individuals and families earning extremely low, very low, and low income with funding from the state and federal government.

- 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.

### 2.1.4 – Community Economics Element Goals & Policies

- 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.

## 2.2 – Center City Redevelopment Plan Objectives

The Center City Redevelopment Plan was established to provide a framework and process to guide the development of projects within the study area of the Redevelopment Plan. The following objectives have been identified from the Redevelopment Plan as pertaining to the Planned Unit Development:

- Create a healthy and exciting urban variety, the ability to work, live, shop and play within a small area, combine daytime and nighttime use, and conserve energy and resources through mixed-use land development;
- Create an attractive and pleasant environment in the Project Area through the use of proper design, open space, and other amenities to enhance the aesthetic quality;
- Encourage and facilitate medium and high-density development, including, but not limited to, condominiums, townhouses, apartments and similar compatible uses.
- Maximize the housing opportunities of the residential areas; and
- Provide improvements necessary for the elimination of blight and to provide for the orderly development of the commercial industrial and residential areas included in the redevelopment project area.

## 2.3 – Related Emporia Project Objectives

This Planned Unit Development provides guidelines of development for the project area. The objectives below have been established to provide a general framework for establishing development standards to ensure proper development of the project area.

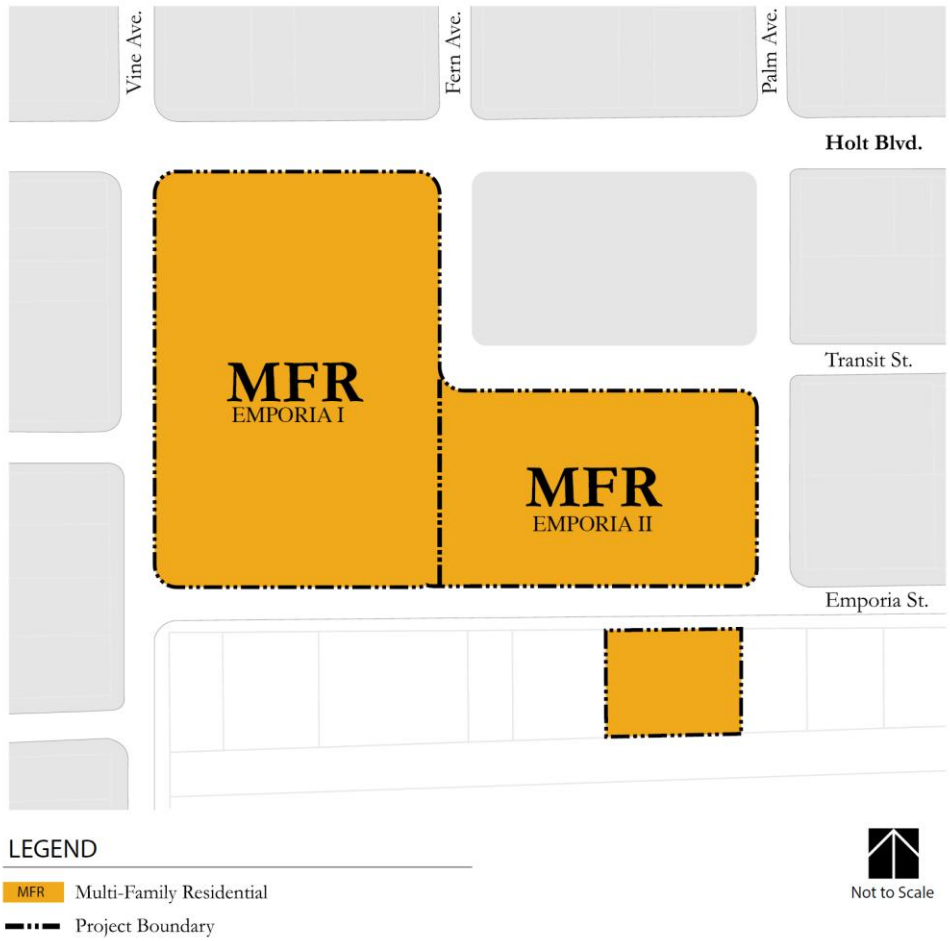
- Develop high quality, affordable rental housing;
- Establish appropriate relationships among new residential neighborhoods as well as with existing adjacent land use; and
- Provide new housing designed for families with children.

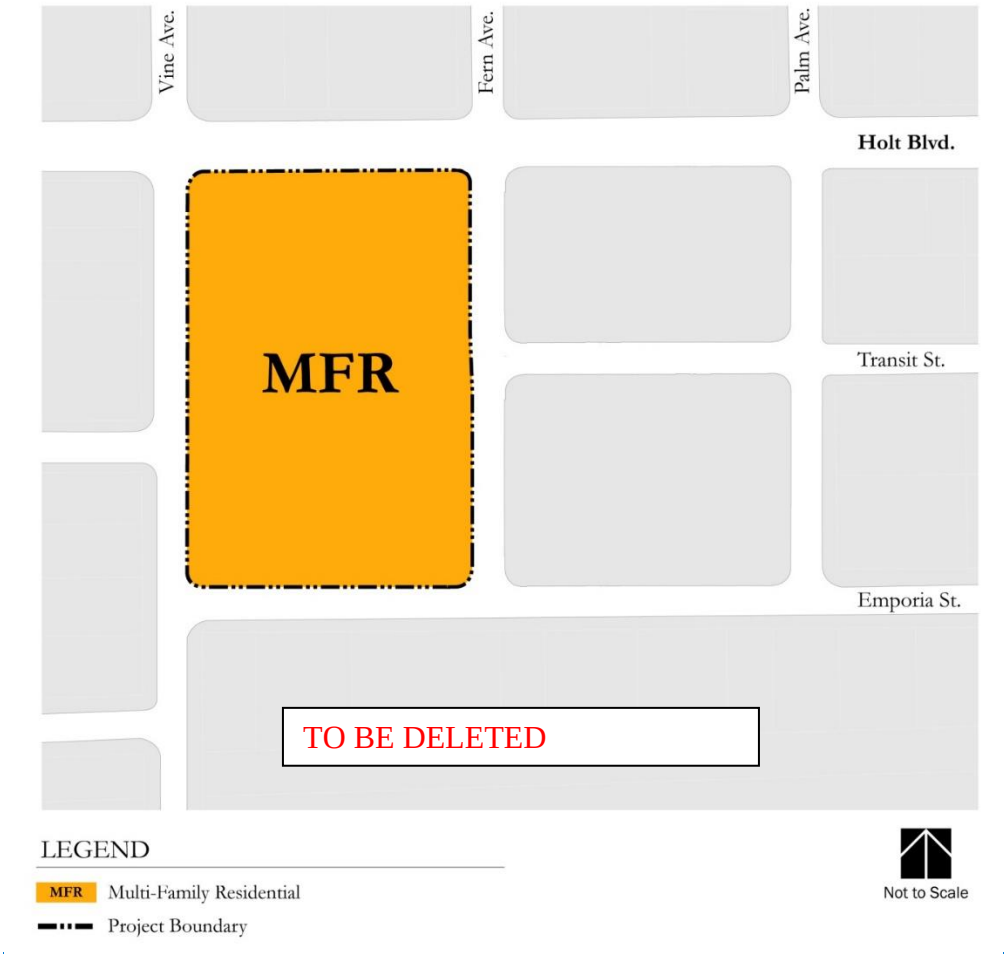
# 3 – Allowable Uses

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 dwellings units per acre. Development projects within~~g~~ 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 U~~u~~se 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 will be developed with high quality, attached housing units, with either two or three levels. The buildings will be a combination of podium-style stacked flat units, with parking beneath, ~~and~~ townhome style units, with first floor garage access, two and three story walk-ups with stacked flat units.

## 3.2 – Permitted Use Table/List

The permitted uses within the Related Emporia PUD include the following:

- Multiple-family (Affordable Low-Income) dwelling;
- Recreation facilities ancillary to multiple-family residential development projects, for use by residents and their guests, including but not limited to pool, spas, tennis courts, clubhouse or recreation building, playgrounds or tot lots, and other similar amenities appropriate to serve the project;
- Temporary Uses (As permitted within the residential districts of the City of Ontario Development Code subject to an Administrative Permit);

- Leasing/Administrative Office (for on-site property and facilities management only);
- Motor vehicle parking ancillary to a multiple-family residential development project; and
- Other land use compatible with multiple-family residential development projects, as determined appropriate by the Zoning Administrator.

Uses may be prohibited through rental contracts/agreements as provided by the project management, unless prohibited by Federal, State, or local laws.

# 4 – Development Regulations

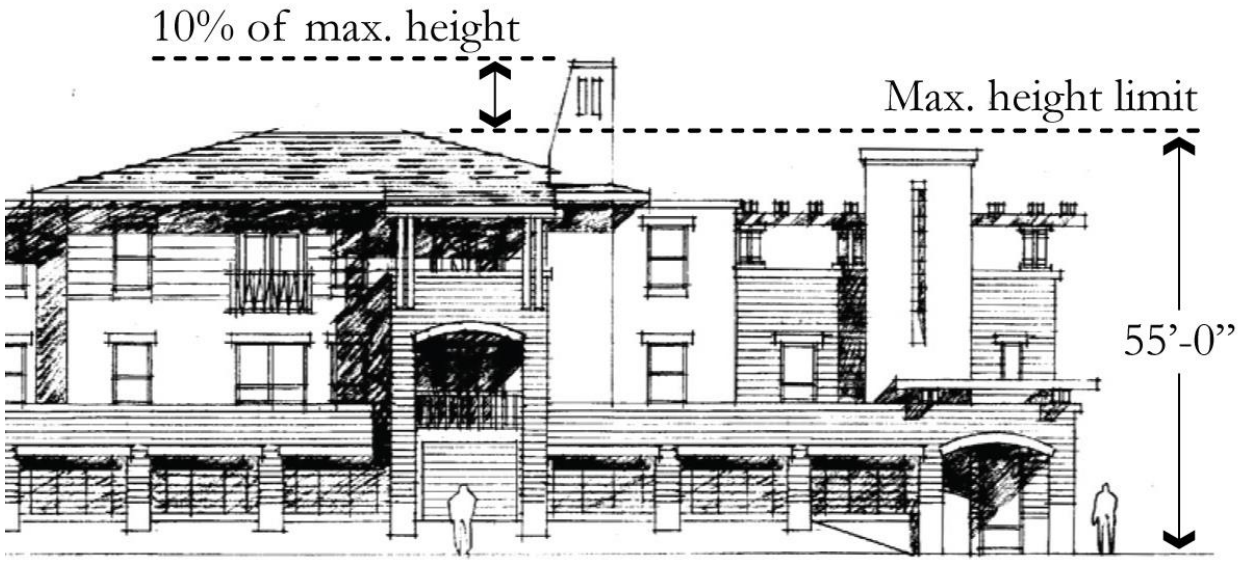
## 4.1 – Residential Density

The residential density shall range from 25.1 dwelling units per acre to a maximum of 75.0 dwelling units per acre.

## 4.2 – Building Height

No structure shall exceed 55 feet 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. 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 4-1: Height Diagram**



# 4.3 – Setbacks

Building setbacks shall be as set forth in Table 4-1: (Minimum Building Setbacks), and shall comply with Exhibit 4-2 (Setback Diagram).

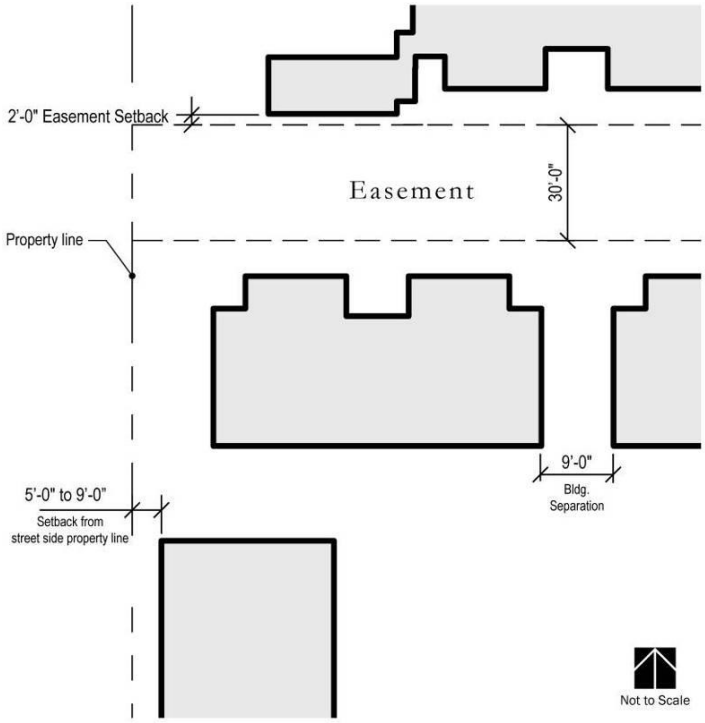
**Table 4-1: Minimum Building Setbacks**

| Setback | Distance |
|---|---|
| Street Setback | |
| Holt | 9 feet |
| Emporia | 5 feet |
| Vine | 5 feet |
| Fern | 5 feet |
| Palm | 5 feet |
| Transit | 5 feet |
| Easement Setback** | 2 feet |
| Building Separation | 9 feet |

** 30 foot wide storm drain easement located along vacated Transit Street

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 Engineer.

## Exhibit 4-2: Setback Diagram

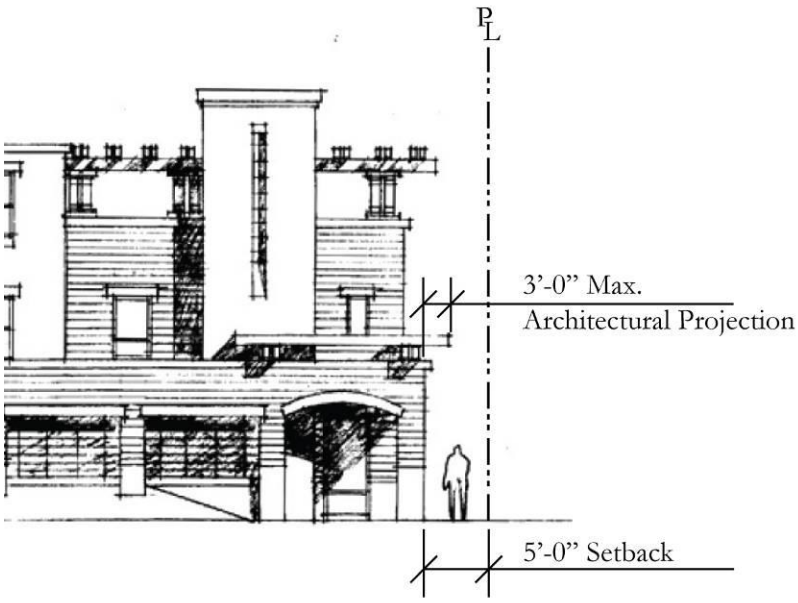



## Table 4-2: Maximum Encroachments into Building Setbacks

| Projection | Encroachment |
|---|---|
| Architectural Features** | 3 feet |
| Patios** | 3 feet |
| Balconies/Decks** | 3 feet |
| Porches** | 3 feet |

** No projection may encroach into the storm drain easement

**Exhibit 4-3: Projection Diagram**




# 4.4 – Open Space

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 setback areas are not counted towards common open space requirements.

## 4.4.1 – Private Open Space

Private open space shall be provided for all two and three-bedroom ~~each~~ residential units and one-bedroom ground units fronting Holt Avenue and Vine Street 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.

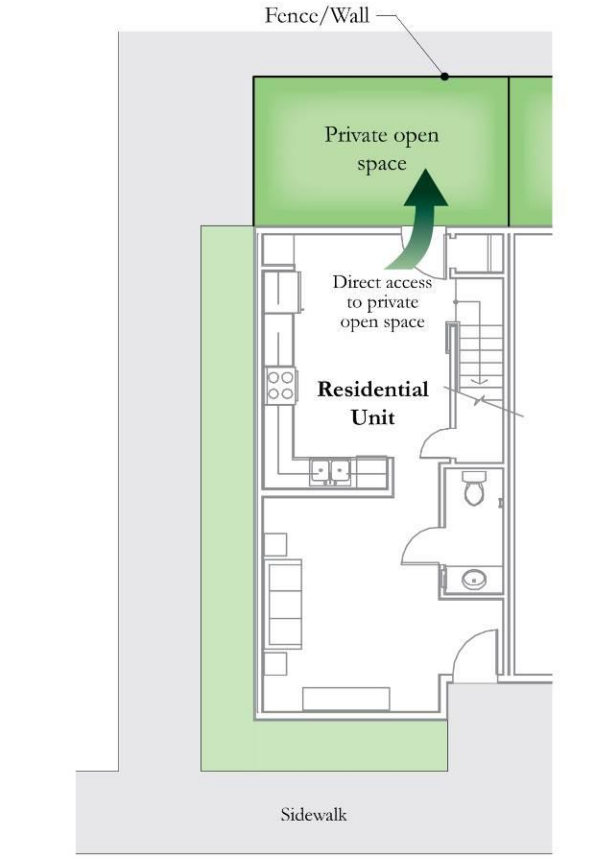
Private open space shall be provided for every residential unit and shall have direct access from the residential unit. Each residential unit shall have a minimum size of private open space as defined in Table 4-3 (Private Open Space). The space may be provided in multiple areas (e.g. two balconies, 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.

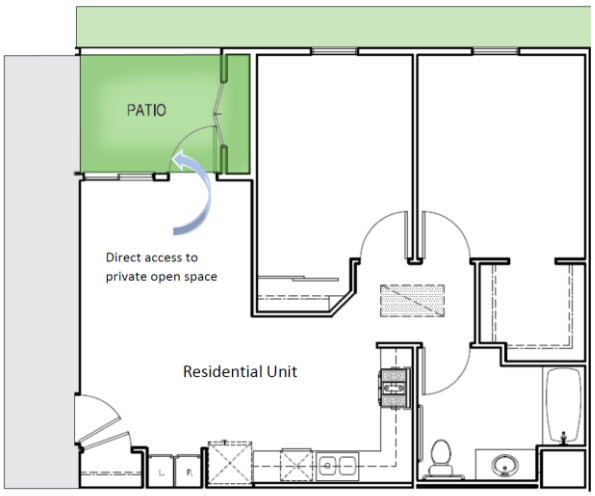
## Table 4-3: Private Open Space

| Number of Bedrooms | Open Space (SF) |
|---|---|
| 1 | 0** |
| 2 | 50 |
| 3 | 100 |
| 4 | 160 |

~~**20 square feet for one bedroom units with balconies fronting on to Holt Boulevard, and 50 square feet for one bedroom units fronting on to Vine Avenue.~~

## Exhibit 4-4: Private Open Space




## 4.4.2 – Common Open Space

Common open space shall be provided to allow for passive and active types of recreation, along with site landscaping 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 the following: ~~(1) parking lots; (2)walkays along or between buildings; (3) parking lots landscaping; (4) street setback areas; and (5) areas not intended for active or passive recreation~~

- Parking lots;
- Walkways along or between buildings;
- Parking lot landscaping;
- Street side setback areas; and
- Other areas not intended for active or passive recreation.

## Exhibit 4-5: Common Open Space

## 4.4.3 – Recreational Facilities

Access to recreational facilities is important in a multi-family residential project as they provide needed facilities for the residents of the community. These facilities shall be centrally located on the site to minimize the distance of these facilities to all residential units within the project. 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 play ground or one clubhouse, one pool, and one tot lot, etc.). Recreational facilities can be indoor or outdoor and may include the following:

- Clubhouse;

- Teen Area; This area will be open between 6:00am and 10:00pm on a daily basis. The area will be designed with chairs and seating. Security lighting in this area will also add an additional safety factor.
- Pools;
- Community Building;
- Playground or tot lot; and
- Other indoor or outdoor recreation deemed appropriate by the City.

All recreational uses shall be for the exclusive use of the on-site residents and their guests.

# 4.5 – Parking Supply and Demand

## 4.5.1 – On-Site Parking Requirements

The number of parking spaces provide is based upon number of bedrooms contained within each dwelling unit, and is subject to the following requirements:

- All required resident parking shall be provided on-site;
- Each unit shall have at least one reserved parking space that is clearly marked;
- Reserved parking spaces shall be located within 150 200 feet of the dwelling it serves;
- At least one covered parking space shall be provided for each unit in Emporia I. This can be achieved through use of garages, carports, or tuck-under parking;
- Covered parking spaces provided through use of garages, carports, and tuck under parking are encouraged.
- Resident's assigned parking space(s) shall be used for the storage of the occupant's operable automobile(s), only;
- Tandem parking is prohibited;
- Tandem parking spaces shall be assigned to the same unit and may not be used as guest parking
- Required guest parking spaces shall be provide the necessary parking for the project leasing office. No separate parking is required for the leasing office; and
- Each dwelling unit is intended for occupancy by one family, regardless of bedroom size(s) provide. Paring for dwellings shall be provided on-site, pursuant to the requirements of Table 4-4 (Minimum Parking Requirements), below, except that guest parking may be provided on-street, pursuant to Section 4.5.2 (On-Street Guest Parking Requirements) of this PUD.

## Table 4-4: Minimum Parking Requirements

| Use | Parking Spaces |
|---|---|
| Multiple Family Dwellings<br>One Bedroom Unit | ~~1.75~~ 1 space~~s~~ per dwelling ~~(at least one space shall be in a garage or carport)~~ |
| Two ~~or more~~ Bedroom Unit | ~~2.0~~ 1.65 spaces per dwelling ~~(at least one space shall be in a garage or carport)~~ |
| Three Bedroom Unit | 2 spaces per dwelling |
| Guest Parking | 1 space per 5 dwellings |

### 4.5.2 – On-Street Guest Parking Requirements

On-street parking may be utilized to satisfy guest-parking requirements subject to the following:

- On-street parking may be used to satisfy guest parking requirements only, and shall not be used for required resident parking;
- On-street parking shall only be counted along the streets surrounding the project site on the side of the street adjoining the property, excluding Holt Boulevard and any other areas deemed necessary by the City Engineer, for corner sight distance as shown in Exhibit 4-6 (On-Street Parking Locations Map)
- All on-street parking locations shall be subject to approval by the City Engineer; and
- On-street parallel parking spaces shall be calculated by the length of unobstructed curb adjacent to the project site.

## Exhibit 4-6: Off-Site Parking Locations

TO BE DELETED

LEGEND

On-Street Parking Locations

Estimated Corner Site Distances

Not to Scale

**Note:** Proper clearance shall be maintained around fire hydrants. Fire hydrant clearance may impact availability to provide on-street parking.

**Note:** Proper clearance shall be maintained around fire hydrants. Fire hydrant clearance may impact availability to provide on-street parking.

## 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.

# 4.6 – Vehicular Access

Vehicular access to the site from Holt Boulevard is prohibited. All points of access shall be approved by the City.

# 4.7 – Service Facilities

- Loading/unloading for residential uses and trash pickup service shall be limited to a designated street curb staging location consistent with an approved Solid Waste Handling Plan.~~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 consisted 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 provide 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.
- 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 a minimum of 10 feet from the interior project boundary/property line.
- 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 wide planter, and shall be screened with landscaping on all exposed sides, excluding the side with bin access gates.
- All service facilities shall be screened in accordance with the Section 4.9 (Screening) of this Planned Unit Development.

# 4.8 – Landscaping

## 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 any other laws and regulations related to planting materials.

All trees which are to remain on-site shall be properly protected in place during construction to ensure tree health is preserved.

Tree plantings along the Transit 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:

**Table 4-5: Planting Palette**

| Botanical Name | Common Name | Size | Comments |
|---|---|---|---|
| **Trees** | | | |
| **Vine Street** | | | |
| ~~Cedrus deodara~~ | | ~~Existing~~ | ~~Preserve in Place~~ |
| ~~Lagerstroemia indica 'Watermelon Red'~~ | ~~Crape Myrtle~~ | ~~24" Box~~ | ~~Matching Standards~~ |
| Washingtonia filifera | California Fan | ~~18 FT BT~~Existing | Preserve in Place ~~Skinned Trunk~~ |
| Ginko Biloba | Maiden Hair Tree | Existing | Preserve in Place |
| **Palm Street** | | | |
| Washingtonia filifera | California Fan | Existing | Preserve in Place |
| Koelreuteria paniculata | Goldenrain Tree | 24" Box | Matching Standards |

| | | | |
|---|---|---|---|
| **Transit Street** | | | |
| Chilopsis linearis "Bubba" | Bubba Desert willow | 24" Box | Matching Standard |
| **Emporia Street** | | | |
| Washingtonia filifera | California Fan Palm | Existing | Preserve in Place |
| Grevillea robusta | Silk Oak | ~~Existing~~24" box | ~~Preserve in Place~~Matching Standards |
| ~~Oak~~ | | ~~Existing~~ | ~~Preserve in Place~~ |
| ~~Grevillea robusta~~ | ~~Silk Oak~~ | ~~24" Box~~ | ~~Matching Standards~~ |
| Washingtonia filifera | California Fan | 18 FT BT | Skinned Trunk |
| **Fern Avenue** | | | |
| Cinnamomum camphora | Camphor Tree | ~~48" Box~~Existing | ~~Matching Standards~~Preserve in Place |
| Quercus agrifolia | Coast Live Oak | Existing | Preserve in Place |
| Quercus agrifolia | Coast Live Oak | 48" Box | Matching Standards |
| **Holt Boulevard** | | | |
| Frainus o. 'Raywood' | Raywood Ash | 24" Box | Matching Standards |
| **Pedestrian Promenade** | | | |
| Lagerstroemia hybrid 'Tuscarora'~~Chitalpa tashkentensis~~ | ~~Chitalpa~~Crape Myrtle | ~~24" Box~~Existing | ~~Matching Standards~~Preserve in Place |
| ~~Magnolia grandiflora 'Samuel Sommer'~~Olea Europea 'Swan Hill' | ~~Samuel Sommer Southern Magnolia~~Swan Hill Fruitless Olive | ~~36" Box~~Existing | Preserve in Place~~Matching Standards~~ |
| Lagerstroemia hybrid 'Tuscarora' | Crape Myrtle | ~~36~~24" Box | Multi Branch |
| **Auto Court** | | | |
| ~~Quercus virginiana~~ | ~~Southern Live Oak~~ | ~~36" Box~~ | ~~Matching Standards~~ |
| ~~Platanus acerifolia 'Bloodgood'~~ | ~~London Plane Tree~~ | ~~36" Box~~ | ~~Matching Standards~~ |
| Quercus ilex | Holly Oak | 36" Box | Matching Standard |
| **Accent Trees** | | | |
| Cercidium 'Azt' (Thornless) | Hybrid Desert Museum | 48" Box | Multi Branch |
| Cupressus sempervirens | Tiny Towers Italian Cypress | 24" Box | Match Height |
| ~~Schinus molle~~ | ~~California Pepper~~ | ~~36" Box~~ | ~~Multi Branch~~ |
| ~~Tipuana tipu~~ | ~~Tipu Tree~~ | ~~48" Box~~ | ~~Matching Standards~~ |
| Olea europaea 'Swan Hill' | Swan Hill Olive | ~~48~~36" Box | Multi Branch |
| ~~Phoenix dactylifera~~ | ~~Date Palm~~ | ~~20 FT BT~~ | ~~Diamond Cut trunk~~ |

| | | | |
|---|---|---|---|
| Chilopsis 'Bubba | Bubba Desert Willow | 24" Box | Matching Standard |
| Cercis canadensis 'Mexican' | Mexican Redbud | 24" Box | Matching Standards |
| **Patio Areas** | | | |
| Langerstroemia indica "Natchez" | Crape Myrtle | 24" Box | Matching Standards |
| Prosopis chilensis | Chilean Mesquite | 24" Box | Matching Standards |
| Cercis canadensis "Mexicana"~~Pyrus calleryana 'Bradford'~~ | ~~Ornamental Pear~~Mexican Redbud | 24" Box | Matching Standards |
| **Building Perimeter** | | | |
| ~~Tristania conferta~~ | ~~Brisbane Box~~ | ~~15 Gallon~~ | ~~Matching Standards~~ |
| Pinus eldarica | Afhgan Pine | 15 Gallon | Matching Standards |
| Washingtonia ~~robusta~~filifera | ~~Mexican~~ California Fan Palm | 18 FT BT | Skinned Trunk |
| Tristania laurina | Water Gum | 24" Box | Standard |
| **Parking Lot** | | | |
| ~~Rhus lancea~~ | ~~African Sumac~~ | ~~24" Box~~ | ~~Matching Standards~~ |
| Quercus ilex | Holly Oak | 36" Box | Standard |
| Cercidium 'AZT' | Thornless Palo Verde | 48" Box | Standard |
| Cupressus S. 'Tiny Towers' | Tiny Towers Italian Cypress | 15 Gal | Match Height |
| **Vines** | | | |
| Parthenocissus tricuspidata | Boston Ivy | 1 Gallon/5 Gal Staked | ~~None~~Attach to Wall |
| Disticus buccinatoria | Blood Red Trumpet Vine | 1 Gallon/5 Gal Staked | ~~None~~Attach to Wall |
| ~~Jasminum polyanthum~~ | ~~Pink Jasmine~~ | ~~1 Gallon~~ | ~~None~~ |
| Gelsemim sempervirens~~Macfadyena unguis-cati~~ | ~~Cat's Claw "Yellow Trumpet Vine"~~Carolina Jassamine | 1 Gallon | ~~None~~Attach to Wall |
| Solanum jasminoides | Potato Vine | 5 Gal. Staked | Attach to Wall |
| **Shrubs** | | | |
| Laurus nobilis 'Saratogo' | Saratoga Laurel | 5 Gal. | None |
| Westringia 'Morning Light' | Dwarf Coast Rosemary | 5 Gal. | None |
| Ligustrium J. 'Texanum' | Texas Privet | 5 Gal. | None |
| Ilex vomitoria 'Strokes' | Stokes Dwarf Holly | 5 Gal. | None |
| Trachelospermum jasminoides | Star Jasmin | 1 Gal. | None |
| Dietes bicolor | Yellow Morea | 5 Gal. | None |

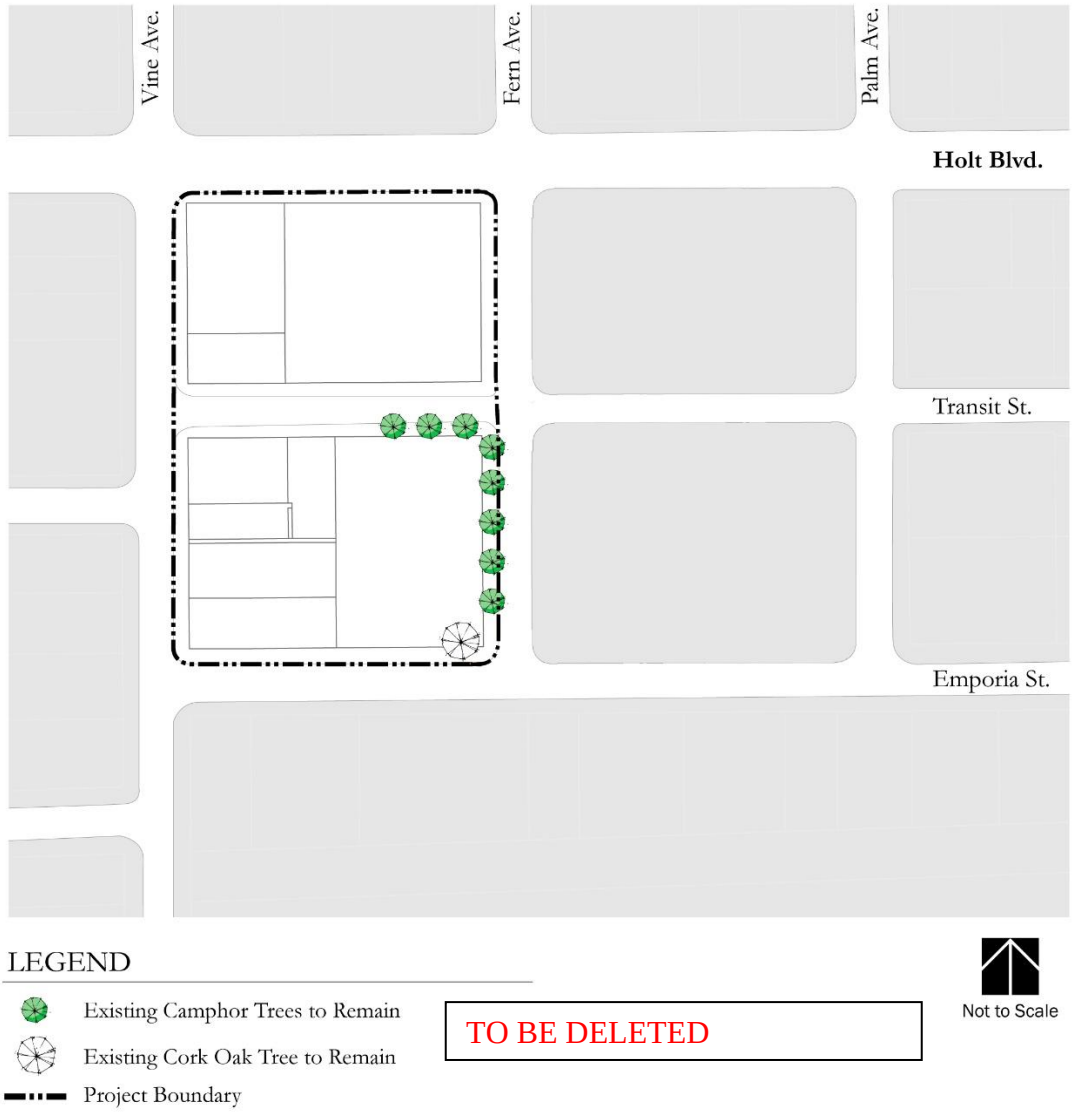
| | | | |
|---|---|---|---|
| Duranta R. 'Sapphire Skies' | Sapphire Sky Flower | 5 Gal. | None |
| Agave parryi | Parry's Agave | 5 Gal. | None |
| Muhlenbergia capillaris | Pink Muhlygrass | 5 Gal. | None |
| Dianella R. 'Cassa Blue' | Cassa Blue Flax Lily | 1 Gal. | None |
| Carex divulsa | Berkeley Sedge | 1 Gal. | None |
| Callistemon 'Little John' | Little John Callistemon | 5 Gal. | None |
| Myoporum P. 'Putah Creek' | Putah Creek Myoporum | 5 Gal. | None |
| Senecio mandraliscae | Blue Chalk Sticks | 1 Gal. | None |
| Hesperaloe parvifolia | Red Yucca | 1 Gal. | None |
| Euonymus fortunei "moomshadow" | Moonshadow Euonymus | 5 Gal. | None |
| Baccharis 'Centennial' | Centennial Coyote Brush | 1 Gal. | None |

### 4.8.3 – Tree Removal

As part of Emporia I ~~Eight mature Camphor trees and~~ one mature Cork Oak tree on site shall remain and be incorporated into the overall design of the development plan. ~~The Camphor trees are currently located in the right-of-way on Fern Street and Transit Street and~~ Tthe existing Cork Oak is located at the northwest corner of Emporia Street and Fern Street shall be preserved in place. Four existing Coast Live Oak trees located on the west side of Fern Avenue are to remain and shall be preserved in place. Approximate location of trees is shown in Exhibit 4-7 (Existing Trees Plan). These trees have been in place prior to the demolition of the Casa Blanca hotel and have been preserved in accordance with the Casa Blanca Hotel Demolition Environmental Impact Report. An arborist report shall be prepared on all other existing trees to determine the health and where feasible existing healthy trees in the project area shall be preserved in place.

**Exhibit 4-7: Existing Trees Plan ~~Exhibit 4-7: Existing Trees Plan~~**

Vine Ave.
Fern Ave.
Palm Ave.
Holt Blvd.
Transit St.
Emporia St.
LEGEND
Existing California Fan Palm Trees to Remain
Exisiting Silk Oak Tree to Remain
Existing Coast Live Oak to Remain
Existing Cork Oak to Remain (Emporia I)
Project Boundary
Not to Scale




## 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 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 the 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 corner sight distance standards, and all other applicable city standards. Fences and walls shall be made of decorative materials which 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 the use of building orientation and placement to minimize the use of gates and fencing; however, amenities shall be properly gated with limited access for residents and their guests.

## 5.2 – Vehicular Circulation

The site should 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 or off-site) to ensure accessibility. Location of drive aisles and entries shall be approved by the City Engineer. 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 must 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.

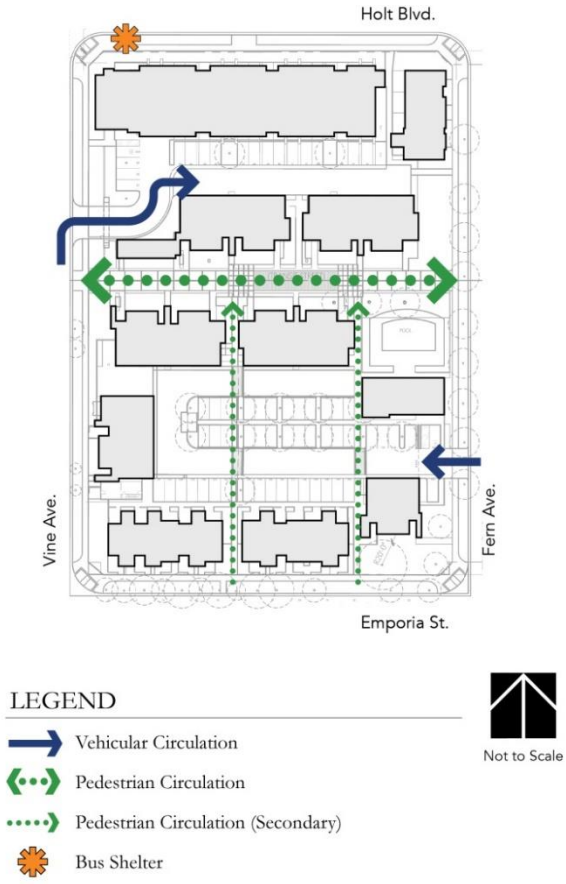
The vacation of Transit Street in Emporia I provides a unique opportunity to create a pedestrian promenade that will connect residential foot traffic between residential units, parking, and community spaces throughout the site. The space should be welcoming and designed with landscape features that help define the walking path across the project area. Since no vehicular traffic will be allowed on this promenade, it is expected that children will be able to play safely throughout the site. Lighting and visibility for enhanced security shall be taken into consideration designing this area and shall be compatible with the architectural theme. Buildings should have windows that look on to this open space area to enhance the views of the residences and help create defensible spaces. Emporia II will vacate Fern Avenue to create pedestrian connectivity and linkage between Emporia I and Emporia II as shown in Exhibit 5-1 (Circulation Plan).

## 5.4 – Access to Mass Transit

An existing bus stop is located on the south side Holt Boulevard just east of Vine Avenue. A new decorative bus shelter with seating and lighting shall be installed at this location upon development. The bus shelter design shall be consistent with the design of other shelters in the downtown area (see Figure 5-1 (Bus Shelter)), and shall meet ADA access requirements per City of Ontario and/or OmniTrans Standards and to the satisfaction of the City Engineer. Additionally, a concrete bus pad for this bus stop shall be incorporated into the public improvements required for the development of the project site.

**Figure 5-1: Bus Shelter**

## Exhibit 5-1: Circulation Plan

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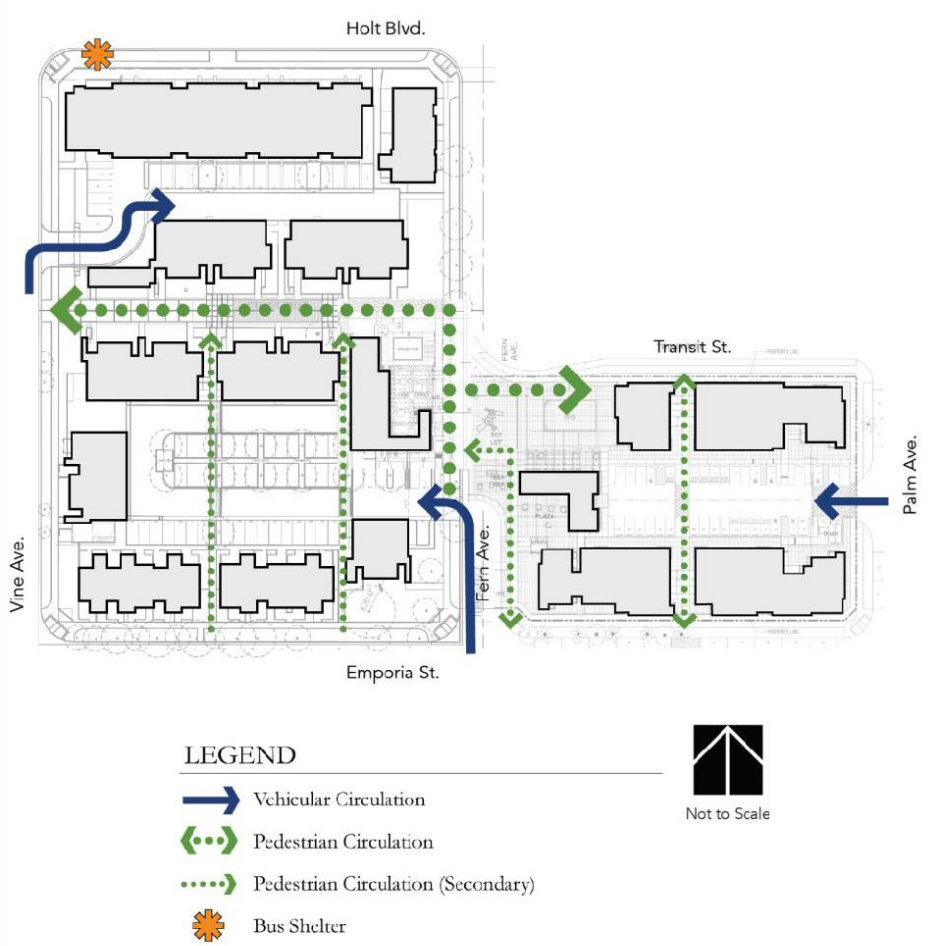

Holt Blvd.
Transit St.
Palm Ave.
Vine Ave.
Fern Ave.
Emporia St.
LEGEND
Vehicular Circulation
Pedestrian Circulation
Pedestrian Circulation (Secondary)
Bus Shelter
Not to Scale

# 6 – Design Guidelines

The project area is located within Ontario's historic downtown area and shall comply with the Downtown Ontario Design Guidelines. The Downtown Ontario Design Guidelines were adopted in 1998 to guide the physical revitalization of Ontario's historic downtown. The Guidelines provide architectural and design principals, as well as design concepts for downtown districts. The project area is located within the Educational District, a mixed use area with an educational theme. The Guidelines do not provide specific architectural or design guidance within the Educational District but do require that development be context sensitive.

The design guidelines provided in this section are designed to be compatible with the Downtown Ontario Design Guidelines and provide site specific guidance for the development of the project area.

## 6.1 – Building Orientation

Building orientation shall be designed to minimize potential 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.

**Exterior:** Orientation towards the exterior of the project area shall be carefully evaluated to ensure a proper relationship.

**Interior:** Buildings should 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.

## 6.2 – Architectural Character

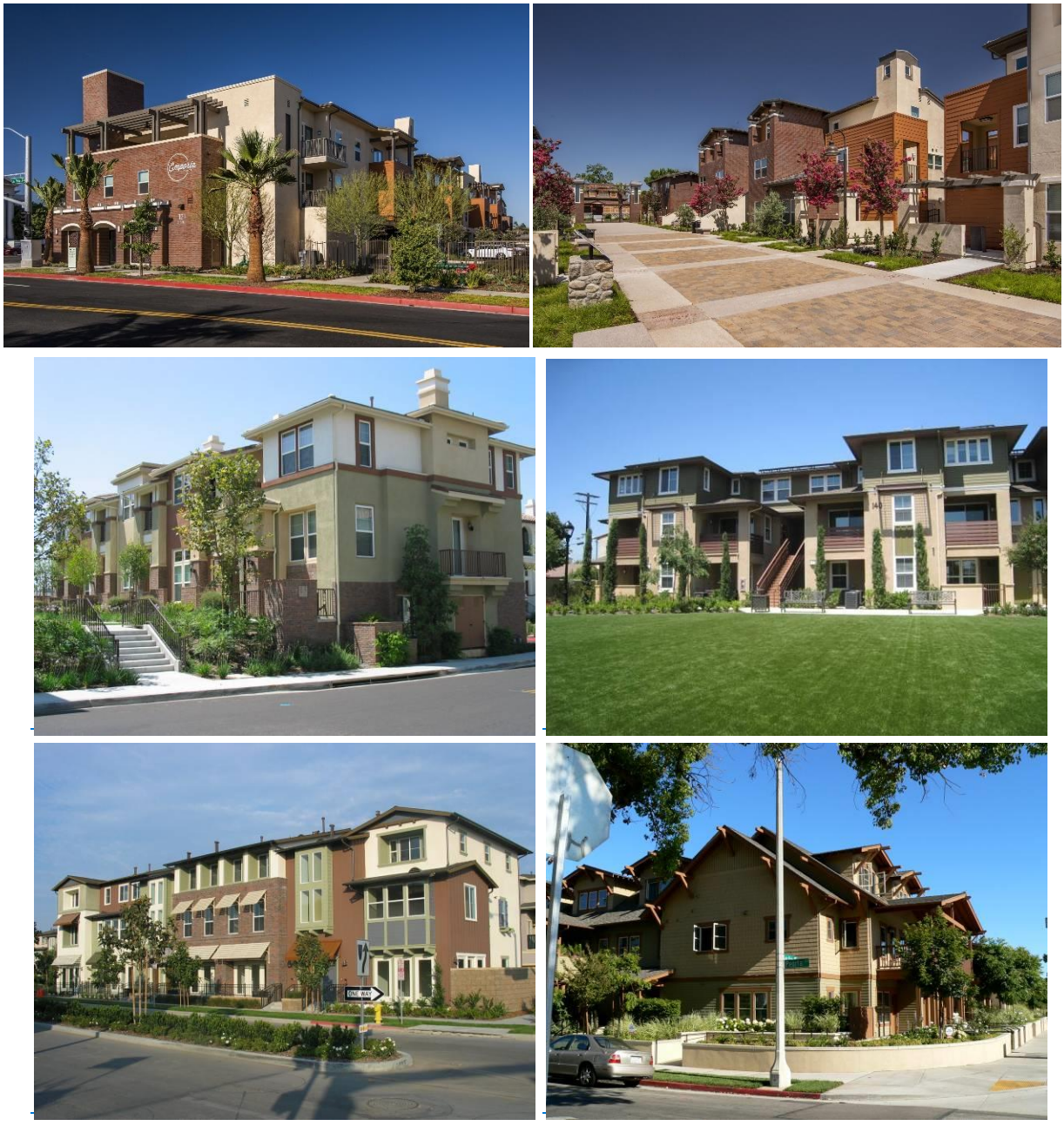
The architectural design leans toward a current interpretation of the Craftsman style. The design will make use of open ended beams, gabled and hipped roofs and trellis construction throughout the site. Large areas of masonry and wood siding with plaster accents will be provided to help enhance this overall architectural theme. Buildings along Holt Blvd will have a linear design with enhanced areas of design and color to differentiate units along this street. Street fronting podium parking will be shielded from view by intensified landscaping and podium walls with screened openings running alongside the north boundary of the site. Buildings along Emporia Avenue will be built with a ~~cottage style~~Craftsman feel. A sample rendering and photographic examples of the architectural style are provided in Figure 6-1 and Figure 6-2, on the proceeding page.

## Figure 6-1: Architectural Renderings

### Emporia I

### Emporia II

**Figure 6-2: Architectural Examples**



## 6.3 – Massing and Scale

All buildings shall be in scale with surrounding development with a majority of the building placement to occur towards the boundary of the project site. A prominent building edge shall

face Holt Boulevard. Buildings should be 2-3 stories in height containing a varied amount of units in each building with varying façade planes to decrease creating 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 contemporary craftsman style. Architectural details should be consistent with the architectural style of each individual building. Details should complement and enhance openings and accentuate the overall design of each building. Detailing can be achieved through the use of different colors and materials (brick, siding, etc.) to create interesting elevations.

Awnings should be placed where feasible over south facing windows and adequate shade should be provided for outdoor spaces. Coverings should use materials compatible with the building roofing and façade materials in creating a comprehensive building design. Exposed rafter beams should be integrated into building design along with trellises to help define outdoor spaces.

## 6.5 – Materials and Color

Materials and colors shall be compatible with and complementary to the overall architectural style of the development project. Larger building masses should 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 should be complementary and utilize primarily "earth tone" type colors. Materials should be a mixture of stucco, wood and brick siding in a variety of complementary colors and a concrete tile roof material should 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 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 feet of clear space 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.

## Figure 6-3: Streetscape Examples

## 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-foot-candle of light shall be provided within parking areas and 0.5 foot-candles 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 8.0 (Sign Regulations) of the Ontario Development Code.

## 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.

# 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. Public sewer and water lines within the project area on Transit Street that will only serve the project area once the street is vacated will not be the maintenance responsibility of the City. Public sewer and water lines within the project area on Fern Avenue that will only serve the proposed project area is to be vacated and a 30' wide public utilities easement (PUE) shall be granted to the City of Ontario.

If infiltration is deemed permissible 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 Storm Water Program's Water Quality Management Plan (WQMP) requirements for new residential development. Storm water capture and infiltration facilities ~~may~~ will include the utilization of ~~pervious concrete pavers in enhanced paving areas and MaxWell Drywells or~~ underground storm water infiltration chambers and pretreatment devices, for the remainder of the site.

Upon development of the project area, ~~existing waterlines smaller than 8 inches in diameter fronting the project site along Emporia Street and Vine Avenue shall be upgraded~~all existing main sizes will be determine per the fire flow test results and will apply to the following: ~~to a minimum of 8 inches.~~

a. Transit Street: From Fern Avenue to Laurel Avenue.
b. Emporia Street: From Fern Avenue to Euclid Avenue.
c. Palm Avenue: From Holt Boulevard to Emporia Street.
d. Laurel Avenue: From Holt Boulevard to Emporia Street

Upon water line upgrade, the existing water line in Transit Street through the project area may be abandoned. An 8-inch water line shall be installed within Fern Avenue from Transit Street north to Holt Boulevard.

Any connection into the existing storm drain located within Transit Street shall require approval from the County of San Bernardino Flood Control District. See Exhibit 7-1 (Easement & Dedication Locations) for the approximate storm drain location.

The project area is a Priority Land Use (PLU and shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB).

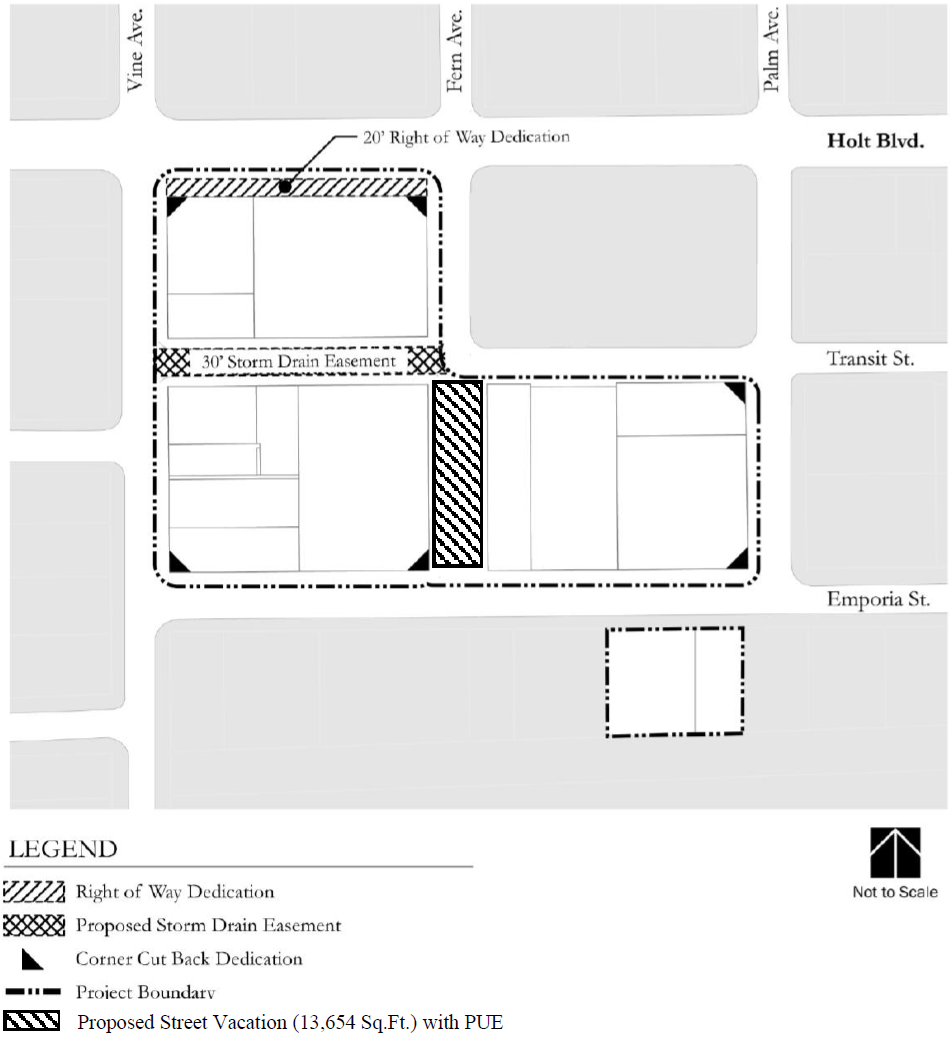
## 7.2 – Street Improvements

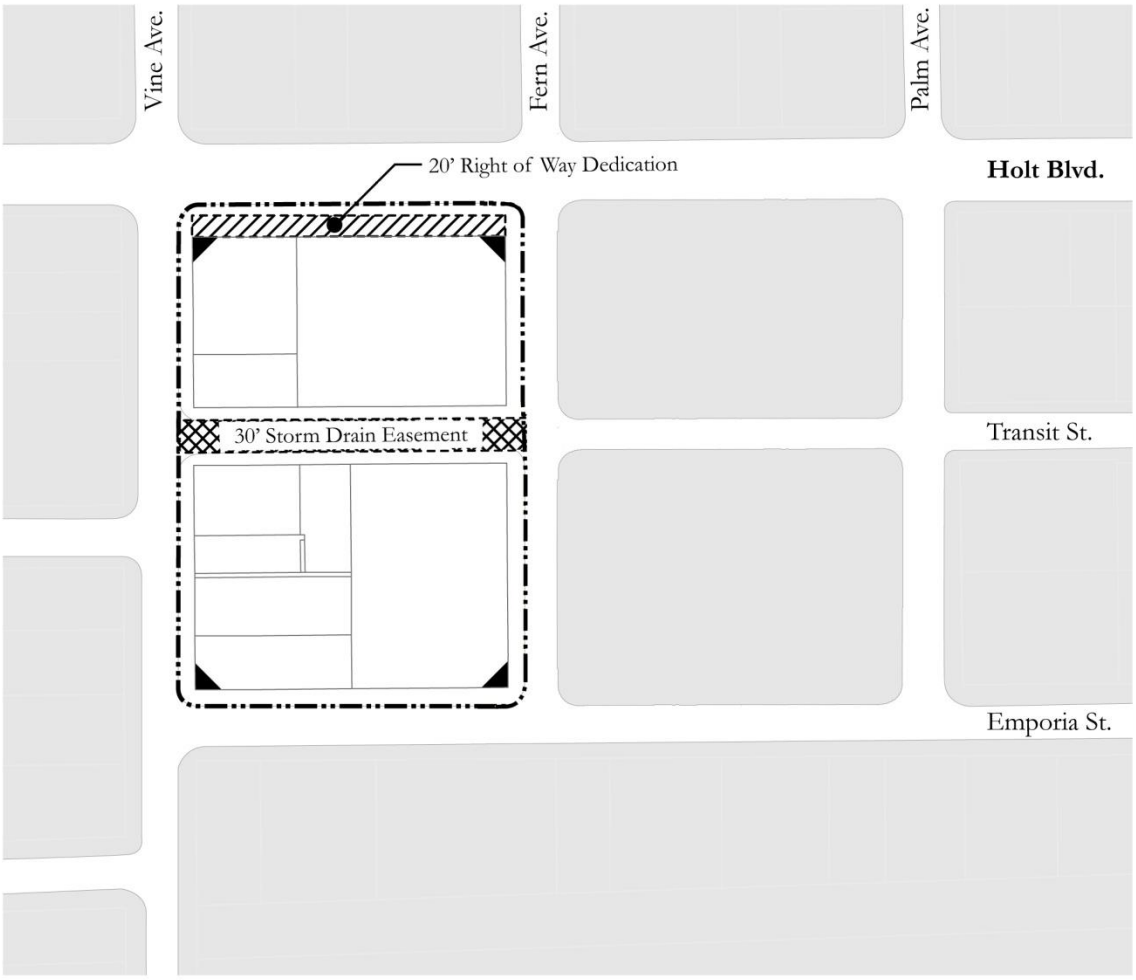
Street improvements (street, sidewalk, parkway, curb, gutter, traffic signal, street lights, etc.) shall be constructed with the development of the project site. Improvements will be required on the streets adjacent to the project area including Holt Boulevard, Emporia Street, Fern Avenue, Transit Street, Palm Avenue, and Vine Avenue. Design and construction of street

improvements shall be in accordance with the City standards, and to the satisfaction of the City Engineer. Exhibit 7-2 (Street Sections) identifies the improvements for each street adjacent to the project site.

King standard lighting (City of Ontario Standard Drawing No. 5103) shall be required within the public right-of-way. Upon development of the project site, traffic signal alterations will need to occur to allow for safe and proper traffic movement. Traffic signal modifications shall be required at the intersection of Holt Boulevard and Vine Avenue.

**Exhibit 7-1: Easement & Dedication Locations**



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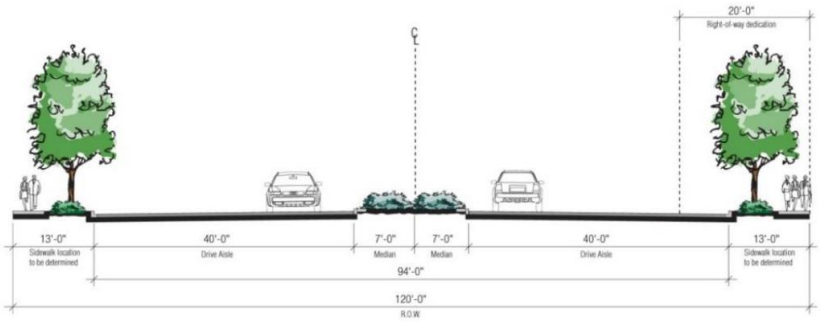
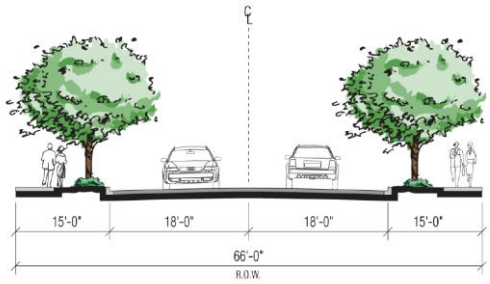
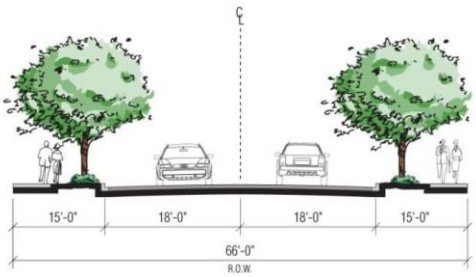
# Exhibit 7-2: Street Sections



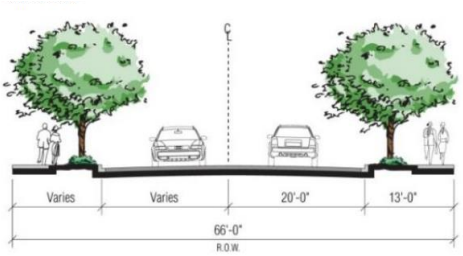

**Divided Arterial Section**
Holt Boulevard
not to scale



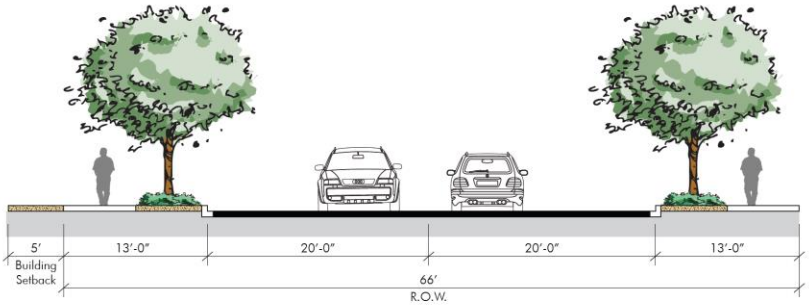

**Local Street Section**
Palm Avenue and Emporia Street
not to scale



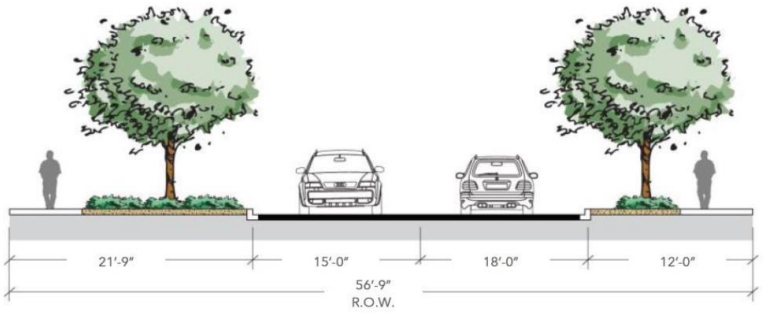

**Local Street Section**
Fern Avenue (Fern Avenue is vacated from Transit Street to Emporia Street)
not to scale




**Local Street Section**
Vine Avenue
not to scale




Palm Avenue




Transit Street (Transit Street is vacated from Vine Avenue to Fern Avenue)

# 7.3 – Public Utilities

All existing dry utilities (electricity, cable, telephone, gas, etc.) along the south side of Transit Street (Vine Avenue to Fern Avenue) and within Emporia I ~~shall be~~were relocated and re-routed to the streets bounding the project area, as required and approved by the affected utility agencies/companies. All public utilities along the proposed vacated portions of Fern Avenue (Transit Street to Emporia Street) and as part of Emporia II shall be relocated outside of the abovementioned street and undergrounded along the adjoining streets, as required and approved by the affected utility companies/agencies prior to recordation of PM-20339. Written approvals from the affected utility companies/agencies shall be submitted to the Engineering Department indicating that such utilities will be relocated and re-routed to adjacent streets and

easements are not required on Fern Avenue. A public utility easement shall be reserved for the City of Ontario for the existing sewer and water mains located in Fern Avenue. ~~In the event that relocation of a utility is not feasible, a Public Utility Easement (PUE) shall be reserved for the existing utility(s) prior to the vacation of Transit Street.~~

## 7.4 – Street Dedication, Vacation & Easements

In order to create a single developable project site for the proposed Planned Unit Development, a portion of the street that bisects the project site in an east-west direction in Emporia I (Transit Street from Vine Avenue to Fern Avenue) will be required to be vacated. The existing sewer lines located within thise section of Transit Street to be vacated, may be abandoned upon vacation of the street. Fern Avenue from Emporia Street to Transit Street will be required to be vacated and privatized as part of Emporia II to allow connectivity between the overall project.

The ultimate Holt Boulevard right-of-way is 60 feet, measured from centerline, and will require an additional 20 feet of street dedication. Corner cut-off areas within the project area shall be dedicated at the intersection of Holt Boulevard and -Fern Avenue, Fern Avenue and Emporia Street, Fern Avenue and Transit Street, Emporia Street and Vine Avenue, Emporia Street and Palm Avenue, Palm Avenue and Transit Street, and Vine Avenue and Holt Boulevard per Engineering Standard Drawing #~~1301~~1209. The ultimate half-width street section, measured from the centerline, shall be widened to 18 feet along the project frontage of Transit Street General location of the street dedication and corner cut-off areas are shown on Exhibit 7-1: Easement & Dedication Locations.

The proposed 30-foot wide storm drain easement in Emporia I runs along Transit Street (Vine Avenue to Fern Avenue) to facilitate an existing 7.5 foot by 8 foot reinforced Concrete Box (RCB). ~~Furthermore, a 30-foot wide storm drain easement, which runs along Fern Avenue north of Transit Street, is require to facilitate a reinforced concrete pipe (RCP).~~ The easements will be reserved and accommodated with the development of the project site. The easement locations are shown on Exhibit 7-1 (Easement & Dedication Locations).

# 8 – Historic Preservation

All historic structures are subject to the requirements of Ontario Development Code Sections 4.02.040 through 4.02.065, and Division 7.01 (Historic Preservation) of the Ontario Development Code, as applicable.

## 8.1 – Historic Background

The ~~two~~~~three~~-two block area that comprises Emporia I of this Planned Unit Development, was once home to the Casa Blanca Hotel and Developer's Row. During Ontario's early settlement period, several homes were constructed for prominent city pioneers along Emporia Avenue. This stretch of development was referred to as "Developer's Row." All of the homes from this development have been demolished, with the exception of the Ford-Collins House which was moved to its current location at 227 West Main Street sometime after 1915, to facilitate the construction of the Casa Blanca Hotel. An Environmental Impact Report was certified by City Council in 1998 for the demolition of the Casa Blanca Hotel.

In 2007, the property at 205 and 205 ½ was acquired by the City's Redevelopment Agency. A Mitigated Negative Declaration was prepared for the demolition of both buildings. A request to defer the Certificate of Appropriateness (File No. PHP07-012) for the replacement structure was approved by the Historic Preservation Commission on September 25, 2007. Development of ~~the project site will~~ Emporia I required both Development Plan approval pursuant to Ontario Development Code Section 4.02.025 (Development Plans) and the approval of a Certificate of Appropriateness pursuant to the requirements of Ontario Development Code Section 4.02.050 (Historic Preservation – Certificates of Appropriateness and Demolition of Historic Resources).

The one block area bound by Transit Street to the north, Emporia Street to the south, Fern Avenue to the west and Palm Avenue that comprises of Emporia II of this Planned Unit Development includes the American Legion Building located at 310 West Emporia Avenue and a single-story office building located at 201-215 South Fern Avenue and is shown on Exhibit 8-1 (Historic Resources Map).The buildings were reviewed for historic significance and determined to be eligible for listing on the local inventory of historic resources.

## ~~8.2 Existing Historic Structures~~

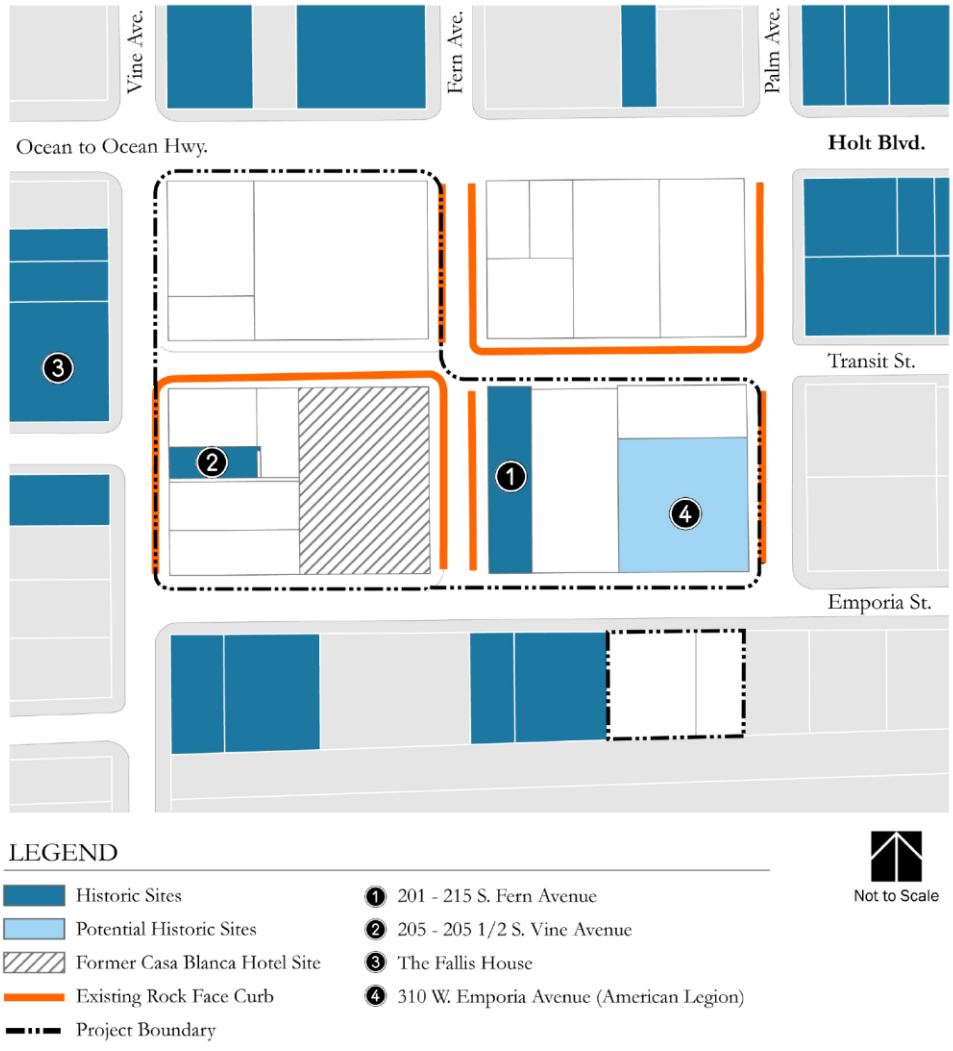
~~Remaining within the area of the project is site are historic properties located at 201 through 215 South Fern Avenue, The Fallis House, and 310 West Emporia Avenue (American Legion Hall). Location of these properties is shown on Exhibit 8-1 (Historic Resources Map).~~

## ~~8.3~~ 8.2 – Certificate of Appropriateness

~~As mentioned in Section 8.1 (Historic Background), above, a~~ Pursuant to the Ontario Development Code Section 4.02.050 (Historic Preservation – Certificates of Appropriateness and Demolition of Historic Resources, Certificate of Appropriateness approval ~~is was~~ is required for the demolition of the existing historic resources within the PUD area. Prior to

issuance of an approval, ~~to be submitted along with~~ a Development Plan to construct replacement buildings, structures or objects shall be approved. ~~, for~~ ~~Emporia I.~~~~to implement this Planned Unit Development.~~ ~~Approval of a Certificate of Appropriateness is to ensure a compatible project that does not detract from the historic site nor adversely affect adjacent historic properties, such as the Fallis House (Local Landmark No. 1), located at 122 South Vine Avenue, across the street to the west.~~ ~~A Certificate of Appropriateness is required for Emporia II for the American Legion building located at 310 West Emporia Avenue and office building at 201-215 South Fern Avenue.~~ Approval of a Certificate of Appropriateness is to determine if certain findings can be made to determine if the demolition is appropriate and to ~~ensure~~ impose previously approved mitigation measures. ~~a compatible project that does not detract from the historic site nor adversely affect adjacent historic properties, such as the Fallis House (Local Landmark No. 1), located at 122 South Vine Avenue, across the street to the west.~~ ~~Locations of adjacent historic properties are shown on Exhibit 8-1 (Historic Resources Map).~~

## Exhibit 8-1: Historic Resources Map



There are several policies in The Ontario Plan and regulations in the Ontario Development Code which support and encourage preservation of historic resources. More specifically, TOP contains policies for the management of the City's cultural resources through the updating and maintenance of the City's historic sites and buildings inventory compiled in the Ontario Register. In order to support the preservation goals, the Ontario City Council adopted a tier system with standard criteria and procedures for evaluating the significance of historic or potentially historic resources threatened by major modifications or demolition through a regulatory process. The Ontario Development Code establishes criteria for Tier I, Tier II, or Tier III historic resources, with Tier I and II being the most historically significant. The tier system identifies those historic resources that have the highest preservation value in terms of their architectural and/or historical contribution to the City and establishes a method to evaluate the impacts of their loss in the case of major modification or demolition. Major modification or demolition should not occur to Tier I or Tier II historic resources and preservation and/or avoidance of such historical resources to prevent demolition is strongly encouraged. Whereas, Tier III historic resources may be modified or demolished under certain circumstances with appropriate mitigation measures in place.

On January 27, 2010, environmental impacts were analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) in conjunction with File No. PGPA06-001 adopted by City Council, whereas a statement of overriding considerations for demolition of Tier III historic resources was also adopted. Prior to demolition of the Tier III historic resource, those mitigation measures listed in the Environmental Impact Report and in Section 4.02.050, Certificate of Appropriateness of the Ontario Development Code, will be implemented. As such, the following mitigation measures shall be imposed and completed prior to issuance of demolition permits of Tier III historic resources located within the project site:

~~The following mitigation measures shall be imposed on the project prior to the issuance of demolition permits for all Tier III designated historic properties located on the project site:~~

- An effort to relocate structure must be made (such as an advertisement notifying the public of the opportunity to relocate the home to interested parties ~~running a new paper ad making the structure available to interested parties~~).
- HABS/HAER documentation of the historic resource (photos interior and exterior, written physical description of property, historical narrative, plans with dimensioned floor plan, site plan, elevations, and detailed drawings of any character defining-feature).
- Mitigation fees for non-residential structures ~~($6.50 per square foot with a cap of $32,500)~~ shall be paid to the Historic Preservation Mitigation Trust Fund.
- Planning Department to identify salvageable features from the building or site to be reused either in the new project or donated to a local preservation group.

~~Demolition of any historic building within the project site shall not occur until the Approving Authority has approved a Certificate of Appropriateness for the replacement structure. The Historic Preservation Commission, upon the recommendation of the Historic Preservation Subcommittee, may waive the requirement for replacement structures if the ultimate project proposed for the site of the demolition provides and exceptional benefit to the community. Minimum findings must be made to waive the replacement structure requirements pursuant to~~

~~the requirements of Ontario Development Code Section 4.02.050 (Historic Preservation – Certificates of Appropriateness and Demolition of Historic Resources).~~

## ~~8.4 –~~8.3 – Rock Curb

Split Cobble Stone Curb (Rock Curb) exists along areas of Vine Avenue, Fern Avenue, and Transit Street in the project area. All rock curb locations in the project area are considered the lowest priority of rock curb classification. Due to this classification, the rock curb can be removed. The rocks shall be clean to the extent possible (removal of concrete) and temporarily stored on the project site or at a City facility to be determined and arranged by the Housing Agency. The rocks acquired shall be reused into the project site within pedestrian corridors, at entry points into the site (e.g. drive aisles), or within the open space areas, subject to review and approval of the Planning Department. Rock curb locations can be replaced with standard curb and gutters pursuant to City standards. Locations of the rock curb are shown on Exhibit 8-1 (Historic Resources Map).

Incorporating an interpretative plan should be considered and submitted with the Development Plan submitted to implement this Planned Unit Development. Interpretative elements should be coordinated with the design of the landscape and hardscape plans, to achieve maximum compatibility and functionality. The purpose of the interpretative plan is to convey the historic background and historic significance (such as Developer's Row, Fallis House, Casa Blanca, American Legion, and Ocean to Ocean Highway- Holt Blvd.) of the project site and surrounding area through narrative plaques and photo displays. The salvaged rock curb should be part of the interpretative plan.

Vine Ave.
Fern Ave.
Palm Ave.
Ocean to Ocean Hwy.
Holt Blvd.
Transit St.
Emporia St.
1
2
3
4
LEGEND
Historic Sites
Potential Historic Sites
Former Casa Blanca Hotel Site
Existing Rock Face Curb
Project Boundary
1 201 - 215 S. Fern Avenue
2 205 - 205 1/2 S. Vine Avenue
3 The Fallis House
4 310 W. Emporia Avenue (American Legion)
Not to Scale

# 9 – 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.

## 9.1 – 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.

### 9.1.1 – 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:

- MM 5.12-2: 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.

  Listed below are standards for implementation of MM 5.12-2:

- 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, west and north perimeter street frontages shall have a solid balcony barrier of at least 5 feet above the deck height. On exterior façade units located along the project's south perimeter street frontage, ~~no~~ balconies or yard areas shall be designed to provide noise reducing measures ~~permitted~~; and
- A 6-foot high solid decorative masonry block wall or clear barrier with self closing, sound insulated gates shall be constructed between the buildings located along the southern edge of the project site where outdoor recreation is located. This will ensure exterior noise for outdoor facilities within the project will not exceed 65 dB CNEL.

## 9.1.2 – 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, determined 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.

# 10 – Administration

## 10.1 – 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

## 10.2 – 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).

## 10.3 – 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.

## 10.4 – 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.

City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

***California Environmental Quality Act***

# *Addendum to The Ontario Plan Environmental Impact Report*

**Project Title/File Nos.**: PUD21-001, PHP21-003, PMTT21-004 and PDEV21-008

**Lead Agency:** City of Ontario, 303 East "B" Street, Ontario, California 91764, (909) 395-2036

**Contact Person:** Diane Ayala, Senior Planner, (909) 395-2428

**Project Sponsor:** The Related Companies of California, LLC., c/o Randy Mai, 18201 Von Karmen Ave, Suite 900, Irvine, CA 92612; Phone: 510-421-2999; Email: Randy.Mai@related.com

**Project Location:** The Project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 through 3, below, the Project site is generally located at the northwest corner of Emporia Street and Palm Avenue on Assessor Parcel Numbers ("APNs"): 1049-051-04, 1049-054-02, 1049-054-03, 1049-054-04, 1049-054-06, 1049-059-06, and 1049-059-07.

Figure 1: REGIONAL LOCATION MAP

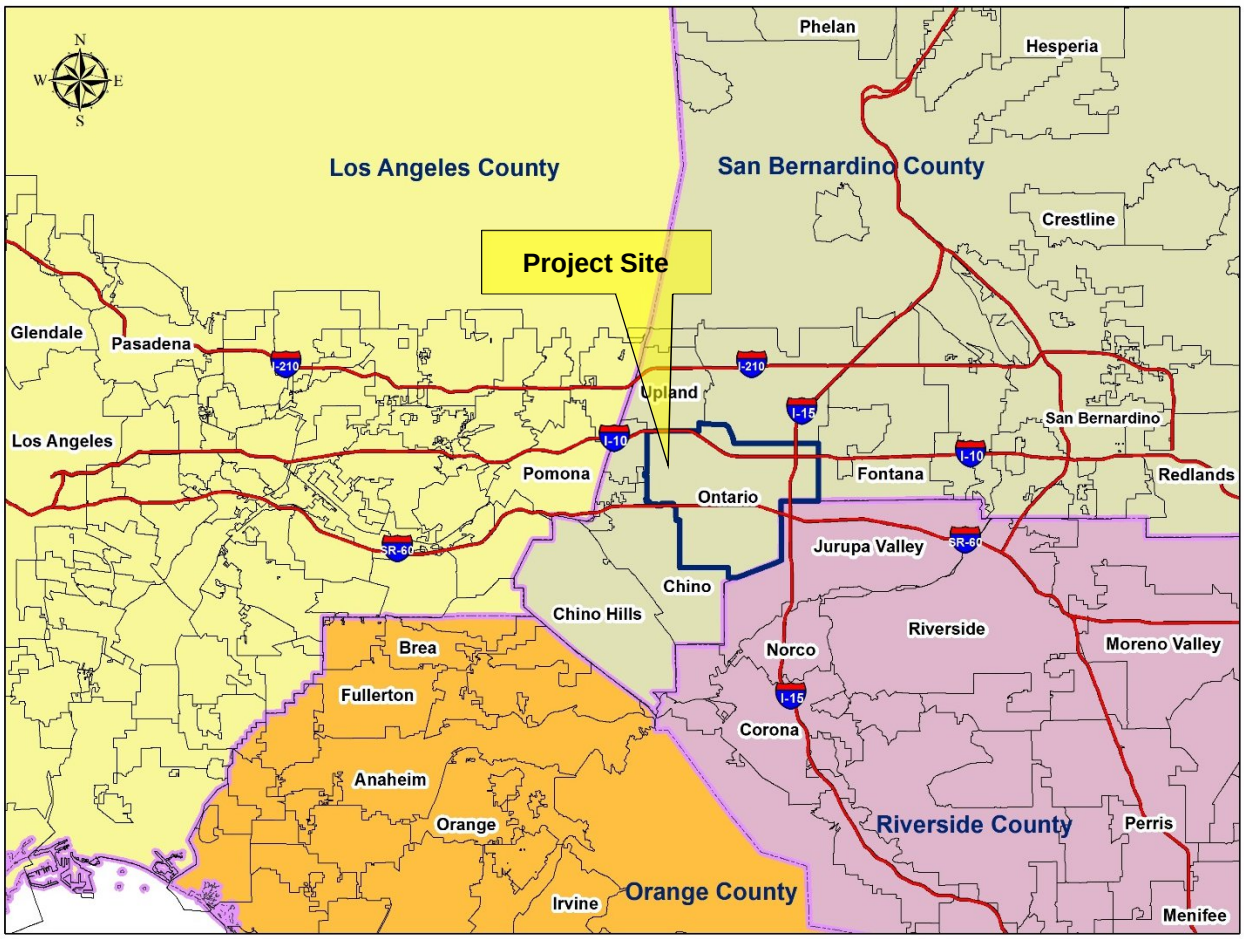


Figure 2: VICINITY MAP

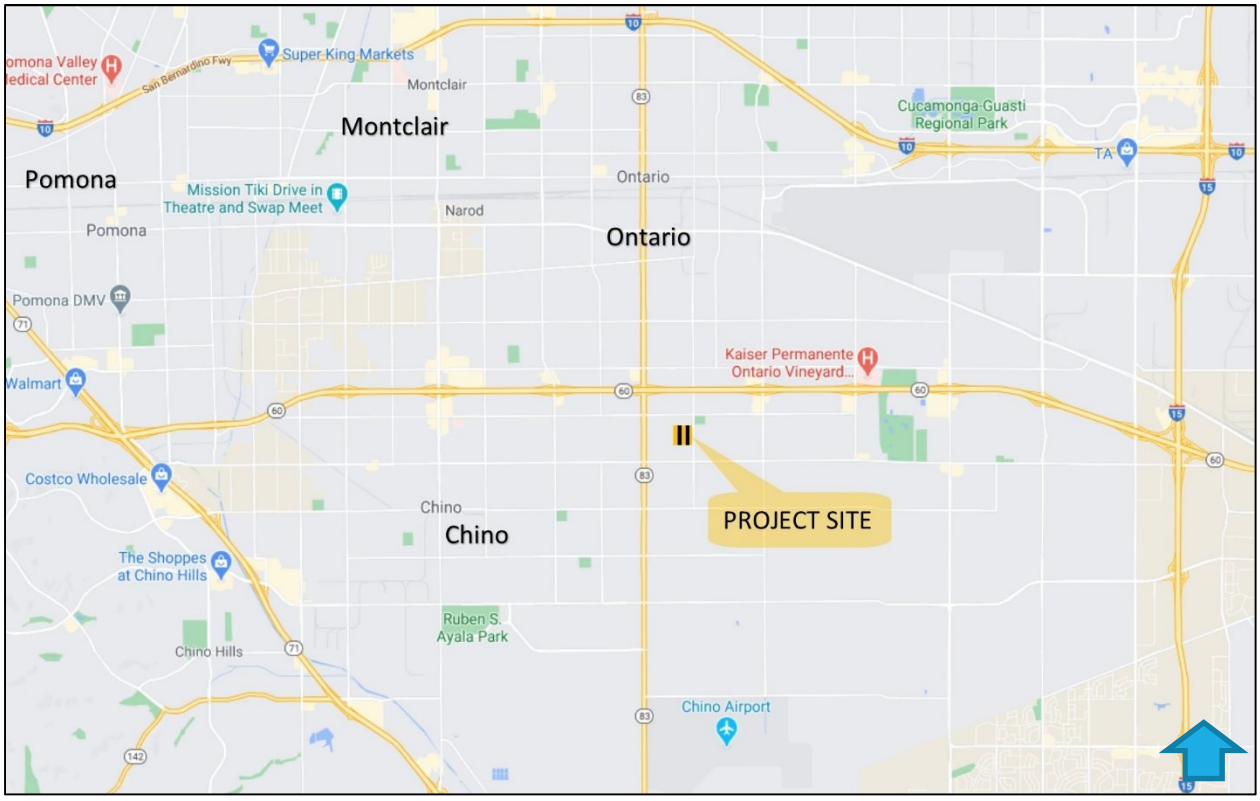



Figure 3: AERIAL PHOTOGRAPH

**General Plan Designation:** Mixed Use

**Zoning:** LUA2-N (Arts District- North) and LUA-3 (Holt Boulevard District) of the MU-1 (Downtown Mixed-Use) zoning district.

**Description of Project**: A request for approval of certain entitlements to facilitate the construction of an affordable multiple-family residential development project (Ontario Emporia Family Housing Project- Phase 2). The Project is proposed on approximately 2.15 acres of land within the Downtown Mixed Use District. Requested entitlements include the following:

1. An **Amendment to the Emporia Family Housing Planned Unit Development** (File No. PUD21-001) to expand the Project boundary area from approximately 2.80 acres of land to 4.95 acres of land, establish minimum building setbacks, modify minimum parking requirements, allow on-street loading, and update the planting palette.

2. A **Certificate of Appropriateness** (File No. PHP21-003) to demolish two historic Tier III buildings located within the Project site.

3. A **Tentative Parcel Map** (File No. PMTT21-004/ TPM 20339) to consolidate four lots and the vacation of an adjoining section of Fern Avenue, for a total of 1.71 acres of land.

4. A **Development Plan** (File No. PDEV21-008) to allow for the construction of 50 multiple-family affordable dwelling units on 2.15 acres of land, which includes the Tentative Parcel Map property in conjunction with an adjacent 0.44-acre property designated for off-street parking, located across Emporia Street, for a total project area of 2.15 acres of land.

5. A **Demolition Permit** to allow for the demolition of buildings located at 201 to 215 South Fern Avenue and 310 West Emporia Street, and determine appropriate hazardous materials (if any) and construction waste reduction measures; and

6. **A Street Vacation** to allow for the vacation of a segment of Fern Avenue, between Transit Street on the north and Emporia Street on the south , and a 30-foot wide storm drain easement will be established to allow an existing public storm drain in Fern Avenue to remain in place.

7. A **Disposition and Development Agreement (DDA)** with the Related Companies (Developer) for the development of this site as an affordable housing project. It is the intention of the parties that the Authority will sell the site to the Developer to develop a multifamily affordable rental housing project containing a total of the 50 dwelling units comprised of 6 one-bedroom units, 29 two-bedroom units, and 15 three-bedroom units. The units will be restricted to extremely low-income, very low-income, and low-income families, and will have a 55-year covenant recorded against the property to ensure the affordability and maintenance of the development.

**Discretionary and Nondiscretionary Approvals Associated with Project:** CEQA Guidelines Section 15124 states in pertinent part that if . . . "a public agency must make more than one decision on a project, all its decisions subject to CEQA should be listed . . ." Discretionary actions necessary to realize the project include, but are not limited to the following:

1. Planned Unit Development approval consistent with the requirements of The Ontario Plan and the Ontario Development Code;

2. Approval of a Development Plan subject to the requirements of the Development Code;

3. Approval of a Tentative and Final Parcel Map subject to the requirements of the Ontario Development Code;

4. Approval of a Certificate of Appropriateness Map subject to the requirements of the Ontario Development Code;

5. Approval of Demolition Permits;

6. Approval of rough and final grading plans;

7. Approval of infrastructure improvement plans, including but not limited to, roads, sewer, water, and storm water management systems;

8. Approval of architectural and structural building plans; and

9. Approval of landscape and irrigation plans.

**Project Setting:** The Project site encompasses a one-block area within the Mixed Use land use district of the Policy Plan (General Plan) and the MU-1 (Downtown Mixed Use) zoning district. The Project site is comprised of approximately 2.15 acres of land generally bordered by Transit Street to the north, Emporia Street, and the Southern Pacific Railroad Corridor to the south, Fern Avenue to the west and Palm Avenue to the east.

Existing land uses on the Project site includes unimproved land and two single-story commercial buildings that have been determined to be Tier III historic resources and are listed on the local register of historic properties. The existing properties south of Emporia Street, within the Project site, are unimproved.

Land uses surrounding the Project site are characterized by a mixture of legal nonconforming residential uses, light industrial, and commercial uses across Emporia Street to the south; retail, light industrial uses, and vacant property across Transit Street to the north; parking lot and unimproved land across Palm Avenue to the east; and a 75-unit affordable housing development (known as "Emporia Family Housing Phase 1") to the west. The surrounding existing land uses, Policy Plan (General Plan), and zoning information are summarized below.

| | *Existing Land Use* | *General Plan Designation* | *Zoning Designation* |
|---|---|---|---|
| Site: | Office, Commercial, Assembly, and Undeveloped | Mixed Use | LUA-3 (Holt Boulevard District) of MU-1 (Downtown Mixed Use) |
| North: | Retail and Undeveloped | Mixed Use | LUA-3 (Holt Boulevard District) of MU-1 (Downtown Mixed Use) |
| South: | Wholesale Machinery and Undeveloped | Mixed Use | LUA2-N (Arts District- North) of MU-1 (Downtown Mixed Use) |
| East: | Parking Lot and Undeveloped | Mixed Use | LUA2-N (Arts District- North) of MU-1 (Downtown Mixed Use) |
| West: | Multiple-Family Residential | Mixed Use | LUA-3 (Holt Boulevard District) of MU-1 (Downtown Mixed Use) |

**Cultural Resources Regulatory Setting:** The City of Ontario Historic Preservation Ordinance addresses the alteration of historic resources under the "Certificate of Appropriateness" guidelines that regulate the proposed "demolition, in whole or part" of any historic building. Development Code Section 4.02.040 (Historic Preservation – Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas) ranks historic properties under a three-tiered system to determine their significance.

1. Tier I properties should not be demolished or significantly altered under any circumstances. Tier I properties are considered Ontario's most significant historical or cultural resources. In order for a property to be considered a Tier I it must meet the following criteria, [a] be listed as a local Eligible Historical Resource, [b] meet at least one of the criterion in the architecture category and three criteria in the historical category, or [c] be a contributor to a district and meet at least one architecture criterion and three historical criterion.

2. Demolition of Tier II properties should be avoided. In order for a property to be considered a Tier II

resource, the property must meet the following criteria, [a] be listed, or determined to be eligible for listing, in the National Register of Historic Places, or [b] be listed in the City's List of Eligible Historic Resources and determined to be eligible for listing in the California Register of Historic Places, or [c] be listed in the City's List of Eligible Historic Resources and meet at least two of the criterion in either architecture or history categories; and [4] be a contributing structure in a Eligible Historic District where the district meets at least two criterion on either the architecture or historic categories.

3. Tier III properties consist of [a] Designated Historic Landmarks; [b] contributing structures in Designated Historic Districts; or [c] historic resources listed in the Ontario Register, as defined in Development Code Section 4.02.045 (Historic Preservation – Rescind or Amend the Status of a Historic Resource). Demolition of these properties should be avoided where possible but may be appropriate under certain circumstances.

4. The City of Ontario Historic Preservation Commission makes recommendations to the Historic Preservation Subcommittee regarding the Tiers assigned to eligible historic properties. Pursuant to Development Code Section 4.02.040 (Historic Preservation – Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas), the historic resource tiering criteria for individual properties is as follows:

**a.** Architecture/Form:

(i) The resource is prototypical, or one of the finest examples, of a period style, architectural movement, or construction in the City of a particular style of architecture, building type, or historical or archeological object. Only preeminent examples should be considered. Good representative examples of a style, period or method of construction are not appropriate; or

(ii) The resource is the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer of major importance to the City, State or Nation.

**b.** History:

(i) The resource is the location of a historic event(s) that has significantly contributed to the history of the City, State, or Nation;

(ii) The resource is associated with a business, company, or individual that has made a significant cultural, social, or scientific contribution to the City, State, or Nation;

(iii) The resource is identified with a person(s) who has exerted a major influence on the heritage or history of the City, State, or Nation;

(iv) The resource embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers;

(v) The resource has a direct relationship to one of the principal historic contexts in the City's history, including the "Model Colony," (includes the Chaffey Brothers, the Ontario Land and Improvement Company, or the citrus industry), the Guasti Winery or the wine industry, or the Dairy Preserve or the dairy industry;

(vi) The resource is related with a business, company, or individual significant in the agricultural history of the City; or

(vii) The resource is related to the archeological past of the region.

On August 10, 2010, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP10-004) for the 4,000 square foot, one-story commercial building, a historic resource, located at 201-215 South Fern Avenue, within the Project site. On January 11, 2011, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP10-011) for the 10,000 square foot, one-story commercial building, a historic resource, located at 310 West Emporia Street, also within the Project site.

**Background:** On January 27, 2010, the Ontario City Council adopted The Ontario Plan ("TOP"). TOP serves as the framework for the City's business plan and provides a foundation for the City to operate as a municipal corporation that consists of six (6) distinct components: 1) Vision; 2) Governance Manual; 3) Policy Plan; 4) Council Priorities; 5) Implementation; and 6) Tracking and Feedback. The Policy Plan

component of TOP meets the functional and legal mandate of a General Plan and contains nine elements: Land Use, Housing, Parks and Recreation, Environmental Resources, Community Economics, Safety, Mobility, Community Design and Social Resources.

An Environmental Impact Report ("EIR") was prepared for TOP (State Clearinghouse No. 2008101140) and certified by the City Council on January 27, 2010, that included Mitigation Findings and a Statement of Overriding Considerations pursuant to CEQA. The Certified TOP EIR analyzed the direct and physical changes in the environment that would be caused by TOP; focusing on changes to land use associated with the buildout of the proposed land use plan, in the Policy Plan and impacts resultant of population and employment growth in the City. The significant unavoidable adverse impacts that were identified in the EIR included agriculture resources, air quality, cultural resources, greenhouse gas emissions, noise, and transportation/traffic.

**Analysis:** According to the California Environmental Quality Act Guidelines Section 15164, an Addendum to a previously Certified EIR may be used if some changes or additions are necessary, but none of the conditions described in Section 15162 requiring the preparation of a subsequent Negative Declaration or EIR have occurred. The CEQA Guidelines require that a brief explanation be provided to support the findings that no subsequent EIR or Negative Declaration are needed for further discretionary approval. These findings are described below:

1. *Required Finding: Substantial changes are not proposed for the project that will require major revisions of the previous EIR due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified effects*.

Substantial changes are not proposed by the Project and Project implementation will not require revisions to the Certified TOP EIR. The Certified TOP EIR analyzed the direct and physical changes in the environment that would be caused by TOP; focusing on changes to land use associated with the buildout of the proposed land use plan. In addition, all previously adopted mitigation measures are a condition of Project approval and are incorporated herein by reference. The attached Initial Study provides and analysis of the Project and verification that the Project will not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

2. *Required Finding: Substantial changes have not occurred with respect to the circumstances under which the project is undertaken, that would require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

Substantial changes have not occurred with respect to the circumstances under which the Project was undertaken, that would not require major revisions to the Certified TOP EIR in that the proposed changes would be in keeping with the surrounding area. Therefore, no proposed changes or revisions to the EIR are required.

In addition, all previously adopted mitigation measures of the Certified TOP EIR are incorporated herein by reference. The attached Initial Study provides an analysis of the Project and verification that the Project will not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

3. *Required Finding: No new information has been provided that would indicate that the proposed project would result in one or more significant effects not discussed in the previous EIR.*

No new information has been provided that would indicate the proposed Project would result in any new significant effects not previously discussed in the Certified TOP EIR. Therefore, no proposed changes or revisions to the EIR are required. In addition, all previously adopted mitigation measures of the Certified TOP EIR are incorporated herein by reference. The attached Initial Study provides an analysis of the Project and verification that the Project will not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

**CEQA Requirements for an Addendum:** If changes to a Project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency may: (1) prepare a subsequent EIR if the criteria of State CEQA Guidelines Section 15162(a) are met, (2) prepare a subsequent negative declaration, (3) prepare an addendum, or (4) prepare no further documentation. (State CEQA Guidelines Section 15162(b)). When only minor technical changes or additions to the negative declaration are necessary and none of the conditions described in section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines Section 15164(b).)

Under Section 15162, a subsequent EIR or negative declaration is required only when:

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

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

3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:

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

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

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

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

Thus, if the Project does not result in any of the circumstances listed in Section 15162 (i.e., no new or substantially greater significant impacts), the City may properly adopt an addendum to the Certified TOP EIR.

**Conclusion**: The Ontario Plan Environmental Impact Report (TOP EIR), certified by City Council on January 27, 2010, was prepared as a Program EIR in accordance with CEQA, the State CEQA Guidelines, and the City's Rules for the Implementation of CEQA and in accordance with Section 15121(a) of the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3).The Certified TOP EIR considered the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by the Ontario Plan. Subsequent activities within the TOP Program EIR have been evaluated to determine whether an additional CEQA documents needs to be prepared.

Accordingly, and based on the findings and information contained in the Certified TOP EIR, the analysis above, the attached Initial Study, and CEQA statute and State CEQA Guidelines, including Sections 15164 and 15162, the Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified EIR. No changes or additions to the Certified TOP EIR analyses are necessary, nor is there a need for any additional mitigation measures; therefore, pursuant to State CEQA Guidelines Section 15164, the Ontario City Council hereby adopts this Addendum to the Certified EIR.

**Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement):** Permitting may be required by/through the Regional Water Quality Control Board (RWQCB) pursuant to requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit; Permitting may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented within the Project area; and Various construction, grading, and encroachment permits allowing implementation of the Project.

**Tribal Consultation:** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?

☐ Yes ☐ No ☒ N/A

If "yes," has consultation begun? ☐ Yes ☐ No ☐ Completed

## *ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED*

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agriculture/Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology / Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials | ☐ Hydrology / Water Quality |
| ☐ Land Use / Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population / Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation | ☐ Utilities / Service Systems | ☐ Mandatory Findings of Significance |
| ☐ Tribal Cultural Resources | ☐ Wildfire | ☐ Energy |

## *DETERMINATION (To be completed by the Lead Agency)*

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards; (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project; and (c) a Statement of Overriding Consideration was adopted for demolition of Tier III historic resources finding that the demolition of Tier III historic resources results in significant and unavoidable impacts that cannot be

fully mitigated to a level of less than significant, despite the imposition of all feasible mitigation measures identified in the EIR, and nothing further is required.

| | |
|---|---|
| | May13, 2021 |
| Signature | Date |
| Diane Ayala, Senior Planner | City of Ontario |
| Printed Name and Title | For |

## *EVALUATION OF ENVIRONMENTAL IMPACTS*

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from the "Earlier Analyses" Section may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a. Earlier Analyses Used. Identify and state where they are available for review.

b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

a. The significance criteria or threshold, if any, used to evaluate each question; and

b. The mitigation measure identified, if any, to reduce the impact to less than significance.

| ***Issues*** | ***Potentially Significant Impact*** | ***Less Than Significant with Mitigation*** | ***Less Than Significant Impact*** | ***Impacts Previously Analyzed in TOP EIR*** |
|---|---|---|---|---|
| **1. AESTHETICS.** Would the project: | | | | |
| **a.** Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☐ | ☒ |
| **b.** Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| **c.** In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☐ | ☒ |
| **d.** Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ |
| **2. AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project: | | | | |
| **a.** Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| **b.** Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| **c.** Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| **d.** Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **e.** Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| **3. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| **a.** Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ☒ |
| **b.** Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☐ | ☒ |
| **c.** Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☐ | ☒ |
| **d.** Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? | ☐ | ☐ | ☐ | ☒ |
| **4. BIOLOGICAL RESOURCES.** Would the project: | | | | |
| **a.** Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| **b.** Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| **c.** Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| **d.** Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☐ | ☒ |
| **e.** Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ☒ |
| **f.** Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **5. CULTURAL RESOURCES.** Would the project: | | | | |
| **a.** Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? | ☐ | ☐ | ☐ | ☒ |
| **b.** Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | ☐ | ☐ | ☐ | ☒ |
| **c.** Disturb any human remains, including those interred outside of dedicated cemeteries? | ☐ | ☐ | ☐ | ☒ |
| **6. ENERGY.** Would the project: | | | | |
| **a.** Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☐ | ☐ | ☒ |
| **b.** Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☐ | ☒ |
| **7. GEOLOGY AND SOILS.** Would the project: | | | | |
| **a.** Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: | ☐ | ☐ | ☐ | ☒ |
| **i.** Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☐ | ☒ |
| **ii.** Strong seismic ground shaking? | ☐ | ☐ | ☐ | ☒ |
| **iii.** Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☐ | ☒ |
| **iv.** Landslides? | ☐ | ☐ | ☐ | ☒ |
| **b.** Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☐ | ☒ |
| **c.** Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☐ | ☒ |
| **d.** Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code, creating substantial direct or indirect risks to life or property? | ☐ | ☐ | ☐ | ☒ |
| **e.** Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☐ | ☒ |
| **f.** Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **8. GREENHOUSE GAS EMISSIONS.** Would the project: | | | | |
| **a.** Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☐ | ☒ |
| **b.** Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? | ☐ | ☐ | ☐ | ☒ |
| **9. HAZARDS AND HAZARDOUS MATERIALS.** Would the project: | | | | |
| **a.** Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☐ | ☒ |
| **b.** Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☐ | ☒ |
| **c.** Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| **d.** Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ |
| **e.** For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| **f.** Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| **g.** Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | ☐ | ☐ | ☐ | ☒ |
| **10. HYDROLOGY AND WATER QUALITY.** Would the project: | | | | |
| **a.** Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | ☐ | ☐ | ☐ | ☒ |
| **b.** Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☐ | ☒ |
| **c.** Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **i.** result in substantial erosion or siltation on- or off-site; | ☐ | ☐ | ☐ | ☒ |
| **ii.** substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | ☐ | ☐ | ☐ | ☒ |
| **iii.** create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | ☐ | ☐ | ☐ | ☒ |
| **iv.** impede or redirect flood flows? | ☐ | ☐ | ☐ | ☒ |
| **d.** In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☐ | ☒ |
| **e.** Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☐ | ☒ |
| **11. LAND USE AND PLANNING.** Would the project: | | | | |
| **a.** Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| **b.** Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☐ | ☒ |
| **12. MINERAL RESOURCES.** Would the project: | | | | |
| **a.** Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| **b.** Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☐ | ☒ |
| **13. NOISE.** Would the project result in: | | | | |
| **a.** Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☐ | ☒ |
| **b.** Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☐ | ☒ |
| **c.** For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| **14. POPULATION AND HOUSING.** Would the project: | | | | |
| **a.** Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **b.** Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |
| **15. PUBLIC SERVICES.** Would the project: | | | | |
| **a.** Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| **i.** Fire protection? | ☐ | ☐ | ☐ | ☒ |
| **ii.** Police protection? | ☐ | ☐ | ☐ | ☒ |
| **iii.** Schools? | ☐ | ☐ | ☐ | ☒ |
| **iv.** Parks? | ☐ | ☐ | ☐ | ☒ |
| **v.** Other public facilities? | ☐ | ☐ | ☐ | ☒ |
| **16. RECREATION.** Would the project: | | | | |
| **a.** Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☐ | ☒ |
| **b.** Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |
| **17. TRANSPORTATION.** Would the project: | | | | |
| **a.** Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | ☐ | ☐ | ☐ | ☒ |
| **b.** Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | ☐ | ☐ | ☐ | ☒ |
| **c.** Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☐ | ☒ |
| **d.** Result in inadequate emergency access? | ☐ | ☐ | ☐ | ☒ |
| **18. TRIBAL CULTURAL RESOURCES.** Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is | | | | |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **a.** Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | ☐ | ☐ | ☐ | ☒ |
| **b.** A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ☐ | ☐ | ☐ | ☒ |
| **19. UTILITIES AND SERVICE SYSTEMS.** Would the project: | | | | |
| **a.** Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| **b.** Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☐ | ☐ | ☒ |
| **c.** Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ |
| **d.** Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☐ | ☒ |
| **e.** Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |
| **20. WILDFIRES.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| **a.** Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| **b.** Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☐ | ☒ |
| **c.** Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *Impacts Previously Analyzed in TOP EIR* |
|---|---|---|---|---|
| **d.** Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☐ | ☒ |
| **21. MANDATORY FINDINGS OF SIGNIFICANCE.** | | | | |
| **a.** Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☐ | ☒ |
| **b.** Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.) | ☐ | ☐ | ☐ | ☒ |
| **c.** Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☐ | ☒ |

Note: Authority cited: Public Resources Code sections 21083, 21083.05, 21083.09.

Reference: Gov. Code section 65088.4; Public Resources Code sections 21073, 21074, 21080(c), 21080.1, 21080.3, 21080.3.1, 21080.3.2, 21082.3, 21083, 21083.3, 21083.5, 21084.2, 21084.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

## *EXPLANATION OF ISSUES*

**1. AESTHETICS.** Would the project:

**a. Have a substantial adverse effect on a scenic vista?**

Discussion of Effects: The Policy Plan (General Plan) does not identify scenic vistas within the City. However, TOP Policy Plan (Policy CD1-5) requires all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains. The Project is not located adjacent to any major north-south arterial streets, as identified in the Functional Roadway Classification Plan (Figure M-2) of the Mobility Element within the Policy Plan. Consequently, the Project will not result in any new or substantially different aesthetic impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway?**

Discussion of Effects: The City of Ontario is served by three freeways: I-10, I-15, and SR-60. I-10 and SR-60 traverse the northern and central portion of the City, respectively, in an east–west direction. I-15 traverses the northeastern portion of the City in a north–south direction. These segments of I-10, I-15, and SR-60 have not been officially designated as scenic highways by the California Department of Transportation. In addition, there are no historic buildings, or any scenic resources identified on or in the vicinity of the Project site. Therefore, it will not result in adverse environmental impacts.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Discussion of Effects: The Project would not degrade the existing visual character or quality of the site or its surroundings. The Project site is located in an area that is characterized by a mix of residential and commercial land uses and is surrounded by urban land uses.

The Project will substantially improve the visual quality of the area through development of the site with a high density residential development, which will be consistent with the policies of the Community Design Element of the Policy Plan (General Plan) and zoning designations on the property, as well as with the residential and commercial development in the surrounding area. Consequently, the Project will not result in any new or substantially different aesthetic impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

Discussion of Effects: New lighting will be introduced to the site with the development of the proposed Project. Pursuant to the requirements of the City's Development Code and the Emporia Family Housing PUD, the Project's on-site lighting will be shielded, diffused, or indirect, to avoid glare to pedestrians or motorists. In addition, lighting fixtures will be selected and located to confine the area of illumination to within the project site and minimize light spillage.

Site lighting plans will be subject to review by the Planning Department and Police Department prior to issuance of building permits (pursuant to the City's Building Security Ordinance). Therefore, the Project will not result in any new or substantially different aesthetic impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**2. AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

**c. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Discussion of Effects: The site is presently improved with two commercial buildings and the unimproved land and does not contain any agricultural uses. Furthermore, the site is identified as "Urban and Built-Up Land" on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. Consequently, the Project will not result in any new or substantially different agriculture or forest resources impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Discussion of Effects: The Project site is not zoned for agricultural use. Furthermore, there are no Williamson Act contracts in effect on the subject site. Therefore, no impacts to agricultural uses are anticipated, nor will there be any conflict with Williamson Act contracts.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**e. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?**

Discussion of Effects: The Project would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production because such land use designations do not exist within the City of Ontario. The Project site is zoned for Medium Density Residential development. The proposed project is consistent with the Land Use Element (Figure LU-6) of the Policy Plan (General Plan) and the development standards and allowed land uses of the MDR-18 (Medium Density Residential) zone. Therefore, no impacts to forest or timberland are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**f. Result in the loss of forest land or conversion of forest land to non-forest use?**

Discussion of Effects: There is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code section 12220(g). Neither TOP nor the City's Zoning Code provide designations for forest land. Consequently, the proposed Project would not result in the loss or conversion of forest land.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**g. Involve other changes in the existing environment, which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

Discussion of Effects: The Project site is currently zoned MU-1 (Downtown Mixed Use) and is not designated as Farmland. The Project site is currently vacant and there are no agricultural uses occurring onsite. As a result, to the extent that the Project would result in changes to the existing environment those changes would not result in loss of Farmland to non-agriculture use.

Additionally, there is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code Section 12220(g). Neither TOP nor the City's Zoning Code provide designations for forest land. Consequently, to the extent that the proposed Project would result in changes to the existing environment, those changes would not impact forest land.

Mitigation Required: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**3. AIR QUALITY**. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:

**a. Conflict with or obstruct implementation of the applicable air quality plan?**

Discussion of Effects: The Project will not conflict with or obstruct implementation of any air quality plan. As noted in The Ontario Plan FEIR (Section 5.3), pollutant levels in the Ontario area already exceed Federal and State standards. To reduce pollutant levels, the City of Ontario is actively participating in efforts to enhance air quality by implementing Control Measures in the Air Quality Management Plan for local jurisdictions within the South Coast Air Basin.

The proposed Project is consistent with The Ontario Plan, for which the EIR was prepared and impacts evaluated. Furthermore, the Project is consistent with the City's participation in the Air Quality Management Plan and will not conflict with or obstruct implementation of the plan. Mitigation (Mitigation Measure 5.3-2) has been adopted by the City that requires fugitive dust control measures pursuant to SCAQMD's Rule 403, use of Tier 3 construction equipment, proper service and maintenance of construction equipment, limiting nonessential idling of construction equipment, and use of Super-Compliant VOC paints for coating and architectural surfaces. As a condition of approval, the project will comply with Mitigation Measure 5.3-2. No new impacts beyond those identified in the Certified TOP EIR that would result from Project implementation.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

Discussion of Effects: The Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment under an applicable federal or state ambient air quality because of the limited size and scope of the Project. Although no impacts are anticipated, the Project will still comply with the air quality standards of the TOP FEIR and the SCAQMD resulting in impacts that are less than significant [please refer to Sections 3(a) and 3(b)].

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Expose sensitive receptors to substantial pollutant concentrations?**

Discussion of Effects: Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child-care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within one-quarter mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401.

The Project proposes the construction of residential units, a sensitive receptor. There are not, however, any known hot spots or heavy concentrations of pollutants in the area that would expose residents to potential adverse impacts. Therefore, the Project will not result in any new or substantially different air quality impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

Discussion of Effects: The subject site was previously analyzed by TOP EIR as Mixed-Use (Downtown Mixed Use District). The residential use proposed on the subject site do not create objectionable odors. Further, the Project shall comply with the policies of the Ontario Municipal Code and the Policy Plan (General Plan). Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**4. BIOLOGICAL RESOURCES.** Would the project:

**a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Discussion of Effects: The Project site is located within an area that has not been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service. Therefore, the Project will not result in any new or substantially different biological resources impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Discussion of Effects: The subject site was previously analyzed by the Certified TOP EIR as residential uses. The site does not contain any riparian habitat or other sensitive natural community identified by the Department of Fish & Game or Fish & Wildlife Service. Therefore, no adverse environmental impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Discussion of Effects: No wetland habitat is present on site. Therefore, Project implementation would have no impact on these resources.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Discussion of Effects: The site is part of a larger urbanized, mixed use area, and there are no wildlife corridors connecting this site to other areas. Therefore, the Project will not result in any new or substantially different biological resources impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Discussion of Effects: The City of Ontario does not have any ordinances protecting biological resources; however, the Project site contains a number of mature trees necessitating the need for preservation consistent with the City's Tree Preservation Ordinance. Therefore, the Project will not result in any new or substantially different biological resources impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**f. Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?**

Discussion of Effects: The site is not part of an adopted HCP, NCCP or other approved habitat conservation plan. As a result, no adverse environmental impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**5. CULTURAL RESOURCES.** Would the project:

**a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?**

Discussion of Effects: On January 27, 2010, The Ontario Plan (TOP), File No. PGPA06-001 for which an Environmental Impact Report (State Clearinghouse No. 2008101140) was adopted and certified by City Council, determining that demolition of Tier III historic resources results in significant and unavoidable impacts that cannot be fully mitigated to a level of less than significant, despite the imposition of all feasible mitigation measures identified in the EIR for which a Statement of Overriding Consideration was adopted. Two Tier III historic resources are located within the Project site:

(i) Office Building located at 201-215 South Fern Avenue: The building is a wide one-part commercial block building in the Art/Streamline Moderne architectural style and is approximately 4,000 square feet. The style is indicated by a flat roof, smooth wall surfaces, the use of glass-block windows, and a thin cantilevered roof running the entire length of the building which curves around the north-east corner. The building is situated in a rectangular building plan with a zero front setback and consists of eight commercial units. The original building addresses were 201 through 207 South Fern Avenue. It appears that there was a later addition constructed in the same style which added units in 1963 and 1978. The wall surfaces are made of concrete block covered by stucco and the entryways are recessed.

The 2003 Downtown intensive level survey suggests that the original portion of this commercial building appeared to be Eligible as a Contributor to a potential historic district stating that "the location, setting and design of the original building contributes to a historical record of the development of commerce in the City of Ontario." The design of the building preserves a sense of the historic character of the commercial core of the city of Ontario.

On August 10, 2010, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP10-004) for this 4,000 square foot, one-story commercial building, a historic resource, located at 201-215 South Fern Avenue.

(ii) American Legion Building located at 310 West Emporia Street: Constructed in 1953, the American Legion Building is approximately 10,000 square feet and has a T-shape plan. The roof line is broken into two parts. The first portion is slightly angled and covered with composition. There is a window band under the eave that separates the two roof sections. The second portion of the roof is flat and intersects the wall just below the window band. The front façade has two vertical divisions. The wall, under

the angled roof, is a band of aluminum windows that increase in height towards the middle of the building. The wall below the window is covered with batten board and has vertical lines. The main entry door is centrally located and is under the flat roof section. There is a band of aluminum awning windows that sit below the eave and wrap the corner of the building. The building is constructed of hollow pumice concrete brick. This Modern Mid-Century building was designed by Jay Dewey Harnish of Harnish, Morgan and Causey (now referred to as HMC Architects, Inc.). HMC Architects is a nationally recognized firm with their main headquarters located in Ontario.

The American Legion is considered one of the Nation's most influential patriotic organizations. The American Legion was chartered by Congress in 1919 as a patriotic Veterans organization. Focusing on service to veterans, service members and communities, the Legion currently has about 2.4 million members in 14,000 posts worldwide. These posts are organized into 55 departments: one each for the 50 states, the District of Columbia, Puerto Rico, France, Mexico, and the Philippines.

The American Legion's national headquarters is in Indianapolis, with an office in Washington, D.C. The national organization has a full-time staff of about 300 employees. The Legion has several standing national commissions and committees that work with department, district, and post leadership to develop programs, increase membership, and recruit volunteers. Associated organizations are the American Legion Auxiliary and Sons of The American Legion. Over the years, The American Legion has founded many programs for children and youth, including American Legion Baseball and Boys Nation.

In 1919, a group of local veterans assembled in Archie Mitchell's office and formed the West End Service Men's club called "Cher- Ami". Archie Mitchell was an instrumental member in establishing the Ontario Municipal Airport. Later in 1920, the men's club was instituted as American Legion Post No. 112 with Dr. J.H. Titus serving as the first Commander. During the early 1920s, the Legion held regular meetings at the Hotpoint Clubhouse. During the late 1920s, John S. Armstrong donated the Armstrong residence to the Legion to be used as a new clubhouse. The residence was relocated from Euclid Avenue to 113 West E Street and was used as the clubhouse until 1953 when the new clubhouse was erected at the present location on Emporia Avenue. The Legion received top honors in 1929 for registering the highest percentage of voters in San Bernardino County. That same year the Legion Post took option on original thirty acres of the Ontario Airport. The Ontario Post has created and participated in several programs dedicated to promoting Americanism with the principals of justice, freedom, loyalty, and democracy. Aiding the veterans of all wars and their families is the foremost program as Ontario post works for a betterment of the community.

On January 11, 2011, the Historic Preservation Subcommittee approved a Tier III Determination (File No. PHP10-011) for the 10,000 square foot, one-story commercial building, a historic resource, located at 310 West Emporia Street. The following TOP mitigation measures are required Conditions of Approval for the Project:

(i) Prior to issuance of demolition building permit, every effort shall be made to relocate buildings. The buildings shall be offered at no cost for those who can relocate off site. Advertisements notifying the public of the opportunity to relocate the buildings shall be placed for a minimum of 45 days: on-site with temporary signage, in at least 3 local publications (newspapers, magazines, local organization newsletters), and on local bulletin boards (realtor's offices, local business). Applicant shall notify a minimum of 5 non-profit heritage organizations in writing of the building. A social media campaign including a dedicated web page (or post) with the building's information (description, square footage, photographs) and contact information should be incorporated into the building's advertisement.

(ii) Full documentation, including but not limited to as-built drawing, historical narrative and HABS photographs, of the historic resource pursuant to Historic American Building Survey (HABS) Level 3 standards shall be submitted to the Planning Department for review and approval and subsequent release to the Ovitt Family Community Library, Model Colony History Room prior to issuance of demolition building permit.

(iii) A mitigation fee pursuant to Section 7.01.030 of the Ontario Development Code shall be paid to the Planning Department prior to issuance of building permit for demolition. For Tier III structures, this mitigation fee is equal to 10 percent of the price per square foot construction cost as established in the most current ICC Building Valuation Data. The fee amount will be provided by the Planning Department at the time of payment.

(iv) A determination whether items within or on the resource should be salvaged shall be made by the Planning Department. The applicant shall be responsible for the removal, relocation and donation of such items selected for salvaging. An inventory of salvaged items shall be provided by the applicant to the Planning Department prior to be to issuance of demolition permit.

Therefore, the Project will not result in any new or substantially different cultural resources impacts than were previously addressed in the EIR, and no changes or additions to the EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?**

Discussion of Effects: The Ontario Plan FEIR (Section 5.5) indicates no archeological sites or resources have been recorded in the City with the Archeological Information Center at San Bernardino County Museum. However, only about 10 percent of the City of Ontario has been adequately surveyed for prehistoric or historic archaeology. While no adverse impacts to archeological resources are anticipated at this site due to its urbanized nature, standard conditions have been imposed on the Project that in the event of unanticipated archeological discoveries, construction activities will not continue or will moved to other parts of the Project site and a qualified archaeologist shall be contacted to determine significance of these resources. If the find is discovered to be historical or unique archaeological resources, as defined in Section 15064.5 of the CEQA Guidelines, avoidance or other appropriate measures shall be implemented. Therefore, the Project will not result in any new or substantially different cultural resources impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Disturb any human remains, including those interred outside of formal cemeteries?**

Discussion of Effects: The proposed Project is in an area that has been previously disturbed by human activity. No known religious or sacred sites exist within the Project area. Thus, human remains are not expected to be encountered during any construction activities. However, in the unlikely event that human remains are discovered, existing regulations, including the California Public Resources Code Section 5097.98, would afford protection for human remains discovered during development activities. Furthermore, standard conditions have been imposed on the Project that in the event of unanticipated discoveries of human remains are identified during excavation, construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and/or Native American consultation has been completed, if deemed applicable.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**6. ENERGY** Would the project:

**a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Discussion of Effects: Energy was not analyzed in the Certified TOP EIR but has been included as part of the 2019 revisions to the State CEQA Guidelines. Implementation of the Project would not substantially increase the demand for electricity and natural gas at the Project site and gasoline consumption in the region during construction and operation. Implementation of the Project will require compliance with CALGreen Building Code (CCR Title 24, Part11). Moreover, the Project includes a sample Greenhouse Gas Reduction Measure Screening Table for Residential and Commercial Development. The Screening Table includes measures energy efficient development, indoor space efficiency measures, building efficiency measures, renewable energy measures, and water conservation measures. Measures that would reduce electricity consumption include, but are not limited to: greatly enhanced window

insulation, an enhanced cool-roof, an improved efficiency heating, ventilation, and air conditioning ("HVAC") system, blower doors HERS verified Envelope leakage or equivalent, enhanced duct insulation, Energy Star commercial appliances, water efficient landscaping and irrigation systems, and water-efficient toilets and faucets.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts. No changes or additions to the Certified TOP EIR analyses are necessary.

**7. GEOLOGY & SOILS**. Would the project:

**a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:**

**i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Discussion of Effects: There are no active faults known on the site and the Project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Certified TOP EIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. Given that the closest fault zone is located more than ten miles from the Project site, fault rupture within the Project area is not likely. All development will comply with the Uniform Building Code seismic design standards to reduce geologic hazard susceptibility. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**ii. Strong seismic ground shaking?**

Discussion of Effects: There are no active faults known on the site and the Project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Certified TOP EIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. The closest fault zone is located more than ten miles from the Project site. The proximity of the site to the active faults will result in ground shaking during moderate to severe seismic events. All construction will comply with the California Building Code, the Ontario Municipal Code, The Ontario Plan, and all other ordinances adopted by the City related to construction and safety. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**iii. Seismic-related ground failure, including liquefaction?**

Discussion of Effects: As identified in the Certified TOP EIR (Section 5.7), groundwater saturation of sediments is required for earthquake induced liquefaction. In general, groundwater depths shallower than 10 feet to the surface can cause the highest liquefaction susceptibility. Depth to ground water at the Project site during the winter months is estimated to be between 250 to 450 feet below ground surface. Therefore, the liquefaction potential within the Project area is minimal. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**iv. Landslides?**

Discussion of Effects: The Project would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving landslides because the relatively flat topography of the Project site (less than 2 percent slope across the City) makes the chance of landslides remote. The allowed residential use will not create greater landslide potential impacts than were identified in the Certified

TOP EIR. Implementation of TOP EIR strategies, Uniform Building Code and Ontario Municipal Code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Result in substantial soil erosion or the loss of topsoil?**

Discussion of Effects: Implementation of the Project will not create greater erosion impacts than were identified in the Certified TOP EIR. Impacts will be less than significant with mitigation. The Project will not result in significant soil erosion or loss of topsoil because of the previously disturbed nature of the Project site and the limited size and scope of the Project. Grading increases the potential for erosion by removing protective vegetation, changing natural drainage patterns, and constructing slopes. However, compliance with the California Building Code and review of grading plans by the City Engineer will ensure no significant impacts will occur. In addition, the City requires an erosion/dust control plan for Projects located within this area. Implementation of a NPDES program, the Environmental Resource Element of the Policy Plan (General Plan) strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

Discussion of Effects: Implementation of Project will not create greater landslide potential impacts than were identified in the Certified TOP EIR. Therefore, no adverse impacts are anticipated. In addition, the associated Project would not result in the location of development on a geologic unit or soil that is unstable, or that would become unstable because as previously discussed, the potential for liquefaction and landslides associated with the Project is less than significant. Certified TOP EIR (Section 5.7) indicates that subsidence is generally associated with large decreases or withdrawals of water from the aquifer. The Project would not withdraw water from the existing aquifer. Further, implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal Code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Discussion of Effects: The majority of Ontario, including the Project site, is located on alluvial and eolian soil deposits. These types of soils are not considered to be expansive. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

Discussion of Effects: The area is served by the local sewer system and the use of alternative systems is not necessary. There will be no impact to the sewage system.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Discussion of Effects: The City of Ontario is underlain by deposits of Quaternary and Upper-Pleistocene sediments deposited during the Pliocene and early Pleistocene time, Quaternary Older Alluvial sediments may contain significant, nonrenewable, paleontological resources and are, therefore, considered to have high sensitivity at depths of 10 feet or more below ground surface. In addition, the Certified TOP EIR (Section 5.5) indicates that one paleontological resource has been discovered in the City. While no adverse impacts are anticipated, standard conditions have been imposed on the Project that in the event of unanticipated paleontological resources are identified during excavation, construction activities will not continue or will be moved to other parts of the Project site and a qualified paleontologist shall be contacted to determine significance of these resources. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR and TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**8. GREENHOUSE GAS EMISSIONS.** Would the project:

**a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Discussion of Effects: The Project site was previously analyzed by the Certified TOP EIR as a residential/commercial Mixed-Use that may have an impact on the environment at buildout of The Ontario Plan due to the emission of greenhouse gases ("GHGs"). According to the TOP EIR, this impact would be significant and unavoidable (Re-circulated Portions of the Ontario Plan Draft Environmental Impact Report, p. 2-118.) The TOP EIR was certified by the City on January 27, 2010, at which time a statement of overriding considerations was also adopted for The Ontario Plan's significant and unavoidable impacts, including that concerning the emission of greenhouse gases.

Implementation of Project will not create significantly greater impacts than were identified in the Certified TOP EIR. The Project includes a sample GHG Reduction Measures Screening Threshold Table, which provides guidance in measuring the reduction of greenhouse gas ("GHG") emissions attributable to certain design and construction measures incorporated into development projects. The analysis, methodology, and significance determination (thresholds) are based upon the City's Climate Action Plan ("CAP"), which includes GHG emission inventories (2008 and 2020 forecasts), a year 2020 emission reduction target, the goals and policies to reach the target, together with the Addendum prepared for the CAP. The Screening Table assigns points for each option incorporated into a project as mitigation or a project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. The point levels are based upon improvements compared to 2008 emission levels of efficiency. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the City's CAP. As such, those projects that garner a total of 100 points or greater would not require quantification of project specific GHG emissions. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions. As shown in the Project GHG Reduction Measures Screening Table, the Project garners a total of 103 points, and is therefore consistent with the reduction quantities anticipated in the City's CAP. Therefore, quantification of Project-specific GHG emissions is not required.

Additionally, pursuant to Public Resources Code Section 21083.3, this impact need not be analyzed further, because (1) the proposed project would result in an impact that was previously analyzed in the Certified TOP EIR; (2) the proposed project would not result in any greenhouse gas impacts that were not addressed in the Certified EIR; (3) the proposed project is consistent with The Ontario Plan. The proposed impacts of the project were already analyzed in the Certified EIR and the project will be built to current energy efficient standards. Potential impacts of project implementation will be less than significant with mitigation already required under the Certified TOP EIR and, CAP Screening Tables, and current energy efficiency standards. No changes or additions to the Certified TOP EIR analyses are necessary.

Mitigation Required: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to Certified TOP EIR analyses are necessary. The mitigation measures adopted as part of Certified TOP EIR adequately address any potential significant impacts and there is no need for any additional mitigation measures. The City has reviewed the emission reduction measures and concepts in TOP EIR's MM 6-2 and 6-3, and has determined that the following actions apply and shall be undertaken by the applicant in connection with the project: energy efficient design, efficient irrigation systems, and compliance with Title 24 of the California Code of Regulations.

**b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Discussion of Effects: The Project site was previously analyzed by the Certified TOP EIR as a residential/commercial mixed-use land use. The proposed Project is consistent with The Ontario Plan Goal ER 4 of improving air quality by, among other things, implementation of Policy ER4-3, regarding the reduction of greenhouse gas emissions in accordance with regional, State, and federal regulations. In addition, the proposed Project is consistent with the policies outlined in Section 5.6.4 of the TOP EIR, which aims to reduce the City's contribution of greenhouse gas emissions at build-out by fifteen (15 percent), because the project is upholding the applicable City's adopted mitigation measures as represented in 6-1 through 6-6 and energy efficient design, efficient irrigation systems, electric vehicle charging stations, and compliance with Title 24 of the California Code of Regulations. The Project is consistent with the City's Climate Action Plan. Therefore, the proposed Project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

Mitigation Required: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**9. HAZARDS & HAZARDOUS MATERIALS.** Would the project:

**a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

Discussion of Effects: The Project site was previously analyzed by the TOP EIR for residential/commercial mixed-use land uses. The Project is not anticipated to involve the transport, use or disposal of hazardous materials during either construction or project implementation. Therefore, no adverse impacts are anticipated. However, in the unlikely event of an accident, implementation of the strategies included in The Ontario Plan will decrease the potential for health and safety risks from hazardous materials to a less than significant impact.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Discussion of Effects: The Project site was previously analyzed by the Certified TOP EIR for residential/commercial mixed-use land uses. The proposed Project does not include the use of hazardous materials or volatile fuels. In addition, there are no known stationary commercial or industrial land uses within close proximity to the subject site, which use/store hazardous materials to the extent that they would pose a significant hazard to visitors/occupants to the subject site, in the event of an upset condition resulting in the release of a hazardous material.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?**

Discussion of Effects: The Project does not include the use, emissions or handling of hazardous or acutely hazardous materials, substances, or waste. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Discussion of Effects: The Project site is not listed on the hazardous materials site compiled pursuant to Government Code Section 65962.5. Therefore, the Project would not create a hazard to the public or the environment and no impact is anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**e. For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?**

Discussion of Effects: The Project was reviewed and found to be located within the Airport Influence Area of Ontario International Airport ("ONT") and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan ("ALUCP") for ONT. The Project will not result in a safety hazard for people working or residing in the Project area because it will not obstruct aircraft maneuvering because of the Project's low elevation and the architectural style of the Project. Additionally, the Land Use Compatibility Guidelines for Noise Impacts (Table LU-08) shows the proposed use as normally accepted in the 65 CNEL. The proposed use will comply with standards for mitigating noise. Therefore, the Project will not result in any new or substantially different hazards and hazardous materials impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Discussion of Effects: The City's Safety Element, as contained within The Ontario Plan, includes policies and procedures to be administered in the event of a disaster. The Ontario Plan seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to and recover from every day and disaster emergencies. In addition, the Project will comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access. Because the Project is required to comply with all applicable City codes, any impacts would be reduced to a less than significant level.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Discussion of Effects: The Project site is not located in or near wildlands. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**10. HYDROLOGY & WATER QUALITY.** Would the project:

**a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

Discussion of Effects: The Project site is served by City water and sewer service and will not affect water quality standards or waste discharge requirements. The site is required to comply with the statewide National Pollutant Discharge Elimination System ("NPDES") General Industrial Activities Stormwater Permit, the San Bernardino County Area-Wide Urban Runoff Permit (MS4 permit) and the City of Ontario's Municipal Code (Title 6, Chapter 6 (Stormwater Drainage System). This would reduce any impacts to below a level of significance. Furthermore, the applicant for the subject site has submitted a Preliminary Water Quality Management Plan (PWQMP), which establishes the subject sites' compliance with storm water discharge and water quality management requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration, biotreatment and evapotranspiration. The PWQMP proposes the use of an underground stormwater infiltration system for the subject sites. Any overflow drainage will be conveyed to the public street by way of parkway culverts.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Discussion of Effects: The Project site was previously analyzed by the Certified TOP EIR for residential/commercial mixed-use land uses. The water use associated with the proposed use of the property will be negligible, and the proposed Project will not deplete groundwater supplies, nor will it interfere with recharge. The water use associated with the proposed use of the property was included in the Certified TOP EIR analysis. The development of the site will require the grading of the site and excavation is expected to be less than three feet and would not affect the existing aquifer, estimated to be about 230 to 250 feet below the ground surface. No adverse impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

**i. Result in substantial erosion or siltation on- or off-site?**

Discussion of Effects: It is not anticipated that the Project would alter the drainage pattern of the site or area, in a manner that would result in erosion, siltation or flooding on-or-off site, nor will the proposed Project increase the erosion of the subject site or surrounding areas. The existing drainage pattern of the site will not be altered, and it will have no significant impact on downstream hydrology. Stormwater generated by the Project will be discharged in compliance with the statewide NPDES General Construction Activities Stormwater Permit and San Bernardino County MS4 permit requirements. With the full implementation of a Storm Water Pollution Prevention Plan developed in compliance with the General Construction Activities Permit requirements, the Best Management Practices included in the SWPPP, and a stormwater monitoring program would reduce any impacts to below a level of significance. No streams or streambeds are present on the site. No changes in erosion off-site are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**ii. Substantially increase the rate or amount of surface runoff water in a manner which would result in flooding on- or off-site?**

Discussion of Effects: The Project is not anticipated to increase the flow velocity or volume of storm water runoff to cause environmental harm from the site and will not create a burden on existing infrastructure. Furthermore, with the implementation of an approved Water Quality Management Plan developed for the site, in compliance with the San Bernardino County MS4 Permit requirements, stormwater runoff volume shall be reduced to below a level of significance.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Discussion of Effects: It is not anticipated that the Project would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or create or contribute stormwater runoff pollutants during construction and/or post-construction activity. Pursuant to the requirements of The Ontario Plan, the City's Development Code, and the San Bernardino County MS4 Permit's Water Quality Management Plan ("WQMP"), individual developments must provide site drainage and WQMP plans according to guidelines established by the City's Engineering Department. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**iv. Impede or redirect flood flows?**

Discussion of Effects: Urbanization in the areas surrounding the Project site have resulted in increased responsiveness of the basin to rainfall. The increase in impervious surfaces such as roofs, roads, and parking lots has resulted in a decrease in groundwater infiltration and larger storm surges. The Project site is not impacted by offsite flows. The Project site is not located in a FEMA Firm Panel designated Flood Zone Risk, and according to the United States Fish and Wildlife Service National Wetlands Inventory ("NWI") no wetlands exist on the property. An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. However, the Project will be conditioned to design and construct a storm water detention facility on site so that the 100-year post-development peak flow does not exceed 80 percent of pre-development peak flows.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

Discussion of Effects: Impacts associated with flooding are primarily related to the construction or placement of structures in areas prone to flooding including within an unprotected 100-year flood zone, and in areas susceptible to high tides, tsunamis, seiches, mudflows or sea level rise. Specifically, structures placed in flood prone areas, if flooded, would be damaged, and could subject people to injury or death. The National Flood Insurance Act of 1968 requires the identification of floodplain areas and establishment of flood-risk zones within those areas. FEMA administers the programs and coordinates with communities to establish effective floodplain management standards. According to FEMA, the Project is not located in a known floodplain. Furthermore, this area is not known to flood and is not typically subjected to flooding. The Project site is not located in a floodplain as shown in Figure S-2 of TOP. The Project site is in an urbanized area that is developed residential dwelling units. No wetlands have been mapped on the Project site according to the NWI. According to the FEMA, the Project is not located in an area that is subject to flood hazard, tsunami, or seiche zones. The Project site is located over 60 miles east of the Pacific Ocean and is not located in a mapped tsunami zone. Therefore, the Project would not have a significant risk of flood hazard, tsunami, seiche zones, release of pollutants due to Project inundation.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

Discussion of Effects: The Regional Water Quality Control Board's Basin Plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Specifically, the Basin Plan (i) designates beneficial uses for surface and ground waters, (ii) sets narrative and numerical

objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's anti-degradation policy, and (iii) describes implementation programs to protect all waters in the region. The Project adheres to requirements of the water quality control plan, including all existing regulation and permitting requirements. This includes the incorporation of best management practices ("BMPs") to protect water quality during construction and operational periods. Development of the Project is subject to all existing water quality regulations and programs, as described in the regulatory section above, including all applicable construction permits. Existing General Plan policies related to water quality are also applicable to the Project. Implementation of these policies, in conjunction with compliance with existing regulatory programs, ensures that water quality impacts related to the Project are less than significant.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**11. LAND USE & PLANNING.** Would the project:

**a. Physically divide an established community?**

Discussion of Effects: The Project site is in an area that is developed with urban land uses. The Project will be of similar design and size to surrounding development. The Project will become a part of the larger mixed-use community. Therefore, the Project will not result in any new or substantially different land use and planning impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

Discussion of Effects: The subject site was previously analyzed by the Certified TOP EIR residential/commercial mixed-use land uses. Implementation of Project will not create greater impacts than were identified in the Certified TOP EIR. The proposed Project does not interfere with any policies for environmental protection. As such, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**12. MINERAL RESOURCES.** Would the project:

**a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

Discussion of Effects: The Project site is located within a mostly developed area surrounded by urban land uses. There are no known mineral resources in the area; therefore, the project will not result in any new or substantially different mineral resources impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

Discussion of Effects: There are no known mineral resources in the area. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**13. NOISE.** Would the project result in:

**a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Discussion of Effects: The Project site was previously analyzed by the Certified TOP EIR for residential/commercial mixed-use land uses. The Project will not expose people to or generate noise levels in excess of standards as established in The Ontario Plan FEIR (Section 5.12); therefore, the project will not result in any new or substantially different noise impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Generation of excessive groundborne vibration or groundborne noise levels?**

Discussion of Effects: Implementation of the Project will not create greater impacts than were identified in the Certified TOP EIR. The uses associated with this proposed Project are required to comply with the environmental standards contained in the City of Ontario Development Code and as such, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. For a project located within the vicinity of a private airstrip or the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?**

Discussion of Effects: The Project was reviewed and found to be located within the Airport Influence Area of Ontario International Airport ("ONT") and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan ("ALUCP") for ONT. According to the Safety Element, the project is located outside of the 65 CNEL noise contour; therefore, the project will not result in any new or substantially different noise impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary. or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**14. POPULATION & HOUSING.** Would the project:

**a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?**

Discussion of Effects: The Project site was previously analyzed by the Certified TOP EIR for residential/commercial mixed-use land uses and is consistent with General Plan land use designations and would not induce significant population growth. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

Discussion of Effects: The Project site does not contain existing housing. Implementation of the Project will result in the addition of 50 residential dwelling units.

Mitigation: No additional mitigation required. No changes or additions to the Certified TOP EIR analyses are necessary.

**15. PUBLIC SERVICES.** Would the project:

**a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

**i. Fire protection?**

Discussion of Effects: The Project site is in a developed area currently served by the Ontario Fire Department. The Project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**ii. Police protection?**

Discussion of Effects: The Project site is in a developed area, currently served by the Ontario Police Department. The Project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**iii. Schools?**

Discussion of Effects: Upon development, the Project proponent will be required to pay school fees as prescribed by state law prior to the issuance of building permits. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**iv. Parks?**

Discussion of Effects: The Project site is in a developed area, currently served by the City of Ontario. The Project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**v. Other public facilities?**

Discussion of Effects: The Project site is in a developed area, currently served by the City of Ontario. The Project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**16. RECREATION.** Would the project:

**a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Discussion of Effects: This Project is not proposing a significant number of new housing units that would result in the substantial physical deterioration of nearby existing parks. Implementation of the Project would result in the construction of 12,356 square feet of private recreational amenities on-site to include a pool, pool house and children's play area as required by the PUD for the development of 50 residential units. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?**

Discussion of Effects: This Project is not proposing a significant number of new housing units or large employment generator that would require the construction of neighborhood parks or other recreational facilities. Furthermore, implementation of the Project includes construction of a recreational area and swimming pool for private use of residents. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**17. TRANSPORTATION.** Would the project:

**a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

Discussion of Effects: The Project is in an area that is mostly developed with all street improvements existing. The number of vehicle trips per day is not expected to be increased significantly. Therefore, the Project will not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections. Consequently, the Project will not result in any new or substantially different transportation/traffic impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

Discussion of Effects: CEQA Guidelines Section 15064.3 subdivision (b) has been included in the 2018 CEQA Guidelines as part of the implementation of SB 743 which requires local jurisdictions to use Vehicle Miles Travelled (VMT) instead of Level of Service (LOS) methodologies for the purpose of determining the significance of traffic impacts under CEQA. Also, as part of the implementation of SB 743 local jurisdictions are required to develop and implement thresholds of significance criteria and methodologies for evaluating VMT. The City of Ontario has adopted and established a VMT analysis threshold or analysis methodology based on our Policy Plan (General Plan) baseline. However, the Project was submitted prior to the adoption of the threshold and therefore not subject to the adopted thresholds. Subsequently, TOP EIR analyzed VMT, as part of the GHG analysis. The Ontario Plan (TOP) is consistent with the RTP/SCS for the Southern California region. The SBTAM model has incorporated TOP buildout which was then incorporated into the SCAG model in developing the RTP/SCS for the region. The thresholds used in these models can be found in the tool created for SBCTA that analyzes the various threshold options. TOP established VMT thresholds as such this option has already been found to be consistent with the RTP/SCS and these land use assumptions have been incorporated into the SBTAM and SCAG's regional models. The screening tool created for use in San Bernardino County can be utilized for locations within Ontario where additional analysis is not required, and the City thresholds be used for Projects to determine if additional analysis is required. If mitigation measures are included for the Project and the VMT brought down below the established threshold (City average), then the Project can be

determined to have less than a significant impact on transportation (in terms of CEQA).Therefore, impacts with respect to CEQA Guidelines Section 15064.3(b) are less than significant.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Discussion of Effects: The Project is in an area that is mostly developed, and street improvements are complete. The Project will not create a substantial increase in hazards due to a design feature. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Result in inadequate emergency access?**

Discussion of Effects: Development of the Project will be designed to provide access for all emergency vehicles and will therefore not create an inadequate emergency access. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**e. Result in inadequate parking capacity?**

Discussion of Effects: The Project proposes to reduce the required parking standards that are established by the Emporia Family Housing PUD. The Project is proposing an average of 1.88 parking spaces per dwelling unit for a total of 94 parking spaces. On November 29, 2018, the California Department of Housing and Community Development ("HCD") released the guidelines for the Streamlined Ministerial Approval Process created by Senate Bill No. 35 (SB 35 Guidelines). SB 35 provides a streamline ministerial approval process for eligible affordable housing projects. SB 35 allows for local jurisdiction to reduce parking requirements for eligible projects to a maximum of one space per dwelling unit or waive all parking requirements for Project sites located within ½ mile of public transit. Located within the ½ mile of Project site is OmniTrans Bus Route 61 on Holt Boulevard. Therefore, the Project will not create an inadequate parking capacity. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**18. TRIBAL CULTURAL RESOURCES.** Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

**a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**

**b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Discussion of Effects: The Project site has been highly disturbed by residential and commercial development since the early 1890s. Surrounding properties and area are highly urbanized. It is highly unlikely that tribal resources would be discovered at the Project site; therefore, it is concluded that the proposed Project will not impact Tribal Cultural Resources or Native America artifacts relating to TCRs and as such, no mitigation measures are recommended.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**19. UTILITIES AND SERVICE SYSTEMS**. Would the project:

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

Discussion of Effects: The Project is served by the City of Ontario sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 or RP-5 treatment plant. The Project is required to meet the requirements of the Ontario Engineering Department regarding wastewater. Therefore, the Project will not result in any new or substantially different utilities and service systems impacts than were previously addressed in TOP EIR, and no changes or additions to TOP EIR analyses are necessary. As discussed in the energy section above, the Project will have no anticipated impacts with regards to electric power and natural gas. In addition, the Project will not have an impact on telecommunications facilities.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).**

Discussion of Effects: The Project site is served by the City of Ontario water system. There is currently sufficient water supply available to the City of Ontario to serve this Project as per the findings of the Certified TOP EIR. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

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

Discussion of Effects: The Project site is served by the City of Ontario water system. There is currently sufficient water supply available to the City of Ontario to serve this Project as per the findings of Certified TOP EIR. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Discussion of Effects: City of Ontario serves the Project site. Currently, the City of Ontario contracts with a waste disposal company that transports trash to a landfill with sufficient capacity to handle the City's solid waste disposal needs. No impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to analyses are necessary.

**e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

Discussion of Effects: This Project complies with federal, state, and local statues and regulations regarding solid waste. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**20. WILDFIRE.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

**a. Substantially impair an adopted emergency response plan or emergency evacuation plan?**

Discussion of Effects: The Project site is not located in or near a state responsibility area nor is it located in or near lands classified as very high fire hazard severity zones. Therefore, no impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Discussion of Effects: The Project site is not located in or near a state responsibility area nor is it located in or near lands classified as very high fire hazard severity zones. Therefore, no impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Discussion of Effects: The Project site is not located in or near a state responsibility area nor is it located in or near lands classified as very high fire hazard severity zones. Therefore, no impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Discussion of Effects: The Project site is not located in or near a state responsibility area nor is it located in or near lands classified as very high fire hazard severity zones. Therefore, no impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**21. MANDATORY FINDINGS OF SIGNIFICANCE.**

**a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Discussion of Effects: The proposed Project does not have the potential to reduce wildlife habitat and threaten a wildlife species; therefore, no environmental impacts resulting from the Project are anticipated.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?**

Discussion of Effects: The Project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)**

Discussion of Effects: The Project does not have impacts that are cumulatively considerable.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

**d. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

Discussion of Effects: The Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: No additional mitigation required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP EIR. No changes or additions to the Certified TOP EIR analyses are necessary.

## *EARLIER ANALYSES*

*(Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D))***:**

1) Earlier Analyses Used. Identify earlier analyses used and state where they are available for review.

   a) The Ontario Plan Final EIR

   b) The Ontario Plan (TOP)

   c) City of Ontario Official Zoning Map

   d) City of Ontario Development Code

   e) Ontario International Airport Land Use Compatibility Plan

   f) Ontario International Airport Land Use Compatibility Plan Negative Declaration (SCH 2011011081)

All documents listed above are on file with the City of Ontario Planning Department, 303 East “B” Street, Ontario, California 91764, (909) 395-2036.

2) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards.

## *MITIGATION MEASURES*

*(For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.)*

The Mitigation Measures contained in the Certified TOP EIR adequately mitigate the impacts of the proposed Project. These mitigation measures are contained in the attached Mitigation Monitoring Program.

No additional mitigation beyond that previously imposed is required.

# *Mitigation Monitoring Program for The Ontario Plan Environmental Impact Report*

## *1. Introduction*

### *1.1 PURPOSE OF MITIGATION MONITORING PROGRAM*

This Mitigation Monitoring Program has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in The Ontario Plan Environmental Impact Report (EIR), State Clearinghouse No. 2008101140. The Mitigation Monitoring Program has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Ontario Monitoring Requirements. Section 21081.6 states:

(a) When making the findings required by paragraph (1) of subdivision subsection (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:

(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

(b) A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.

(c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

### *1.2 PROJECT SUMMARY*

The proposed project is the preparation of The Ontario Plan, which consists of a Vision, Governance Manual, Policy Plan, City Council Priorities, Implementation Plans, and Tracking and

Feedback. The Ontario Plan integrates components of city governance documents into a single guidance system that shapes the community 20 years or more into the future.

(a) The Ontario **Vision** describes the future community of Ontario. Its basic purpose is to improve the quality of life for the people of Ontario. It is the rationale and motivation for everything the City does.

(b) The **Governance Manual** describes the foundation for conducting the public's business on behalf of the present and future people of Ontario. It explains how The Ontario Plan is a tool for decision-making and communication.

(c) **City Council Priorities** define the short-term direction in City actions and initiatives. They are the primary means for exercising leadership in carrying out The Plan and realizing the Vision.

(d) The **Policy Plan** connects intent with action through the broad range of Goals and Policies that would guide the long-term growth and development required for the City to achieve its Vision. It also satisfies the California Government Code requirement for a general plan. Figure 3-6, *Proposed Land Use Plan,* shows the proposed General Plan land use designations that guide and regulate land use patterns, distributions, densities and intensities in the City of Ontario, including residential employment, retail, recreation, and public uses.

(e) **Implementation** consists of actions taken to carry out Plan policies. This includes initiatives by the City and decisions on public and private development projects.

(f) **Tracking and Feedback** allows the City to learn from experience and redirect efforts.

Pursuant to CEQA Guidelines Section 15064(d), the EIR considers the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by The Ontario Plan. Consequently, the EIR focuses on impacts from changes to land use associated with buildout of the Proposed Land Use Plan, within the Policy Plan, and impacts from the resultant population and employment growth in the City. The Ontario Plan Proposed Land Use Plan for the ultimate development of the City is not linked to a timeline. However, for the purpose of this environmental analysis, buildout of the Proposed Land Use Plan is forecast for the year 2035.

### *1.3 PROJECT LOCATION*

The City of Ontario is in the southwestern corner of San Bernardino County and is surrounded by the Cities of Chino and Montclair, and unincorporated areas of San Bernardino County to the west; the Cities of Upland and Rancho Cucamonga to the north; the City of Fontana and unincorporated land in San Bernardino County to the east; and unincorporated Riverside County land to the south. The City is in the central part of the Upper Santa Ana River Valley. This portion of the valley is bounded by the San Gabriel Mountains to the north; the Chino Hills, Puente Hills, and San Jose Hills to the west; the Santa Ana River to the south; and Lytle Creek Wash on the east.

The City comprises approximately 50 square miles (31,958 acres), which includes the 8,200-acre New Model Colony (NMC) in the southern portion of the City (formerly the City's Sphere of Influence). The northern urbanized portion of the City is known as the Original Model Colony (OMC). The City is generally bounded by Benson Avenue and Euclid Avenue on the west; Interstate 10 (I-10), 8th Street, and 4th Street on the north; Etiwanda Avenue and Hamner Avenue on the east; and Merrill Avenue and the San Bernardino County/Riverside County boundary on the south. Regional circulation to and through the City is provided by I-10 and State Route 60 (SR-60) east–west, and by I-15 and SR-83 (Euclid Avenue) north–south.

## *1.4 ENVIRONMENTAL IMPACTS*

The environmental document for this project is a "program EIR" as defined by State CEQA Guidelines (Section 15161, California Code of Regulations, Title 14, Division 6, Chapter 3). As provided in Section 15168 of the State CEQA Guidelines, a Program EIR may be prepared on a series of actions that may be characterized as one large project that are related either 1) geographically; 2) as logical parts of a chain of contemplated events; 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and have generally similar environmental effects that can be mitigated in similar ways.

Although the legally required contents of a Program EIR are the same as those of a Project EIR, Program EIRs are typically more conceptual and may contain a more general discussion of impacts, alternatives, and mitigation measures than a Project EIR. Once a Program EIR has been prepared, subsequent activities within the program must be evaluated to determine whether an additional CEQA document needs to be prepared. However, if the Program EIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities could be found to be within the Program EIR scope and additional environmental documents may not be required (Guidelines Section 15168[c]). When a Program EIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the Program EIR into the subsequent activities (Guidelines Section 15168[c][1]). If a later activity would have effects that were not examined in the Program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration. Pursuant to Sections 15126.2 and 15126.4 of the State CEQA Guidelines, the EIR should identify any potentially significant adverse impacts and recommend mitigation that would reduce or eliminate these impacts to levels of insignificance.

### *1.4.1 Impacts Considered Less Than Significant*

Ten environmental categories are identified as having less than significant impacts that do not require mitigation. These categories are:

- Aesthetics
- Biological Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use & Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation

### *1.4.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened*

The following have been identified as potentially resulting in significant adverse impacts that can be mitigated, avoided, or substantially lessened:

- Cultural Resources: Mitigation Measures 5-2 through 5-4 would reduce archeological and prehistoric cultural resource impacts to less than significant.

- Noise: Mitigation Measure 12-3 would ensure that any new vibration-sensitive structures near the Union Pacific Railroad or Southern California Regional Rail Authority right-of-way would be constructed so that train-related vibration would not be perceptible and operational vibration impacts would be less than significant.

- Utilities and Service Systems: Mitigation Measures 17-1 through 17-4 would reduce impacts on water supply and demand from buildout of The Ontario Plan to less than significant.

### *1.4.3 Unavoidable Significant Adverse Impacts*

There are six environmental categories considered to have impacts that would be significant and unavoidable and would not be lessened through mitigation.

**Agricultural Resources**

Buildout of The Ontario Plan would convert 3,269.3 acres of California Resource Agency designated Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to residential, commercial, mixed-use, and industrial land uses. Consequently, impacts to Farmland would remain significant and unavoidable.

There are a number of Williamson Act contracts within the City that have yet to expire. Buildout of The Ontario Plan would most likely require the cancellation or nonrenewal of these contracts. The current use of these contracts would slow the rate of conversion from agricultural to nonagricultural land, but it would not impede the conversion. Since there are some Williamson Act contracts still active in the New Model Colony, implementation of the proposed land use plan for The Ontario Plan would conflict with these contracts and cause a significant impact. Consequently, impacts to Williamson Act contracts would remain significant and unavoidable.

Development of the City in accordance with The Ontario Plan would increase the amount of nonagricultural land uses. When nonagricultural land uses are placed near agricultural uses, the odors, noises, and other hazards related to agriculture conflict with the activities and the quality of life of the people living and working in the surrounding areas. Consequently, conversion of agricultural uses in the city may cause farms and agricultural land uses outside the City to be converted to nonagricultural uses because of the nuisances related to agriculture and impacts would remain significant and unavoidable.

**Air Quality**

The project would not be consistent with the Air Quality Management Plan (AQMP) because air pollutant emissions associated with buildout of the City of Ontario would cumulatively contribute to the nonattainment designations in the South Coast Air Basin (SoCAB). Furthermore, buildout of the Proposed Land Use Plan would exceed current estimates of population, employment, and vehicle miles traveled for Ontario and therefore these emissions are not included in the current regional emissions inventory for the SoCAB. As both criteria must be met in order for a project to be considered consistent with the AQMP, the project would be considered inconsistent with the AQMP. Consequently, this impact would remain significant and unavoidable.

Construction activities associated with buildout of The Ontario Plan would generate short-term emissions that exceed the South Coast Air Quality Management District's (SCAQMD) regional significance thresholds; cumulatively contribute to the SoCAB's nonattainment designations for ozone (O3), coarse inhalable particulate matter (PM10), and fine inhalable particulate matter (PM2.5); and potentially elevate concentrations of air pollutants at sensitive receptors. Mitigation Measure 3-1 would reduce The Ontario Plan's short-term construction-related volatile organic compounds (VOC), carbon monoxide (CO), oxides of nitrogen (NOx), PM10, and PM2.5 emissions but they would not be reduced to levels below the SCAQMD's regional thresholds and they would not reduce these impacts to less than significant. Consequently, construction air pollutant emissions generated by buildout of The Ontario Plan would remain significant and unavoidable.

Buildout of The Ontario Plan would generate long-term emissions that would exceed SCAQMD'S regional significance thresholds and cumulatively contribute to the SoCAB nonattainment designations for O3, PM10, and PM2.5. Mitigation Measure 3-2 would reduce long-term operational emissions of VOC, CO, NOx, PM10, and PM2.5 related to the buildout of The Ontario Plan but they would not reduce these emissions to levels below the SCAQMD's regional significance thresholds and impacts would not be less than significant. Consequently, operational impacts from buildout of The Ontario Plan would remain significant and unavoidable.

Approval of residential and other sensitive land uses within 500 feet of Interstate-10, Interstate-15, or State Route-60 would result in exposure of persons to substantial concentrations of diesel particulate matter. Mitigation Measure 3-3 would reduce impacts related to the exposure of sensitive receptors (residential and other sensitive land uses) to diesel particulate matter because of their placement near freeways within the City. However, it would not reduce this impact to be less than significant.

Conversion of agricultural land to nonagricultural uses would temporarily expose residents to objectionable odors and impacts would remain significant and unavoidable.

**Cultural Resources**

Although protective regulations are in place and preservation policies are included in The Ontario Plan, implementation of the Proposed Land Use Plan, especially within growth focus areas, has the potential to impact Tier III historic resources. Mitigation Measure 5-1 would require a historical evaluation for properties within historic resources in the Focus Areas under the City's ordinance. However, the ordinance does not provide a high level of protection for Tier III resources. As a result, demolition of historical resources categorized under the Ordinance as Tier III could potentially be impacted with implementation of the Proposed Land Use Plan. Consequently, Tier III historic resource impacts would remain significant and unavoidable.

**Global Climate Change**

Buildout of the City of Ontario would generate greenhouse gas emissions that would significantly contribute to global climate change impacts in California. Greenhouse gas (GHG) emissions generated in the City would significantly contribute to climate change impacts in California as a result of the growth in population and employment in the City and scale of development activity associated with buildout of the Proposed Land Use Plan. Mitigation Measures 6-1 through 6-6 would act to reduce the contributions of The Ontario Plan to global climate change but they would not reduce the impacts to less than significant.

**Noise**

Buildout of the Proposed Land Use Plan would result in an increase in traffic on local roadways in the City of Ontario, which would substantially increase noise levels. Consequently, impacts would remain significant and unavoidable.

Noise-sensitive uses could be exposed to elevated noise levels from transportation sources. Any siting of new sensitive land uses within a noise environment that exceeds the normally acceptable land use compatibility criterion would result in a potentially significant impact and would require a separate noise study through the development review process to determine the level of impacts and required mitigation. Mitigation Measure 12-1 would decrease the exposure of sensitive receptors to excessive noise levels within 65 dBA CNEL contours, whether near Los Angeles/Ontario International Airport (LAONT) or other noise-producing areas such as freeways and railroads, but it would not reduce these impacts to less than significant.

Construction activities associated with buildout of the individual land uses associated with the Proposed Land Use Plan would expose sensitive uses to strong levels of groundborne vibration. Mitigation Measure 12-2 would reduce the impacts caused by construction-related vibrations on sensitive receptors but it would not reduce the impact to less than significant.

Impact 5.12-5. Significant. Construction activities associated with buildout of the individual land uses associated with the Proposed Land Use Plan would substantially elevate noise levels in the vicinity of sensitive land uses. Mitigation Measure 12-4 calls for the use of noise-reducing techniques during construction projects that would impact nearby sensitive receptors, such as the use of temporary sound walls and reduced unnecessary truck idling. However, these impacts would not be reduced to levels considered less than significant.

Noise-sensitive land uses within the 65 dBA CNEL contour of the Los Angeles/Ontario International Airport would be exposed to substantial levels of airport-related noise. Consequently, impacts would remain significant and unavoidable.

**Transportation and Traffic**

The increased development and population growth associated with the buildout of the Proposed Land Use Plan would cause deficient levels of service at area intersections without implementation of the recommended lane geometry improvements. In addition, buildout of the Proposed Land Use Plan would also cumulatively contribute to the cumulatively significant freeway level of service impact that is already projected to occur in the future. Mitigation Measure 16-1 would require the buildout of The Ontario Plan to be consistent with the traffic study prepared by Kimley-Horn and Associates. This traffic study indicates the appropriate lane geometry for area intersections. This would allow for intersections to have LOS values of E or above, but it would not improve the cumulative freeway LOS standards to appropriate levels. The City has no jurisdiction over Caltrans projects, such as freeway improvements. Therefore, the impacts related to cumulative LOS deficiencies on freeways would not be reduced to levels considered less than significant.

# *2. Mitigation Monitoring Process*

## *2.1 MITIGATION MONITORING PROGRAM ORGANIZATION*

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Environmental Impact Report, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring Program (MMP). In order to effectively track and document the status of mitigation measures, a mitigation matrix has been prepared and includes:

- Responsibility for implementation
- Timing
- Responsibility for monitoring
- Monitor

Mitigation measure timing of verification has been apportioned into several specific timing increments. Of these, the most common are:

- Prior to project approval
- Prior to issuance of grading permit(s)
- During construction

Information pertaining to compliance with mitigation measures or any necessary modifications or refinements will be documented in the comments portion of the matrix.

## *2.2 MITIGATION MONITORING PROCEEDURES*

The City of Ontario Planning Department is the designated lead agency for the Mitigation Monitoring and Reporting Program. The City of Ontario includes the Mitigation Measures within the Special Conditions of Approval. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition. The Planning Department shall designate a Project Mitigation Monitor for the proposed project.

### *2.2.1 In-Field Monitoring*

The Responsible Monitoring Party shall exercise caution and professional practices at all times when monitoring construction. Protective wear (hard hats, glasses, etc.) shall be worn at all times in construction areas. Injuries shall be reported immediately to the Project Mitigation Monitor.

### *2.2.2 Coordination with Contractors*

The construction manager/superintendent is responsible for coordination of contractors and for contractor completion of required measures in accordance with the provisions of this program.

### *2.2.3 Recognized Experts*

The use of recognized experts as a component of the monitoring team is required to ensure compliance with scientific and engineering mitigation measures. While the recognized experts assess compliance with required mitigation measures, consultation with the City of Ontario planning staff shall take place in the event of a dispute.

### *2.2.4 Enforcement*

Agencies may enforce conditions of approval through their existing police power, using stop-work orders, fines, infraction citations, loss of entitlements, refusal to issue building permits or certificates of use and occupancy or, in some cases, notice of violation for tax purposes. Criminal misdemeanor sanctions could be available where the agency has adopted an ordinance requiring compliance with the monitoring program, similar to the provision in many zoning ordinances that affirm the enforcement power to bring suit against violators of the ordinances.

# *3. Mitigation Monitoring Requirements*

### *3.1 CATEGORIZED MITIGATION MEASURES/MATRIX*

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 3-1. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures.

### *3.2 IN-FIELD MONITORING*

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (e.g., hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring committee.

### *3.3 DATABASE MANAGEMENT*

All mitigation monitoring reports, letters, and memos shall be prepared using Microsoft Word software on IBM-compatible PCs and processed according to the City's Environmental Compliance Program.

### *3.4 COORDINATION WITH CONTRACTORS*

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

### *3.5 LONG-TERM MONITORING*

Long-term monitoring related to several mitigation measures will be required, including fire safety inspections. Post-construction fire inspections are conducted on a routine basis by the Ontario Fire Department.

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| **5.3 AIR QUALITY** | | | | |
| **3-1** The City of Ontario Building Department shall require that all new construction projects incorporate feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:<br>• Requiring fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:<br>o Requiring use of nontoxic soil stabilizers to reduce wind erosion.<br>o Applying water every four hours to active soil-disturbing activities.<br>o Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.<br>• Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits.<br>• Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.<br>• Limiting nonessential idling of construction equipment to no more than five consecutive minutes.<br>• Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: | City of Ontario Building Department in coordination with the landowner/project applicant's construction contractor | During construction | City of Ontario Building and Department and Developer/Contractor | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| | ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|---|
| | http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf . | | | | |
| **3-2** | The City of Ontario shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks). | City of Ontario Planning/Engineering Department in coordination with the landowner/project applicant | Prior to individual project approvals | City of Ontario Planning Department | |
| **3-3** | The City of Ontario shall evaluate new development proposals within the City for potential incompatibilities with regard to the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective* (April 2005). New development that is inconsistent with the recommended buffer distances shall only be approved if feasible mitigation measures, such as high efficiency Minimum Efficiency Reporting Value filters have been incorporated into the project design to protect future sensitive receptors from harmful concentrations of air pollutants as a result of proximity to existing air pollution sources. | City of Ontario Planning Department in coordination with the landowner/project applicant | Prior to individual project approvals | City of Ontario Planning Department | |
| **5.5 CULTURAL RESOURCES** | | | | | |
| **5-1** | Historic or potentially historic resources in the City shall be evaluated for historic significance through the City's tier system prior to the issuance of plan or development approvals. | City of Ontario Planning Department | Prior to individual project approvals | City of Ontario Planning Department | |
| **5-2** | In areas of documented or inferred archaeological and/or paleontological resource presence, City staff shall require applicants for development permits to provide studies to document the presence/absence of such resources. On properties where resources are identified, such studies shall provide a detailed mitigation plan, including a monitoring | City of Ontario Planning Department in coordination with the Landowner/Project Applicant | Prior to individual project approvals | City of Ontario Planning Department | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|
| program and recovery and/or in situ preservation plan, based on the recommendations of a qualified cultural preservation expert. The mitigation plan shall include the following requirements:<br>• Archaeologists and/or paleontologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities.<br>• Should any cultural resources be discovered, no further grading shall occur in the area of the discovery until the Planning Director or designee is satisfied that adequate provisions are in place to protect these resources.<br>• Unanticipated discoveries shall be evaluated for significance by a San Bernardino County Certified Professional Archaeologist/Paleontologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates, and other special studies; submit materials to a museum for permanent curation; and provide a comprehensive final report including catalog with museum numbers. | | | | |
| **5-3** Upon receipt of an application for a Specific Plan or a project that requires a General Plan amendment subject to CEQA and is within the City's jurisdiction, the City's representative shall consult with the relevant tribe(s)' representative(s) to determine if the proposed project is within a culturally sensitive area to the tribe. If sufficient evidence is provided to reasonably ascertain that the site is within a [tribal] culturally sensitive area, then a cultural resources assessment prepared by an archaeologist shall be required. The findings of the cultural resources assessment shall be incorporated into the CEQA documentation. A copy of the report shall be forwarded to the tribe(s). If mitigation is recommended in the CEQA | City of Ontario Planning Department | Prior to individual project approvals | City of Ontario Planning Department | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| | ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|---|
| | document, the procedure described in Mitigation Measure 5-4 shall be followed. | | | | |
| **5-4** | Prior to the issuance of grading permits for a Specific Plan or project that requires a General Plan amendment for which the CEQA document defines cultural resource mitigation for potential tribal resources, the project applicant shall contact the designated tribe(s) to notify them of the grading, excavation, and monitoring program. The applicant shall coordinate with the City of Ontario and the tribal representative(s) to develop mitigation measures that address the designation, responsibilities, and participation of tribal monitors during grading, excavation, and ground-disturbing activities; scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The City of Ontario shall be the final arbiter of the conditions for projects within the City's jurisdiction. | City of Ontario Planning Department in coordination with the Landowner/Project Applicant | Prior to issuance of grading permit(s) | City of Ontario Planning Department | |
| **5.6 Global Climate Change** | | | | | |
| **6-1** | The City of Ontario shall prepare a Climate Action Plan within 18 months after adopting The Ontario Plan. The goal of the Climate Action Plan shall be to reduce GHG emissions from all activities within the City boundaries to support the State's efforts under AB 32 and to mitigate the impact of climate change on the City, State, and world. Once completed, the City shall update The Ontario Plan and associated policies, as necessary, to be consistent with the Climate Action Plan and prepare a subsequent or supplemental Environmental Impact Report, if new significant impacts are identified. The Climate Action Plan shall include the following:<br>• **Emission Inventories**: The City shall establish GHG emissions inventories including emissions from all sectors within the City, using methods approved by, or | City of Ontario | Within 18 months of adopting The Ontario Plan | City of Ontario Planning Department/ Municipal Utilities Agency (MUA) | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| *Mitigation Measure* | *Responsibility for Implementation* | *Timing* | *Responsibility for Monitoring* | *Monitor (Signature Required) (Date of Compliance)* |
|---|---|---|---|---|
| consistent with guidance from, the CARB; the City shall update inventories every 3 years or as determined by state standards to incorporate improved methods, better data, and more accurate tools and methods, and to assess progress. If the City is not on-schedule to achieve the GHG reduction targets, additional measured shall be implemented, as identified in the CAP.<br>o The City shall establish a baseline inventory of GHG emissions including municipal emissions, and emissions from all business sectors and the community.<br>o The City shall define a "business as usual" scenario of municipal, economic, and community activities, and prepare a projected inventory for 2020 based on that scenario.<br>• **Emission Targets**: The City will develop Plans to reduce or encourage reductions in GHG emissions from all sectors within the City:<br>o A Municipal Climate Action Plan which shall include measures to reduce GHG emissions from municipal activities by at least 30 percent by 2020 compared to the "business as usual" municipal emissions (including any reductions required by the California Air Resource Board under AB 32.<br>o A Business Climate Action Plan in collaboration with the business community, which shall include measures to reduce GHG emissions from business activities, and which shall seek to reduce emissions by at least 30 percent by 2020 compared to "business as usual" business emissions.<br>o A Community Climate Action Plan in collaboration with the stakeholders from the community at large, which shall include measures reduce GHG | | | | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| | ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|---|
| | emissions from community activities, and which shall seek to reduce emissions by at least 30 percent by 2020 compared to "business as usual" community emissions. | | | | |
| **6-2** | The Climate Action Plan shall include specific measures to achieve the GHG emissions reduction targets identified in Mitigation Measure 6-1. The Climate Action Plan shall quantify the approximate greenhouse gas emissions reductions of each measure and measures shall be enforceable. Measures listed below, along with others, shall be considered during the development of the Climate Action Plan (CAP):<br>• Require all new or renovated municipal buildings to seek Silver or higher Leadership in Energy and Environmental Design (LEED) standard, or compliance with similar green building rating criteria.<br>• Require all municipal fleet purchases to be fuel efficient vehicles for their intended use based on the fuel type, design, size, and cost efficiency.<br>• Require that new development projects in Ontario that require demolition prepare a demolition plan to reduce waste by recycling and/or salvaging a nonhazardous construction and demolition debris.<br>• Require that new developments design buildings to be energy efficient by siting buildings to take advantage of shade, prevailing winds, landscaping, and sun screening to reduce energy required for cooling.<br>• Require that cool roofs for non-residential development and cool pavement to be incorporated into the site/building design for new development where appropriate. | City of Ontario Planning Department | Within 18 months of adopting The Ontario Plan | City of Ontario Planning Department | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| *Mitigation Measure* | *Responsibility for Implementation* | *Timing* | *Responsibility for Monitoring* | *Monitor (Signature Required) (Date of Compliance)* |
|---|---|---|---|---|
| • Evaluate the feasibility of implementing a Public Transit Fee to support Omnitrans in developing additional transit service in the City.<br>• Require diesel emission reduction strategies to eliminate and/or reduce idling at truck stops, warehouses, and distribution facilities throughout the City.<br>• Install energy efficient lighting and lighting control systems in all municipal buildings.<br>• Require all new traffic lights installed be energy efficient traffic signals.<br>• Require the use of reclaimed water for landscape irrigation in all new development and on public property where such connections are within the service boundaries of the City's reclaimed water system.<br>• Require all new landscaping irrigation systems installed within the City to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors.<br>• Conduct energy efficiency audits of existing municipal buildings by checking, repairing, and readjusting heating, ventilation, and air conditioning systems, lighting, water heating equipment, insulation, and weatherization.<br>• Ensure that its local Climate Action, Land Use, Housing, and Transportation Plans are aligned with, support, and enhance any regional plans that have been developed consistent with state guidance to achieve reductions in GHG emissions. | | | | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| *Mitigation Measure* | *Responsibility for Implementation* | *Timing* | *Responsibility for Monitoring* | *Monitor (Signature Required) (Date of Compliance)* |
|---|---|---|---|---|
| • Mitigate climate change by decreasing heat gain from pavement and other hard surfaces associated with infrastructure.<br>• Reduce heat gain from pavement and other similar hardscaping.<br>• Work with appropriate agencies to create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car-sharing, bicycling and walking.<br>• Provide safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets.<br>• Facilitate employment opportunities that minimize the need for private vehicle trips, by:<br>o Amending zoning ordinances and the Development Code to include live/work sites and satellite work centers in appropriate locations.<br>o Encouraging telecommuting options with new and existing employers, through project review and incentives, as appropriate.<br>• Establish policies and programs to reduce onsite parking demand and promote ride-sharing and public transit at large events.<br>• Support and promote the use of low-and zero-emission vehicles, by:<br>o Encouraging the necessary infrastructure to facilitate the use of zero- emission vehicles and clean alternative fuels, such as electric vehicle charging facilities and conveniently located alternative fueling stations. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| o Encouraging new construction to include vehicle access to properly wired outdoor receptacles to accommodate ZEV and/or plug in electric hybrids (PHEV).<br>o Encouraging transportation fleet standards to achieve the lowest emissions possible, using a mix of alternate fuels, PZEV or better fleet mixes.<br>o Establishing incentives, as appropriate, to taxicab owners to use alternative fuel or gas-electric hybrid vehicles.<br>• Establish green building requirements and standards for new development and redevelopment projects, and work to provide incentives for green building practices and remove barriers that impede their use.<br>• Allow increased height limits and/or flexibility in other standards for projects that incorporate energy efficient green building practices where not prohibited by Airport Land Use Compatibility Plan (ALUCP)/Federal Aviation Administration (FAA).<br>• Identify and remove regulatory or procedural barriers to implementing green building practices within its jurisdiction, such as updating codes, guidelines, and zoning, and ensure that all plan review and building inspection staff are trained in green building materials, practices, and techniques.<br>• Support the use of green building practices by:<br>o Providing information, marketing, training, and technical assistance about green building practices.<br>o Adopting a Green Building ordinance with guidelines for green building practices in residential and commercial development. | | | | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|
| o Adopt energy efficiency performance standards for buildings designed to achieve a greater reduction in energy and water use than currently required by state law, including:<br>o Standards for the installation of "cool roofs".<br>o Standards for improved overall efficiency of lighting systems.<br>o Requirements for the use of Energy Star appliances and fixtures in discretionary new development.<br>• Encourage the performance of energy audits for residential and commercial buildings prior to completion of sale, and that audit results and information about opportunities for energy efficiency improvements be presented to the buyer.<br>• Establish policies and programs that facilitate the siting of new renewable energy generation.<br>• Require that any building constructed in whole or in part with City funds incorporate passive solar design features, such as daylighting and passive solar heating, where feasible.<br>• Prepare and implement a comprehensive plan to improve energy efficiency of municipal facilities, including:<br>o Conducting energy audits.<br>o Retrofitting municipal facilities for energy efficiency where feasible and when remodeling or replacing components, including increased insulation, installing green or reflective roofs and low-emissive window glass. | | | | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|
| o Implementing an energy tracking and management system for its municipal facilities.<br>o Installing energy-efficient exit signs, street signs, and traffic lighting, subject to life/safety considerations.<br>o Installing energy-efficient lighting retrofits and occupancy sensors, and institute a "lights out at night" policy, subject to life/safety considerations.<br>o Retrofitting heating and cooling systems to optimize efficiency (e.g., replace chillers, boilers, fans, pumps, belts, etc.).<br>o Installing Energy Star® appliances and energy-efficient vending machines.<br>o Improving water use efficiency, including a schedule to replace or retrofit system components with high- efficiency units (i.e., ultra-low-flow toilets, fixtures, etc.).<br>o Installing irrigation control systems which maximize water use efficiency and minimize off- peak use.<br>o Adopting an accelerated replacement schedule for energy inefficient systems and components.<br>• Ensure that staff receives appropriate training and support to implement objectives and policies to reduce GHG emissions, including:<br>o Providing energy efficiency training to design, engineering, building operations, and maintenance staff. | | | | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|
| o Providing information on energy use and management, including data from the tracking and management system, to managers and others making decisions that influence energy use.<br>o Providing energy design review services to departments undertaking new construction or renovation projects, to facilitate compliance with LEED standards.<br>• Maximize efficiency at drinking water treatment, pumping, and distribution facilities, including development of off-peak demand schedules for heavy commercial and industrial users.<br>• Establish a replacement policy and schedule to replace fleet vehicles and equipment with the most fuel-efficient vehicles practical, including gasoline hybrid and alternative fuel or electric models.<br>• Require the installation of outdoor electrical outlets on buildings to support the use, where practical, of electric lawn and garden equipment, and other tools that would otherwise be run with small gas engines or portable generators.<br>• Implement measures to reduce employee vehicle trips and to mitigate emissions impacts from municipal travel.<br>• Conduct a comprehensive inventory and analysis of the urban forest, and coordinate tree maintenance responsibilities with all responsible departments, consistent with best management practices.<br>• Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping and will install or replace vegetation with drought-tolerant, low- maintenance native species or edible | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| landscaping that can also provide shade and reduce heat-island effects.<br>• Implement enhanced programs to divert solid waste from landfill operations, by:<br>o Establishing a diversion target which meets or exceeds AB 939 requirements.<br>o Promoting and expanding recycling programs, purchasing policies, and employee education to reduce the amount of waste produced.<br>• Reduce per capita water consumption consistent with state law by 2020.<br>• Establish a water conservation plan that may include such policies and actions as:<br>o Maintaining and refining the City's tiered rate structure for water use.<br>o Establishing restrictions on time of use for landscape watering, or other demand management strategies.<br>o Establishing performance standards for irrigation equipment and water fixtures, consistent with state law.<br>• Establish programs and policies to increase the use of recycled water, including:<br>o Promoting the use of recycled water for agricultural, industrial, and irrigation purposes, including grey water systems for residential irrigation.<br>• Ensure that building standards and permit approval processes promote and support water conservation, by: | | | | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|
| o Establishing building design guidelines and criteria to promote water-efficient building design, including minimizing the amount of non-roof impervious surfaces around the building(s).<br>o Establishing menus and checklists for developers and contractors to ensure water-efficient infrastructure and technology are used in new construction, including low- flow toilets and shower heads, moisture-sensing irrigation, and other such advances.<br>• Organize workshops on waste reduction activities for the home or business, such as backyard composting, or office paper recycling, and shall schedule recycling drop-off events and neighborhood chipping/mulching days.<br>• Organize workshops on steps to increase energy efficiency in the home or business, such as weatherizing the home or building envelope, installing smart lighting systems, and how to conduct a self-audit for energy use and efficiency. | | | | |
| **6-3** The City of Ontario will amend the Municipal Code within 18 months after adopting The Ontario Plan, with provisions implementing the following GHG emission reduction concepts:<br>• Increase densities in urban core areas to support public transit, by, among other means:<br>o Removing barriers to the development of accessory dwelling units in existing residential neighborhoods.<br>• Reduce required road width standards wherever feasible to calm traffic and encourage alternative modes of transportation. | City of Ontario Planning Department | Within 18 months of adopting The Ontario Plan | City of Ontario Planning Department | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Add bicycle facilities to city streets and public spaces, where feasible.<br>• Promote infill, mixed-use, and higher density development, and provide incentives to support the creation of affordable housing in mixed use zones.<br>• Plan for and create incentives for mixed-use development.<br>• Identify sites suitable for mixed-use development and establish appropriate site- specific standards to accommodate mixed uses which could include:<br>o Increasing allowable building height or allow height limit bonuses, in appropriate areas and where safe to do so.<br>o Allowing flexibility in applying development standards (such as FAR2 and lot coverage) based on the location, type, and size of the units, and the design of the development.<br>o Allowing reduced and shared parking based on the use mix, and availability of and proximity to public transit stops.<br>o Allowing for tandem parking, shared parking and off-site parking leases.<br>• Enable prototype mixed-use structures for use in neighborhood center zones that can be adapted to new uses over time with minimal internal remodeling.<br>• Identify and facilitate the inclusion of complementary land uses not already present in local zoning districts, such as supermarkets, parks and recreational fields, schools in neighborhoods, and residential uses in business districts, to reduce the vehicle miles traveled and promote bicycling and walking to these uses. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Revise zoning ordinance(s) to allow local-serving businesses, such as childcare centers, restaurants, banks, family medical offices, drug stores, and other similar services near employment centers to minimize midday vehicle use.<br>• Develop form-based community design standards to be applied to development projects and land use plans, for areas designated mixed-use.<br>• Implement a Housing Overlay Zone for residential properties at transit centers and along transit corridors. This may include average minimum residential densities of 25 units per acre within one quarter miles of transit centers; average minimum densities of 15 units per acre within one quarter mile of transit corridors; and minimum FAR of 0.5:1 for non- residential uses within a quarter mile of transit centers or corridors.<br>• Identify transit centers appropriate for mixed-use development, and promote transit-oriented, mixed-use development within these targeted areas, by:<br>o Providing maximum parking standards and flexible building height limitations.<br>o Providing density bonus programs.<br>o Establishing guidelines for private and public spaces for transit-oriented and mixed-use development.<br>o Discouraging auto-oriented development.<br>• Ensure new development is designed to make public transit a viable choice for residents, including:<br>o Locating medium to high density development near activity centers that can be served efficiently | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| by public transit and alternative transportation modes.<br>o Locating medium to high density development near streets served by public transit whenever feasible.<br>o Linking neighborhoods to bus stops by continuous sidewalks or pedestrian paths.<br>• Develop form-based community design standards to be applied to development projects and land use plans, for areas designated mixed-use.<br>• Create and preserve distinct, identifiable neighborhoods whose characteristics support pedestrian travel, especially within, but not limited to, mixed-use and transit-oriented development areas, by:<br>o Designing or maintaining neighborhoods where the neighborhood amenities can be reached in approximately five minutes of walking.<br>o Encouraging pedestrian-only streets and/or plazas within developments, and destinations that may be reached conveniently by public transportation, walking, or bicycling.<br>o Allowing flexible parking strategies in neighborhood activity centers to foster a pedestrian-oriented streetscape.<br>o Providing continuous sidewalks with shade trees and landscape strips to separate pedestrians from traffic.<br>o Encouraging neighborhood parks and recreational centers near concentrations of residential areas (preferably within one quarter | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| mile) and include pedestrian walkways and bicycle paths that encourage non- motorized travel.<br>• Ensure pedestrian access to activities and services, especially within, but not limited to, mixed-use and transit- oriented development areas, by:<br>o Ensuring new development that provides pedestrian connections in as many locations as possible to adjacent development, arterial streets, and thoroughfares.<br>o Ensuring a balanced mix of housing, workplaces, shopping, recreational opportunities, and institutional uses, including mixed-use structures.<br>o Locating schools in neighborhoods, within safe and easy walking distances of residences served.<br>o Encouraging new development in which primary entrances are pedestrian entrances, with automobile entrances and parking located to the rear.<br>o Supporting development where automobile access to buildings does not impede pedestrian access, by consolidating driveways between buildings or developing alley access.<br>o Utilizing street parking as a buffer between sidewalk pedestrian traffic and the automobile portion of the roadway.<br>o Prioritizing the physical development of pedestrian connectors for existing areas that do not meet established connectivity standards. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Mitigate climate change by decreasing heat gain from pavement and other hard surfaces associated with infrastructure.<br>• Reduce heat gain from pavement and other similar hardscaping, by:<br>o Including low-water landscaping in place of hardscaping around transportation infrastructure and in parking areas.<br>o Establishing standards that provide for pervious pavement options.<br>o Removing obstacles to natural, drought tolerant landscaping and low-water landscaping.<br>• Coordinate with appropriate agencies to create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car-sharing, bicycling and walking, including, but not limited to:<br>o Providing safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets.<br>• Upgrade and maintain the following transit system infrastructure to enhance public use, including:<br>o Ensuring transit stops and bus lanes are safe, convenient, clean and efficient.<br>o Ensuring transit stops have clearly marked street-level designation and are accessible.<br>o Ensuring transit stops are safe, sheltered, benches are clean, and lighting is adequate.<br>o Working with transit providers to place transit stations along transit corridors within mixed-use or | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| transit- oriented development areas at intervals appropriate for the mode of transit.<br>• Facilitate employment opportunities that minimize the need for private vehicle trips, by:<br>o Amending zoning ordinances and the Development Code to include live/work sites and satellite work centers in appropriate locations.<br>o Encouraging telecommuting options with new and existing employers, through project review and incentives, as appropriate.<br>• Establish standards for new development and redevelopment projects to support bicycle use, including:<br>o Amending the Development Code to include standards for pedestrian and bicyclist accommodations, including:<br>➢ Providing access for pedestrians and bicyclist to public transportation through construction of dedicated paths, where feasible.<br>o Requiring new development and redevelopment projects to include bicycle facilities, as appropriate with the new land use, including:<br>➢ Where feasible, promote the construction of weatherproof bicycle facilities and at a minimum, provide bicycle racks or covered, secure parking near the building entrances.<br>• Establish a network of multi-use trails to facilitate direct off- street bicycle and pedestrian travel and will provide bike racks along these trails at secure, lighted locations. | | | | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|
| • Establish policies and programs to reduce onsite parking demand and promote ride-sharing and public transit at large events.<br>• Require new commercial and retail developments to provide prioritized parking for electric vehicles and vehicles using alternative fuels.<br>• Support and promote the use of low-and zero-emission vehicles (NEV), by:<br>o Encouraging the necessary infrastructure to facilitate the use of zero- emission vehicles and clean alternative fuels, such as electric vehicle charging facilities and conveniently located alternative fueling stations.<br>o Encouraging new construction to include vehicle access to properly wired outdoor receptacles to accommodate ZEV and/or plug in electric hybrids (PHEV).<br>o Encouraging transportation fleet standards to achieve the lowest emissions possible, using a mix of alternate fuels, PZEV or better fleet mixes.<br>o Establishing incentives, as appropriate, to taxicab owners to use alternative fuel or gas-electric hybrid vehicles.<br>• Establish green building requirements and standards for new development and redevelopment projects, and work to provide incentives for green building practices and remove barriers that impede their use.<br>• Allow increased height limits and/or flexibility in other standards for projects that incorporate energy efficient green building practices where not prohibited by ALUCP/FAA. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Identify and remove regulatory or procedural barriers to implementing green building practices within its jurisdiction, such as updating codes, guidelines, and zoning, and ensure that all plan review and building inspection staff are trained in green building materials, practices, and techniques.<br>• Support the use of green building practices by:<br>o Establishing guidelines for green building practices in residential and commercial development.<br>o Providing incentives, which may include reduction in development fees, administrative fees, and/or expedited permit processing for projects that use green building practices.<br>• Adopt energy efficiency performance standards for buildings that achieve a greater reduction in energy and water use than otherwise required by current state law, including:<br>o Standards for the installation of "cool roofs".<br>o Standards for improved overall efficiency of lighting systems.<br>o Requirements for the use of Energy Star appliances and fixtures in discretionary new development.<br>o Requirements for new residential lots and/or structures to be arranged and oriented to maximize effective use of passive solar energy.<br>• Require that affordable housing development incorporate energy efficient design and features to the maximum extent feasible. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Identify possible sites for production of renewable energy (such as solar, wind, small hydro, and biogas).<br>• Identify and remove or otherwise address barriers to renewable energy production, including:<br>o Reviewing and revising building and development codes, design guidelines, and zoning ordinances to remove renewable energy production barriers.<br>o Working with related agencies, such as fire, water, health and others that may have policies or requirements that adversely impact the development or use of renewable energy technologies.<br>o Developing protocols for safe storage of renewable and alternative energy products with the potential to leak, ignite or explode, such as biodiesel, hydrogen, and/or compressed air.<br>• Allow renewable energy projects in areas zoned for open space, where consistent with the Land Use element, and other uses and values.<br>• Promote and encourage renewable energy generation, and co-generation projects where feasible and appropriate.<br>• Require that, where feasible, all new buildings be constructed to allow for easy, cost-effective installation of solar energy systems in the future, using such “solar-ready” features as:<br>o Optimal roof orientation (between 20 to 55 degrees from the horizontal), with sufficient south-sloped roof surface, where such buildings architecture and construction are designed for sloped roofs. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| o Clear access without obstructions (chimneys, heating and plumbing vents, etc.) on the south sloped roof.<br>o Roof framing that will support the addition of solar panels.<br>o Installation of electrical conduit to accept solar electric system wiring.<br>o Installation of plumbing to support a solar hot water system and provision of space for a solar hot water storage tank.<br>• Require that any building constructed in whole or in part with City funds incorporate passive solar design features, such as daylighting and passive solar heating, where feasible.<br>• Prepare and implement a comprehensive plan to improve energy efficiency of municipal facilities, including:<br>o Conducting energy audits.<br>o Retrofitting municipal facilities for energy efficiency where feasible and when remodeling or replacing components, including increased insulation, installing green or reflective roofs and low-emissive window glass.<br>o Implementing an energy tracking and management system for its municipal facilities.<br>o Installing energy-efficient exit signs, street signs, and traffic lighting, subject to life/safety considerations.<br>o Installing energy-efficient lighting retrofits and occupancy sensors, and institute a "lights out at night" policy, subject to life/safety considerations. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| o Retrofitting heating and cooling systems to optimize efficiency (e.g., replace chillers, boilers, fans, pumps, belts, etc.).<br>o Installing Energy Star® appliances and energy-efficient vending machines.<br>o Improving water use efficiency, including a schedule to replace or retrofit system components with high- efficiency units (i.e., ultra-low-flow toilets, fixtures, etc.).<br>o Installing irrigation control systems maximizing water use efficiency and minimizing off- peak use.<br>o Adopting an accelerated replacement schedule for energy inefficient systems and components.<br>• Require that any newly constructed, purchased, or leased municipal space meet minimum standards, such as:<br>o The Energy Star® New Homes Program established by U.S. EPA.<br>o The incorporation of passive solar design features in new buildings, including daylighting and passive solar heating.<br>• Reduce per capita water consumption consistent with state law by 2020.<br>• Establish a water conservation plan that may include such policies and actions as:<br>o Maintaining and refining the City's tiered rate structure for water use.<br>o Establishing restrictions on time of use for landscape watering, or other demand management strategies. | | | | |

| ***Table 3-1<br>Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| o Establishing performance standards for irrigation equipment and water fixtures, consistent with State Law.<br>• The City will establish programs and policies to increase the use of recycled water, including:<br>o Promoting the use of recycled water for agricultural, industrial, and irrigation purposes, including grey water systems for residential irrigation.<br>• Ensure that building standards and permit approval processes promote and support water conservation, by:<br>o Establishing building design guidelines and criteria to promote water-efficient building design, including minimizing the amount of non-roof impervious surfaces around the building(s).<br>o Establishing menus and check-lists for developers and contractors to ensure water-efficient infrastructure and technology are used in new construction, including low- flow toilets and shower heads, moisture-sensing irrigation, and other such advances.<br>• Install water-efficient landscapes and irrigation, including:<br>o Requiring planting drought-tolerant and native species and covering exposed dirt with moisture-retaining mulch or other materials such as decomposed granite.<br>o Requiring the installation of water-efficient irrigation systems and devices, including advanced technology such as moisture-sensing irrigation controls. | | | | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| | ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|---|
| | • Promote the planting of shade trees and establish shade tree guidelines and specifications, including:<br>o Establishing guidelines for tree planting based on the land use (residential, commercial, parking lots, etc.).<br>o Establishing guidelines for tree types based on species size, branching patterns, whether deciduous or evergreen, whether roots are invasive, etc.<br>o Establishing tree guidelines for placement, including distance from structures, density of planting, and orientation relative to structures and the sun.<br>• Develop an Urban Forestry Program to consolidate policies and ordinances regarding tree planting, maintenance, and removal, including:<br>o Establishing guidelines for tree planting, including criteria for selecting deciduous or evergreen trees low-VOC- producing trees, and emphasizing the use of drought- tolerant native trees and vegetation. | | | | |
| **6-4** | Measures listed in Mitigation Measure 6-2 and 6-3 shall be considered by the City while reviewing all new development, as appropriate, between the time of adoption of The Ontario Plan and adoption of the Climate Action Plan (CAP). | City of Ontario Planning Department | Prior to adoption of the Climate Action Plan | City of Ontario Planning Department | |
| **6-5** | Pursuant to a goal of overall consistency with the Sustainable Communities Strategies, the City of Ontario shall evaluate new development for consistency with the development pattern set forth in the Sustainable Communities Strategies plan, upon adoption of the plan by the Southern California Association of Governments. | City of Ontario Planning Department | Prior to individual project approvals | City of Ontario Planning Department | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| | ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|---|
| **6-6** | The City of Ontario shall participate in the County of San Bernardino's Green Valley Initiative. | City of Ontario Planning Department | Prior to individual project approvals | City of Ontario Planning Department | |
| **5.12 NOISE** | | | | | |
| **12-1** | Prior to the issuance of building permits for any project that involves a noise-sensitive use within the 65 dBA CNEL contour along major roadways, freeways, railroads, or the Los Angeles/Ontario International Airport, the project property owner/developers shall retain an acoustical 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 (Title 24 and 21 of the California Code of Regulations). | City of Ontario Planning/Building Department in coordination with the Landowner/Project Applicant | Prior to individual project approvals | City of Ontario Planning/Building Department | |
| **12-2** | Individual projects that involve vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, occurring near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the Federal Transit Administration vibration-annoyance criteria of 78 VdB during the daytime), additional requirements, such as use of less vibration intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver). | City of Ontario Planning/Building/MUA Department in coordination with the Landowner/Project Applicant's construction contractor | During construction | City of Ontario Building/MUA Department | |
| **12-3** | Prior to the issuance of building permits for any project that involves a vibration-sensitive use directly adjacent to the Union Pacific Railroad or Southern California Regional Rail Authority main lines shall retain an acoustical engineer to evaluate potential for trains to create perceptible levels of | City of Ontario Planning/Building Department with collaboration with the Landowner/Project | Prior to individual project approvals | City of Ontario Building Department | |

***Table 3-1***
***Mitigation Monitoring Requirements***

| | ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
|---|---|---|---|---|---|
| | vibration indoors. If vibration- related impacts are found, mitigation measures, such as use of concrete, iron, or 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, 84 VdB for office uses, and 90 VdB for workshops. | Applicant | | | |
| **12-4** | Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures such as installation of temporary sound barriers for adjacent construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with mufflers, and reducing non-essential idling of construction equipment to no more than five minutes shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible. | City of Ontario Building/Planning/MUA Department in coordination with the Landowner/Project Applicant's construction contractor | During construction | City of Ontario Building/Planning/MUA Department | |
| **5.16 TRANSPORTATION AND CIRCULATION** | | | | | |
| **16-1** | The Mobility Element of the Ontario Plan shall be consistent with the traffic study prepared by Kimley-Horn and Associates in 2009. Table 5.16-6 in Section 5.16, *Transportation and Traffic,* shows the recommended lane geometry for the Proposed Land Use Plan. | City of Ontario Engineering/Planning Department | Ongoing | City of Ontario Engineering/Planning Department | |
| **5.17 UTILITIES AND SERVICE SYSTEMS** | | | | | |
| **17-1** | The City shall include a policy in the Policy Plan that requires water conservation measures for development projects to improve water use efficiency and reduce overall water demand. Reduce potable water demand, through conservation measures, including but not limited to: | City of Ontario Planning/MUA Department | Ongoing | City of Ontario Planning/MUA/Engineering Department | |

| ***Table 3-1***<br>***Mitigation Monitoring Requirements*** | | | | |
|---|---|---|---|---|
| ***Mitigation Measure*** | ***Responsibility for Implementation*** | ***Timing*** | ***Responsibility for Monitoring*** | ***Monitor (Signature Required) (Date of Compliance)*** |
| • Work cooperatively with all developers to incorporate conservation measures into project designs (such as those recommended by the California Urban Water Conservation Council).<br>• Continue to develop and implement drought contingency plans to assist citizens and businesses reduce water use during water shortages and emergencies.<br>• Revise the City Code to include a Water-Efficient Landscape Ordinance to encourage or, as appropriate, require the use of water-efficient landscaping consistent with AB 1881. | | | | |
| **17-2** The City shall include a policy in the Policy Plan that maximizes the use of recycled water as an irrigation (nonpotable) source for landscaping, parks, and other irrigation opportunities in all areas of the City and requires use of recycled water in dual-system office and industrial uses in selected urban areas of the City, where available and feasible. | City of Ontario Planning Department in coordination with City of Ontario MUA/Engineering Department | Ongoing | City of Ontario Planning/MUA/Engineering Department | |
| **17-3** The City shall include a policy in the Policy Plan that the City participate through the Chino Basin Water Master and the Inland Empire Utilities Agency in regional efforts to develop finding additional sources of water for groundwater recharge, such as capture of stormwater runoff, recycled water, or other sources to ensure that the Chino Basin stays in long-term hydraulic balance and sustainability and that adequate additional local water sources would be available to increase the flexibility of the City's water supply. | City of Ontario Planning Department in coordination with City of Ontario MUA/Engineering Department | Ongoing | City of Ontario Planning/MUA/Engineering Department | |

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD21-001, AN AMENDMENT TO THE EMPORIA FAMILY HOUSING PLANNED UNIT DEVELOPMENT (”PUD”), AMENDING CERTAIN PROVISIONS TO: [1] EXPAND THE PROJECT AREA FROM APPROXIMATELY 2.80-ACRES OF LAND TO 4.95 ACRES OF LAND; [2] ESTABLISH MINIMUM BUILDING SETBACKS FROM PALM AVENUE AND TRANSIT STREET RIGHTS-OF-WAY; [3] MODIFY MINIMUM PARKING REQUIREMENTS; [4] ALLOW ON-STREET LOADING; AND [5] UPDATE THE PLANTING PALETTE FOR A 3-BLOCK AREA LOCATED WITHIN LUA2-N (ARTS DISTRICT-NORTH) AND LUA-3 (HOLT BOULEVARD DISTRICT) OF THE MU-1 (DOWNTOWN MIXED USE) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF — APNS: 1049-051-04, 1049-054-02, 1049-054-03, 1049-054-04, 1049-054-06, 1049-059-06, AND 1049-059-07.

WHEREAS, The Related Companies of California, LLC. ("Applicant") has initiated a request for the approval of an amendment to the Emporia Family Housing Planned Unit Development, File No. PUD21-001, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, in June 2017, the City Council adopted Ordinance No. 3075 approving the Emporia Family Housing Planned Unit Development (“PUD”), which governs land use and development within a two-block area within the downtown, bordered by Holt Boulevard on the north, Emporia Street on the south, Vine Avenue on the west, and Fern Avenue on the east; and

WHEREAS, the Project site land uses include a 75-unit multiple-family apartment complex, two historic commercial buildings, and vacant land; and

WHEREAS, the surrounding properties are located within LUA2-N (Arts District-North) and LUA-3 (Holt Boulevard District) of the MU-1 (Mixed Use Downtown) zoning district and land uses are characterized by a mixture of legal nonconforming residential uses, residential, light industrial, and commercial uses; and

WHEREAS, the PUD Amendment primarily applies to establishing development standards for a one-block area bordered Transit Street on the north, Emporia Street on the south, Fern Avenue on the west, and Palm Avenue on the east, and 2 lots located on the south side of Emporia Street located at 303 and 309 West Emporia Street; and

WHEREAS, the PUD Amendment will expand the project boundary area from approximately 2.80 acres of land to 4.95 acres of land, allow the adjoining section of Fern Avenue bound by Transit Street on the north and Emporia Street on the south, to be vacated, establish 5-foot minimum building setbacks from Palm Avenue and Transit Street rights-of-way, reduce minimum parking requirements for one-bedroom units from 1.75 spaces per dwelling unit to one space per dwelling unit, 2-bedroom units from 2

spaces per dwelling unit to 1.65 spaces per dwelling unit, and create a 3-bedroom parking requirement at a ratio of 2 spaces per dwelling unit, eliminate the covered parking requirement, allow on-street loading along Palm Avenue, and update the planting palette. Other minor revisions proposed are intended to clarify or update standards which reflect applicable Development Code standards and overall industry best practices; and

WHEREAS, on May 25, 2021, the Planning Commission conducted a public hearing and approved Resolution No. PC21-033, recommending the City Council approve a Resolution adopting an Addendum to the Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010, in conjunction with File No. PGPA06-001. The Addendum finds that the proposed project introduces no new significant environmental impacts. Furthermore, all mitigation measures previously adopted with the Certified Environmental Impact Report are incorporated into the Project by reference; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, 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 May 25, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Initial Study/Addendum and the Project, and concluded said hearing on that date, voting to issue Resolution No. PC21-034, recommending the City Council approve the Application; and

WHEREAS, on June 15, 2021, the City Council of the City of Ontario conducted a hearing to consider the Initial Study/Addendum and the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on June 15, 2021, the City Council approved a Resolution adopting an Initial Study/Addendum to a previous Certified EIR prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance; and

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

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

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the City Council finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to Ontario Plan Environmental Impact Report, certified by the City of Ontario City Council on June 15, 2021, in conjunction with File No. PUD21-001.

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

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

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

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

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

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

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

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

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

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

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

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

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

SECTION 3. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the City Council hereby concludes as follows:

(1) ***The proposed 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 Project is consistent with Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. Section 1.1, The Ontario Plan Objectives of the PUD, describes the manner in which the PUD complies with the Policy Plan goals and policies.

(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 Ontario Plan Environmental Impact Report includes safeguards and impose certain mitigation measures to ensure that development within the PUD boundary area would not be detrimental to public interest, health, safety, or general welfare of the City.

(3) ***In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The PUD area is situated in Ontario's downtown and is adjacent to residential and commercial land uses and development. The surrounding development supports the objective of the PUD to further commercial and residential mixed-use development. The Project will not affect the harmonious relationship with adjacent properties and land use.

(4) ***In the case of an application affecting specific property(ies), the subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** In preparing the proposed PUD Amendment, a thorough review and analysis of the proposed Project and the subject site's physical suitability for the 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. Based upon this review and analysis, the subject site has been deemed physically suitable, including but not limited to parcel size, shape, access, and availability of utilities, for the proposed PUD Amendment and the proposed development.

(5) ***The proposed PUD is superior to that which could be obtained through the application of the Development Code.*** The PUD Amendment will (a) expand the Project area an additional 2.15 acres, from approximately 2.80-acres of land to 4.95-acres of land; (b) establish minimum building setbacks from Palm Avenue and Transit Street rights-of-way; (c) modify minimum parking requirements; (d) allow on-street loading, and (e) update the PUD's planting palette. These changes to the PUD will facilitate the

development of Emporia Family Housing – Phase 2, consisting of 50 affordable multiple-family dwellings, related parking facilities and private and common open space areas. Additionally, the PUD Amendment will allow for the construction of additional recreation amenities that are available to all residents within the Emporia Family Housing Project (Phases 1 and 2). The proposed PUD Amendment will allow for subsequent development that is superior to that which could be obtained through the application of the Development Code by itself.

SECTION 5. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the City Council hereby APPROVES the herein described amendment to the Emporia Family Housing Planned Unit Development, 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 _____ 2021.

_____
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 June 15, 2021 and adopted at the regular meeting held _____, 2021 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. PUD21-001; Amendment to the Emporia Family Housing Planned Unit Development

*(Document follows this page)*

# Related Emporia
# Planned Unit Development

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# 1 – Introduction

This document has been prepared to establish development regulations for the Emporia Ontario Family Project site located in the City of Ontario. The overall project site is approximately 4.62 net acres. Emporia I is comprised of ~~project site is~~ approximately 2.81 net acres and Emporia II is approximately 2.15 net acres in size. The project site is ~~containing~~ contained ~~a~~ within a ~~two~~ three block area that is generally bounded by Holt Boulevard and Transit Street to the north, Emporia Street to the south, ~~Fern~~ Palm Avenue to the east and Vine Avenue to the west and includes 2 lots bound by Emporia Street and the railroad right-of-way. ~~.~~ Additionally, this site is bisected east/west by Transit Street and bisected north/south by Fern Avenue (see Exhibit 1-1: Project Location Map).

The project site is located within the Ontario Plan Downtown Mixed-Use District which requires the establishment of a Planned Unit Development (PUD) prior to development. The PUD fulfills the requirements of a Downtown Mixed-Use District Planned Unit Development ("PUD"), as set forth in Ontario Development Code Section 4.01.030 (Planned Unit Developments ("PUD"). Upon approval, this PUD will establish the land use and development standards for the project site. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply to this PUD.

City staff and private developers will rely upon this PUD to determine whether precise plans for development ("Development Plans") will adequately meet the City's land use and design objectives for this key part of Downtown Ontario. These objectives have been defined over the last 20+ years in the Redevelopment Plan for the Center City Redevelopment Project (1983) and The Ontario Plan (2010) and are summarized in the proceeding chapters.

**Exhibit 1-1: Project Location Map**

Not to Scale

Not to Scale

# 2 – Objectives

## 2.1 – The Ontario Plan 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 to 75 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:

- Create "an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere;
- Ensure the historic character is enhanced; and
- Concentrate the most intensive uses along Euclid and Holt Avenues.

The Ontario Plan goals and policies furthered by this Planned Unit Development are as follows:

### 2.1.1 – Land Use Element Goals & Policies

- 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.

### 2.1.2 – Community Design Element Goals & Policies

- 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.
- 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.

- CD2-5 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.
- 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.

- 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. (Link to Bicycle and Pedestrians Section of the Mobility Element and Policies M2-3 and M2-4)
- CD4 Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.

## 2.1.3 – Housing Element Goals & Policies

- H2 Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.
  - H2-1 Corridor Housing. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.
  - H2-2 Historic Downtown. We foster a vibrant historic downtown through facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.
  - H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.
  - H2-6 Infill Development. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.
- H4 Increased opportunities for low and moderate income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities
  - H4-3 Rental Assistance. We support the provision of rental assistance for individuals and families earning extremely low, very low, and low income with funding from the state and federal government.

- 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.

### 2.1.4 – Community Economics Element Goals & Policies

- 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.

## 2.2 – Center City Redevelopment Plan Objectives

The Center City Redevelopment Plan was established to provide a framework and process to guide the development of projects within the study area of the Redevelopment Plan. The following objectives have been identified from the Redevelopment Plan as pertaining to the Planned Unit Development:

- Create a healthy and exciting urban variety, the ability to work, live, shop and play within a small area, combine daytime and nighttime use, and conserve energy and resources through mixed-use land development;
- Create an attractive and pleasant environment in the Project Area through the use of proper design, open space, and other amenities to enhance the aesthetic quality;
- Encourage and facilitate medium and high-density development, including, but not limited to, condominiums, townhouses, apartments and similar compatible uses.
- Maximize the housing opportunities of the residential areas; and
- Provide improvements necessary for the elimination of blight and to provide for the orderly development of the commercial industrial and residential areas included in the redevelopment project area.

## 2.3 – Related Emporia Project Objectives

This Planned Unit Development provides guidelines of development for the project area. The objectives below have been established to provide a general framework for establishing development standards to ensure proper development of the project area.

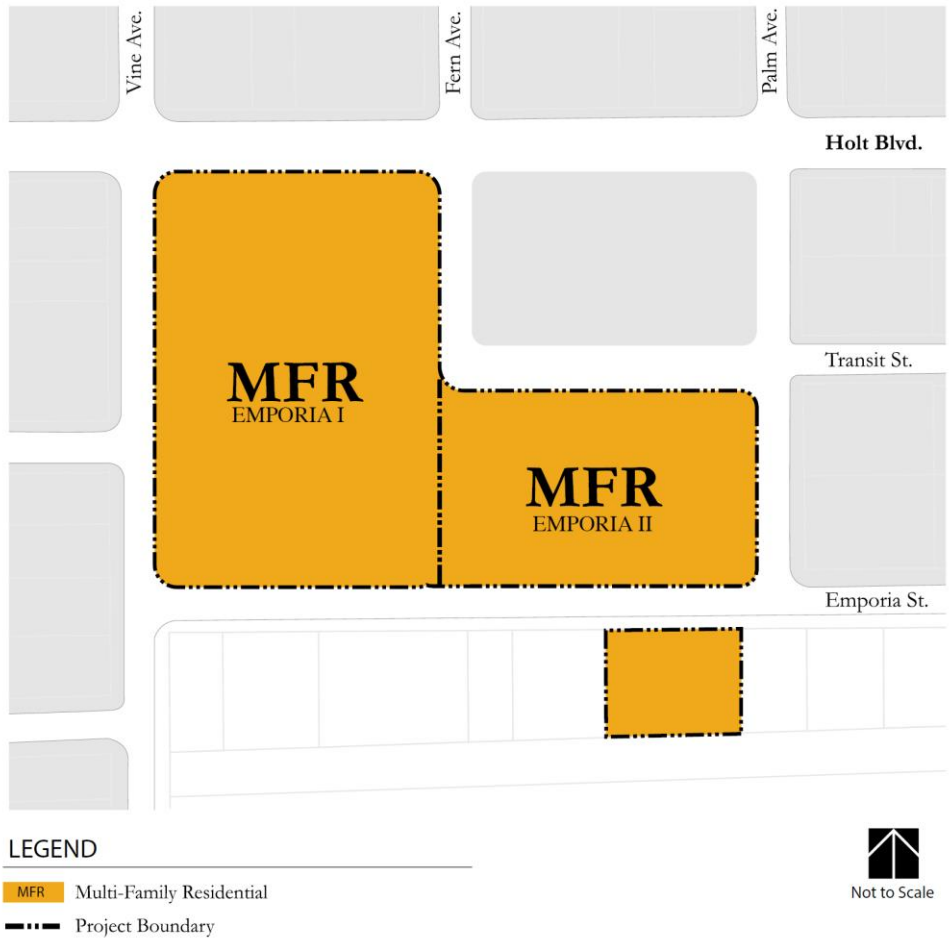
- Develop high quality, affordable rental housing;
- Establish appropriate relationships among new residential neighborhoods as well as with existing adjacent land use; and
- Provide new housing designed for families with children.

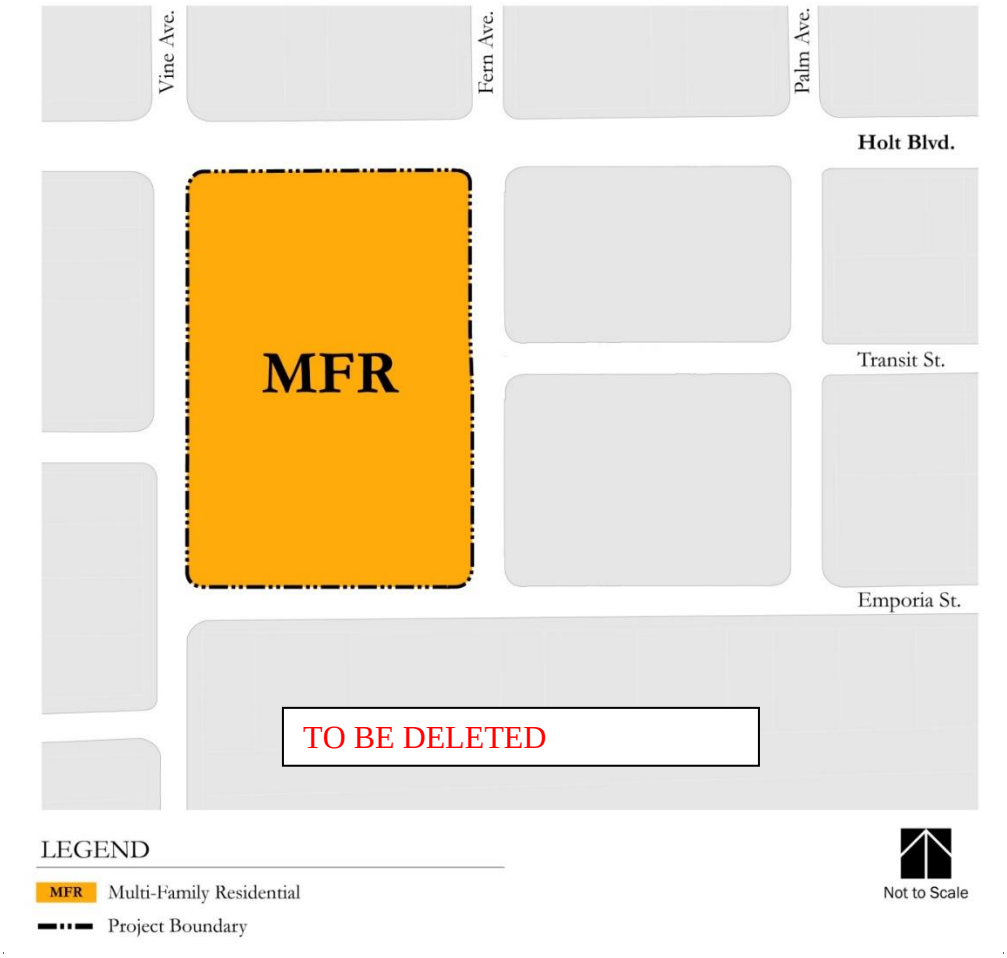
# 3 – Allowable Uses

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 dwellings units per acre. Development projects within~~g~~ 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 U~~u~~se 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 will be developed with high quality, attached housing units, with either two or three levels. The buildings will be a combination of podium-style stacked flat units, with parking beneath, ~~and~~ townhome style units, with first floor garage access, two and three story walk-ups with stacked flat units.

## 3.2 – Permitted Use Table/List

The permitted uses within the Related Emporia PUD include the following:

- Multiple-family (Affordable Low-Income) dwelling;
- Recreation facilities ancillary to multiple-family residential development projects, for use by residents and their guests, including but not limited to pool, spas, tennis courts, clubhouse or recreation building, playgrounds or tot lots, and other similar amenities appropriate to serve the project;
- Temporary Uses (As permitted within the residential districts of the City of Ontario Development Code subject to an Administrative Permit);

- Leasing/Administrative Office (for on-site property and facilities management only);
- Motor vehicle parking ancillary to a multiple-family residential development project; and
- Other land use compatible with multiple-family residential development projects, as determined appropriate by the Zoning Administrator.

Uses may be prohibited through rental contracts/agreements as provided by the project management, unless prohibited by Federal, State, or local laws.

# 4 – Development Regulations

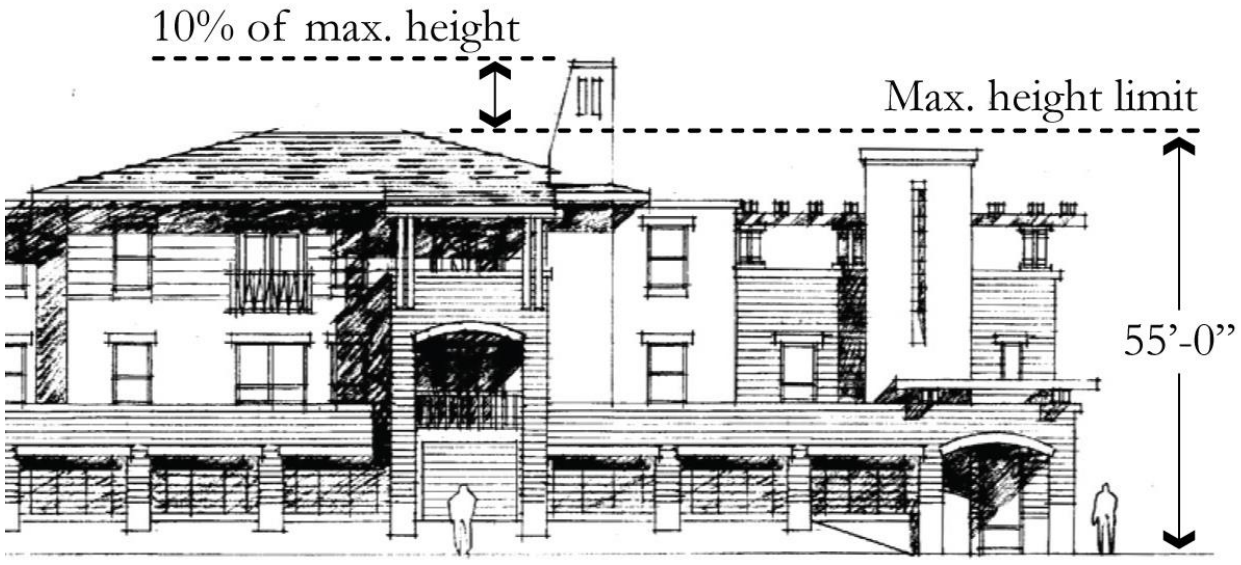
## 4.1 – Residential Density

The residential density shall range from 25.1 dwelling units per acre to a maximum of 75.0 dwelling units per acre.

## 4.2 – Building Height

No structure shall exceed 55 feet 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. 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 4-1: Height Diagram**



# 4.3 – Setbacks

Building setbacks shall be as set forth in Table 4-1: (Minimum Building Setbacks), and shall comply with Exhibit 4-2 (Setback Diagram).

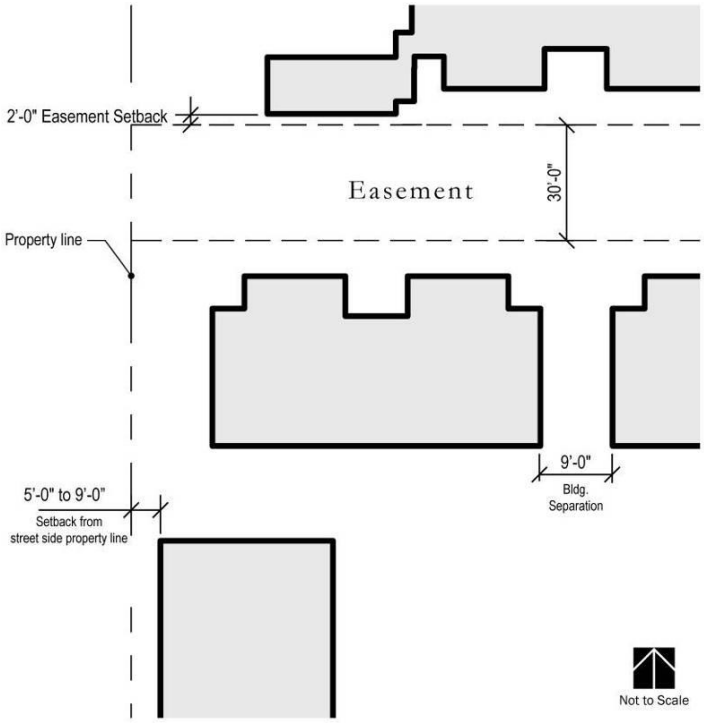
**Table 4-1: Minimum Building Setbacks**

| Setback | Distance |
|---|---|
| Street Setback | |
| Holt | 9 feet |
| Emporia | 5 feet |
| Vine | 5 feet |
| Fern | 5 feet |
| Palm | 5 feet |
| Transit | 5 feet |
| Easement Setback** | 2 feet |
| Building Separation | 9 feet |

** 30 foot wide storm drain easement located along vacated Transit Street

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 Engineer.

## Exhibit 4-2: Setback Diagram

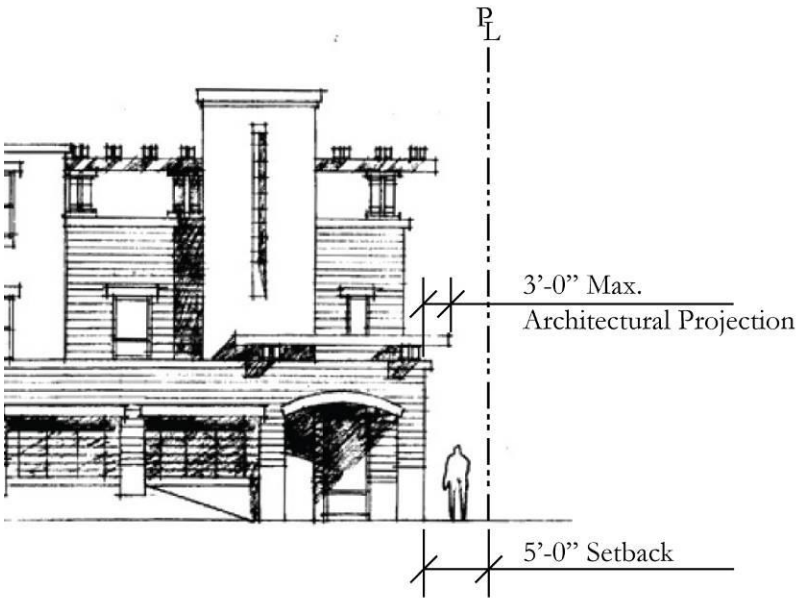



## Table 4-2: Maximum Encroachments into Building Setbacks

| Projection | Encroachment |
|---|---|
| Architectural Features** | 3 feet |
| Patios** | 3 feet |
| Balconies/Decks** | 3 feet |
| Porches** | 3 feet |

** No projection may encroach into the storm drain easement

**Exhibit 4-3: Projection Diagram**




# 4.4 – Open Space

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 setback areas are not counted towards common open space requirements.

## 4.4.1 – Private Open Space

Private open space shall be provided for all two and three-bedroom ~~each~~ residential units and one-bedroom ground units fronting Holt Avenue and Vine Street 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.

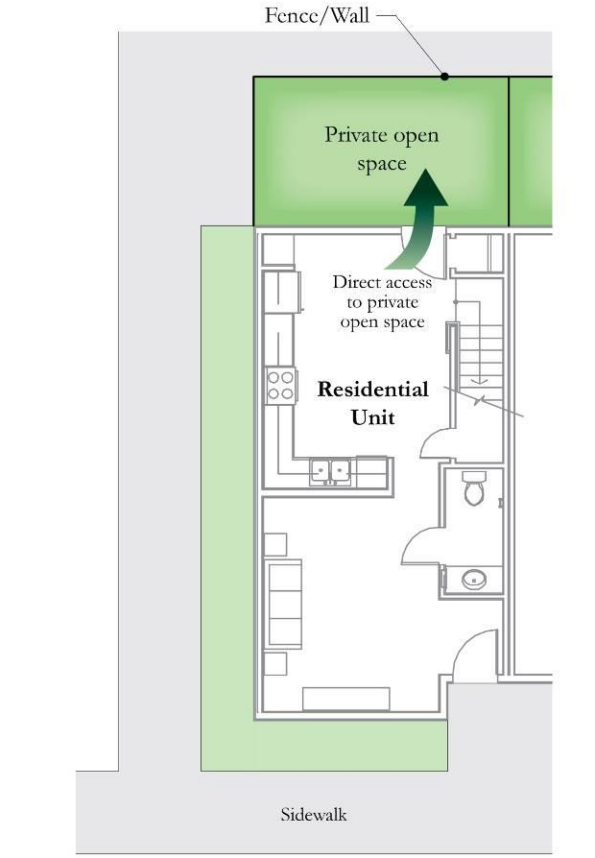
Private open space shall be provided for every residential unit and shall have direct access from the residential unit. Each residential unit shall have a minimum size of private open space as defined in Table 4-3 (Private Open Space). The space may be provided in multiple areas (e.g. two balconies, 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.

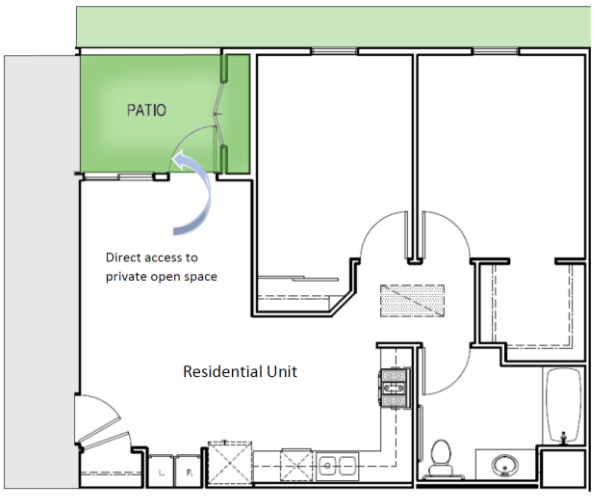
## Table 4-3: Private Open Space

| Number of Bedrooms | Open Space (SF) |
|---|---|
| 1 | 0** |
| 2 | 50 |
| 3 | 100 |
| 4 | 160 |

~~**20 square feet for one bedroom units with balconies fronting on to Holt Boulevard, and 50 square feet for one bedroom units fronting on to Vine Avenue.~~

## Exhibit 4-4: Private Open Space




## 4.4.2 – Common Open Space

Common open space shall be provided to allow for passive and active types of recreation, along with site landscaping 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 the following: ~~(1) parking lots; (2)walkays along or between buildings; (3) parking lots landscaping; (4) street setback areas; and (5) areas not intended for active or passive recreation~~

- Parking lots;
- Walkways along or between buildings;
- Parking lot landscaping;
- Street side setback areas; and
- Other areas not intended for active or passive recreation.

## Exhibit 4-5: Common Open Space

## 4.4.3 – Recreational Facilities

Access to recreational facilities is important in a multi-family residential project as they provide needed facilities for the residents of the community. These facilities shall be centrally located on the site to minimize the distance of these facilities to all residential units within the project. 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 play ground or one clubhouse, one pool, and one tot lot, etc.). Recreational facilities can be indoor or outdoor and may include the following:

- Clubhouse;

- Teen Area; This area will be open between 6:00am and 10:00pm on a daily basis. The area will be designed with chairs and seating. Security lighting in this area will also add an additional safety factor.
- Pools;
- Community Building;
- Playground or tot lot; and
- Other indoor or outdoor recreation deemed appropriate by the City.

All recreational uses shall be for the exclusive use of the on-site residents and their guests.

# 4.5 – Parking Supply and Demand

## 4.5.1 – On-Site Parking Requirements

The number of parking spaces provide is based upon number of bedrooms contained within each dwelling unit, and is subject to the following requirements:

- All required resident parking shall be provided on-site;
- Each unit shall have at least one reserved parking space that is clearly marked;
- Reserved parking spaces shall be located within 150 200 feet of the dwelling it serves;
- At least one covered parking space shall be provided for each unit in Emporia I. This can be achieved through use of garages, carports, or tuck-under parking;
- Covered parking spaces provided through use of garages, carports, and tuck under parking are encouraged.
- Resident's assigned parking space(s) shall be used for the storage of the occupant's operable automobile(s), only;
- Tandem parking is prohibited;
- Tandem parking spaces shall be assigned to the same unit and may not be used as guest parking
- Required guest parking spaces shall be provide the necessary parking for the project leasing office. No separate parking is required for the leasing office; and
- Each dwelling unit is intended for occupancy by one family, regardless of bedroom size(s) provide. Paring for dwellings shall be provided on-site, pursuant to the requirements of Table 4-4 (Minimum Parking Requirements), below, except that guest parking may be provided on-street, pursuant to Section 4.5.2 (On-Street Guest Parking Requirements) of this PUD.

## Table 4-4: Minimum Parking Requirements

| Use | Parking Spaces |
|---|---|
| Multiple Family Dwellings<br>One Bedroom Unit | ~~1.75~~ 1 space~~s~~ per dwelling ~~(at least one space shall be in a garage or carport)~~ |
| Two ~~or more~~ Bedroom Unit | ~~2.0~~ 1.65 spaces per dwelling ~~(at least one space shall be in a garage or carport)~~ |
| Three Bedroom Unit | 2 spaces per dwelling |
| Guest Parking | 1 space per 5 dwellings |

### 4.5.2 – On-Street Guest Parking Requirements

On-street parking may be utilized to satisfy guest-parking requirements subject to the following:

- On-street parking may be used to satisfy guest parking requirements only, and shall not be used for required resident parking;
- On-street parking shall only be counted along the streets surrounding the project site on the side of the street adjoining the property, excluding Holt Boulevard and any other areas deemed necessary by the City Engineer, for corner sight distance as shown in Exhibit 4-6 (On-Street Parking Locations Map)
- All on-street parking locations shall be subject to approval by the City Engineer; and
- On-street parallel parking spaces shall be calculated by the length of unobstructed curb adjacent to the project site.

# Exhibit 4-6: Off-Site Parking Locations

TO BE DELETED

LEGEND

On-Street Parking Locations

Estimated Corner Site Distances

Not to Scale

**Note:** Proper clearance shall be maintained around fire hydrants. Fire hydrant clearance may impact availability to provide on-street parking.

**Note:** Proper clearance shall be maintained around fire hydrants. Fire hydrant clearance may impact availability to provide on-street parking.

## 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.

# 4.6 – Vehicular Access

Vehicular access to the site from Holt Boulevard is prohibited. All points of access shall be approved by the City.

# 4.7 – Service Facilities

- Loading/unloading for residential uses and trash pickup service shall be limited to a designated street curb staging location consistent with an approved Solid Waste Handling Plan.~~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 consisted 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 provide 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.
- 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 a minimum of 10 feet from the interior project boundary/property line.
- 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 wide planter, and shall be screened with landscaping on all exposed sides, excluding the side with bin access gates.
- All service facilities shall be screened in accordance with the Section 4.9 (Screening) of this Planned Unit Development.

# 4.8 – Landscaping

## 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 any other laws and regulations related to planting materials.

All trees which are to remain on-site shall be properly protected in place during construction to ensure tree health is preserved.

Tree plantings along the Transit 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:

**Table 4-5: Planting Palette**

| Botanical Name | Common Name | Size | Comments |
|---|---|---|---|
| **Trees** | | | |
| **Vine Street** | | | |
| ~~Cedrus deodara~~ | | ~~Existing~~ | ~~Preserve in Place~~ |
| ~~Lagerstroemia indica 'Watermelon Red'~~ | ~~Crape Myrtle~~ | ~~24" Box~~ | ~~Matching Standards~~ |
| Washingtonia filifera | California Fan | ~~18 FT BT~~Existing | Preserve in Place ~~Skinned Trunk~~ |
| Ginko Biloba | Maiden Hair Tree | Existing | Preserve in Place |
| **Palm Street** | | | |
| Washingtonia filifera | California Fan | Existing | Preserve in Place |
| Koelreuteria paniculata | Goldenrain Tree | 24" Box | Matching Standards |

| | | | |
|---|---|---|---|
| **Transit Street** | | | |
| Chilopsis linearis "Bubba" | Bubba Desert willow | 24" Box | Matching Standard |
| **Emporia Street** | | | |
| Washingtonia filifera | California Fan Palm | Existing | Preserve in Place |
| Grevillea robusta | Silk Oak | ~~Existing~~24" box | ~~Preserve in Place~~Matching Standards |
| ~~Oak~~ | | ~~Existing~~ | ~~Preserve in Place~~ |
| ~~Grevillea robusta~~ | ~~Silk Oak~~ | ~~24" Box~~ | ~~Matching Standards~~ |
| Washingtonia filifera | California Fan | 18 FT BT | Skinned Trunk |
| **Fern Avenue** | | | |
| Cinnamomum camphora | Camphor Tree | ~~48" Box~~Existing | ~~Matching Standards~~Preserve in Place |
| Quercus agrifolia | Coast Live Oak | Existing | Preserve in Place |
| Quercus agrifolia | Coast Live Oak | 48" Box | Matching Standards |
| **Holt Boulevard** | | | |
| Frainus o. 'Raywood' | Raywood Ash | 24" Box | Matching Standards |
| **Pedestrian Promenade** | | | |
| Lagerstroemia hybrid 'Tuscarora'~~Chitalpa tashkentensis~~ | ~~Chitalpa~~Crape Myrtle | ~~24" Box~~Existing | ~~Matching Standards~~Preserve in Place |
| ~~Magnolia grandiflora 'Samuel Sommer'~~Olea Europea 'Swan Hill' | ~~Samuel Sommer Southern Magnolia~~Swan Hill Fruitless Olive | ~~36" Box~~Existing | Preserve in Place~~Matching Standards~~ |
| Lagerstroemia hybrid 'Tuscarora' | Crape Myrtle | ~~36~~24" Box | Multi Branch |
| **Auto Court** | | | |
| ~~Quercus virginiana~~ | ~~Southern Live Oak~~ | ~~36" Box~~ | ~~Matching Standards~~ |
| ~~Platanus acerifolia 'Bloodgood'~~ | ~~London Plane Tree~~ | ~~36" Box~~ | ~~Matching Standards~~ |
| Quercus ilex | Holly Oak | 36" Box | Matching Standard |
| **Accent Trees** | | | |
| Cercidium 'Azt' (Thornless) | Hybrid Desert Museum | 48" Box | Multi Branch |
| Cupressus sempervirens | Tiny Towers Italian Cypress | 24" Box | Match Height |
| ~~Schinus molle~~ | ~~California Pepper~~ | ~~36" Box~~ | ~~Multi Branch~~ |
| ~~Tipuana tipu~~ | ~~Tipu Tree~~ | ~~48" Box~~ | ~~Matching Standards~~ |
| Olea europaea 'Swan Hill' | Swan Hill Olive | ~~48~~36" Box | Multi Branch |
| ~~Phoenix dactylifera~~ | ~~Date Palm~~ | ~~20 FT BT~~ | ~~Diamond Cut trunk~~ |

| | | | |
|---|---|---|---|
| Chilopsis 'Bubba | Bubba Desert Willow | 24" Box | Matching Standard |
| Cercis canadensis 'Mexican' | Mexican Redbud | 24" Box | Matching Standards |
| **Patio Areas** | | | |
| Langerstroemia indica "Natchez" | Crape Myrtle | 24" Box | Matching Standards |
| Prosopis chilensis | Chilean Mesquite | 24" Box | Matching Standards |
| Cercis canadensis "Mexicana"~~Pyrus calleryana 'Bradford'~~ | ~~Ornamental Pear~~Mexican Redbud | 24" Box | Matching Standards |
| **Building Perimeter** | | | |
| ~~Tristania conferta~~ | ~~Brisbane Box~~ | ~~15 Gallon~~ | ~~Matching Standards~~ |
| Pinus eldarica | Afhgan Pine | 15 Gallon | Matching Standards |
| Washingtonia ~~robusta~~filifera | ~~Mexican~~ California Fan Palm | 18 FT BT | Skinned Trunk |
| Tristania laurina | Water Gum | 24" Box | Standard |
| **Parking Lot** | | | |
| ~~Rhus lancea~~ | ~~African Sumac~~ | ~~24" Box~~ | ~~Matching Standards~~ |
| Quercus ilex | Holly Oak | 36" Box | Standard |
| Cercidium 'AZT' | Thornless Palo Verde | 48" Box | Standard |
| Cupressus S. 'Tiny Towers' | Tiny Towers Italian Cypress | 15 Gal | Match Height |
| **Vines** | | | |
| Parthenocissus tricuspidata | Boston Ivy | 1 Gallon/5 Gal Staked | ~~None~~Attach to Wall |
| Disticus buccinatoria | Blood Red Trumpet Vine | 1 Gallon/5 Gal Staked | ~~None~~Attach to Wall |
| ~~Jasminum polyanthum~~ | ~~Pink Jasmine~~ | ~~1 Gallon~~ | ~~None~~ |
| Gelsemim sempervirens~~Macfadyena unguis-cati~~ | ~~Cat's Claw "Yellow Trumpet Vine"~~Carolina Jassamine | 1 Gallon | ~~None~~Attach to Wall |
| Solanum jasminoides | Potato Vine | 5 Gal. Staked | Attach to Wall |
| **Shrubs** | | | |
| Laurus nobilis 'Saratogo' | Saratoga Laurel | 5 Gal. | None |
| Westringia 'Morning Light' | Dwarf Coast Rosemary | 5 Gal. | None |
| Ligustrium J. 'Texanum' | Texas Privet | 5 Gal. | None |
| Ilex vomitoria 'Strokes' | Stokes Dwarf Holly | 5 Gal. | None |
| Trachelospermum jasminoides | Star Jasmin | 1 Gal. | None |
| Dietes bicolor | Yellow Morea | 5 Gal. | None |

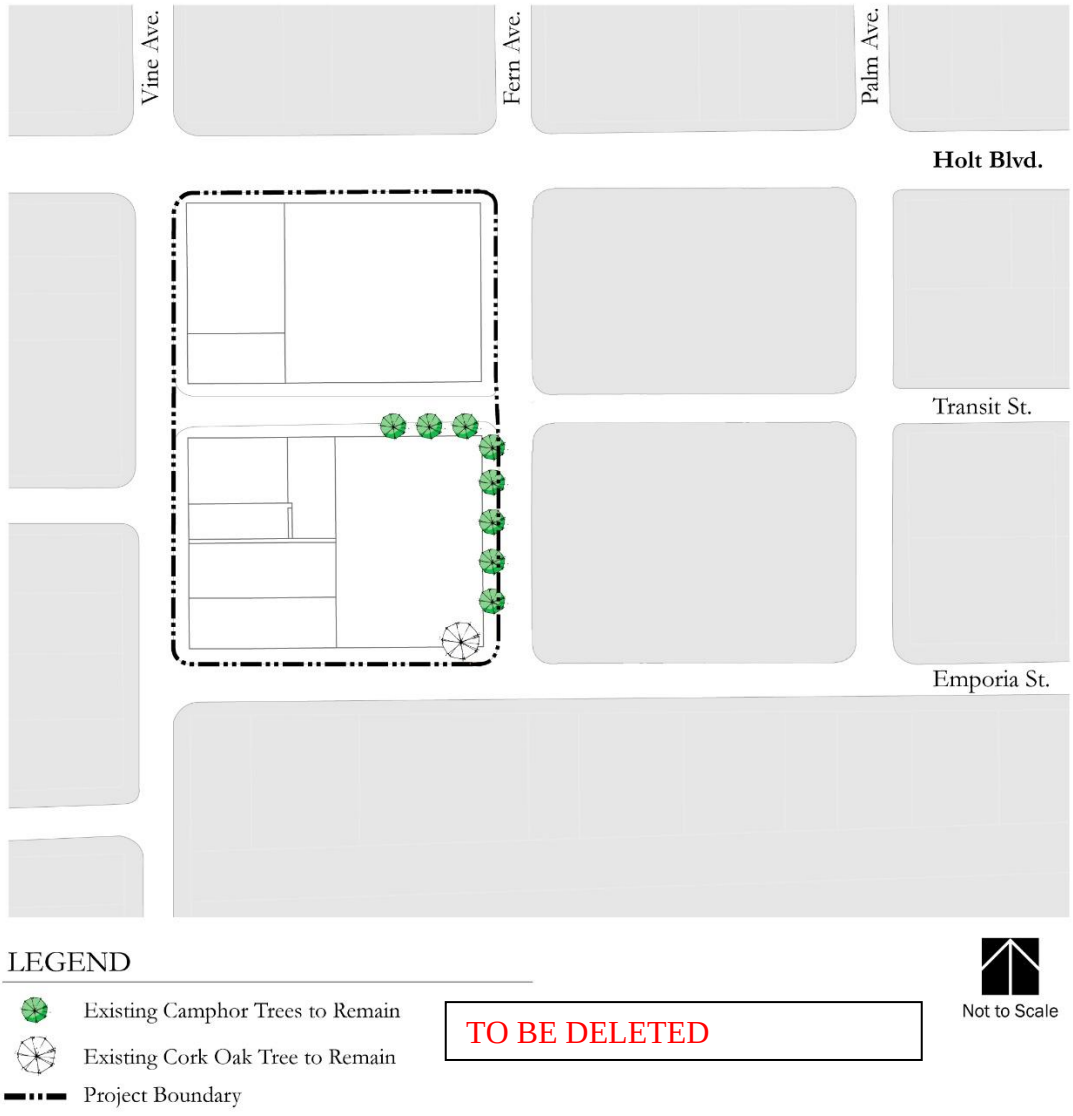
| | | | |
|---|---|---|---|
| Duranta R. 'Sapphire Skies' | Sapphire Sky Flower | 5 Gal. | None |
| Agave parryi | Parry's Agave | 5 Gal. | None |
| Muhlenbergia capillaris | Pink Muhlygrass | 5 Gal. | None |
| Dianella R. 'Cassa Blue' | Cassa Blue Flax Lily | 1 Gal. | None |
| Carex divulsa | Berkeley Sedge | 1 Gal. | None |
| Callistemon 'Little John' | Little John Callistemon | 5 Gal. | None |
| Myoporum P. 'Putah Creek' | Putah Creek Myoporum | 5 Gal. | None |
| Senecio mandraliscae | Blue Chalk Sticks | 1 Gal. | None |
| Hesperaloe parvifolia | Red Yucca | 1 Gal. | None |
| Euonymus fortunei "moomshadow" | Moonshadow Euonymus | 5 Gal. | None |
| Baccharis 'Centennial' | Centennial Coyote Brush | 1 Gal. | None |

### 4.8.3 – Tree Removal

As part of Emporia I ~~Eight mature Camphor trees and~~ one mature Cork Oak tree on site shall remain and be incorporated into the overall design of the development plan. ~~The Camphor trees are currently located in the right-of-way on Fern Street and Transit Street and~~ Tthe existing Cork Oak is located at the northwest corner of Emporia Street and Fern Street shall be preserved in place. Four existing Coast Live Oak trees located on the west side of Fern Avenue are to remain and shall be preserved in place. Approximate location of trees is shown in Exhibit 4-7 (Existing Trees Plan). These trees have been in place prior to the demolition of the Casa Blanca hotel and have been preserved in accordance with the Casa Blanca Hotel Demolition Environmental Impact Report. An arborist report shall be prepared on all other existing trees to determine the health and where feasible existing healthy trees in the project area shall be preserved in place.

**Exhibit 4-7: Existing Trees Plan ~~Exhibit 4-7: Existing Trees Plan~~**

Vine Ave.
Fern Ave.
Palm Ave.
Holt Blvd.
Transit St.
Emporia St.
LEGEND
Existing California Fan Palm Trees to Remain
Exisiting Silk Oak Tree to Remain
Existing Coast Live Oak to Remain
Existing Cork Oak to Remain (Emporia I)
Project Boundary
Not to Scale




## 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 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 the 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 corner sight distance standards, and all other applicable city standards. Fences and walls shall be made of decorative materials which 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 the use of building orientation and placement to minimize the use of gates and fencing; however, amenities shall be properly gated with limited access for residents and their guests.

## 5.2 – Vehicular Circulation

The site should 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 or off-site) to ensure accessibility. Location of drive aisles and entries shall be approved by the City Engineer. 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 must 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.

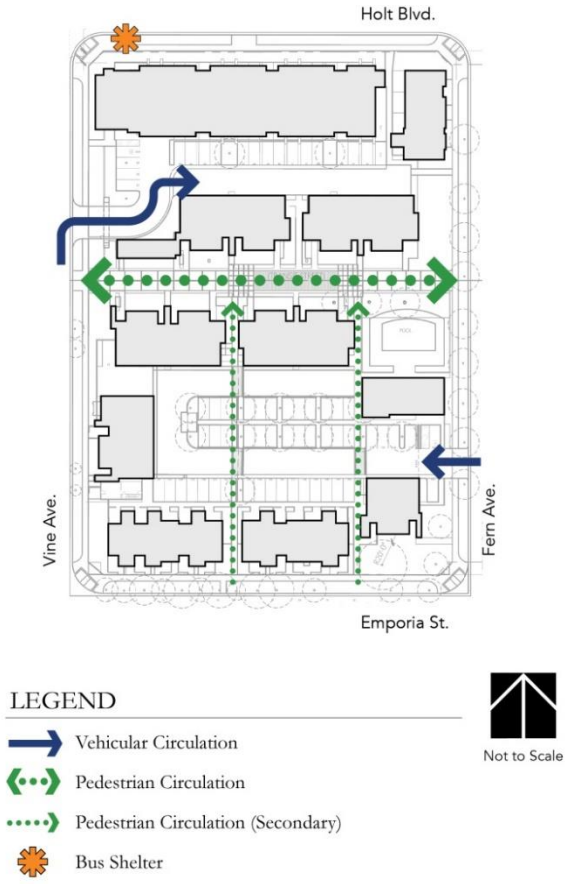
The vacation of Transit Street in Emporia I provides a unique opportunity to create a pedestrian promenade that will connect residential foot traffic between residential units, parking, and community spaces throughout the site. The space should be welcoming and designed with landscape features that help define the walking path across the project area. Since no vehicular traffic will be allowed on this promenade, it is expected that children will be able to play safely throughout the site. Lighting and visibility for enhanced security shall be taken into consideration designing this area and shall be compatible with the architectural theme. Buildings should have windows that look on to this open space area to enhance the views of the residences and help create defensible spaces. Emporia II will vacate Fern Avenue to create pedestrian connectivity and linkage between Emporia I and Emporia II as shown in Exhibit 5-1 (Circulation Plan).

## 5.4 – Access to Mass Transit

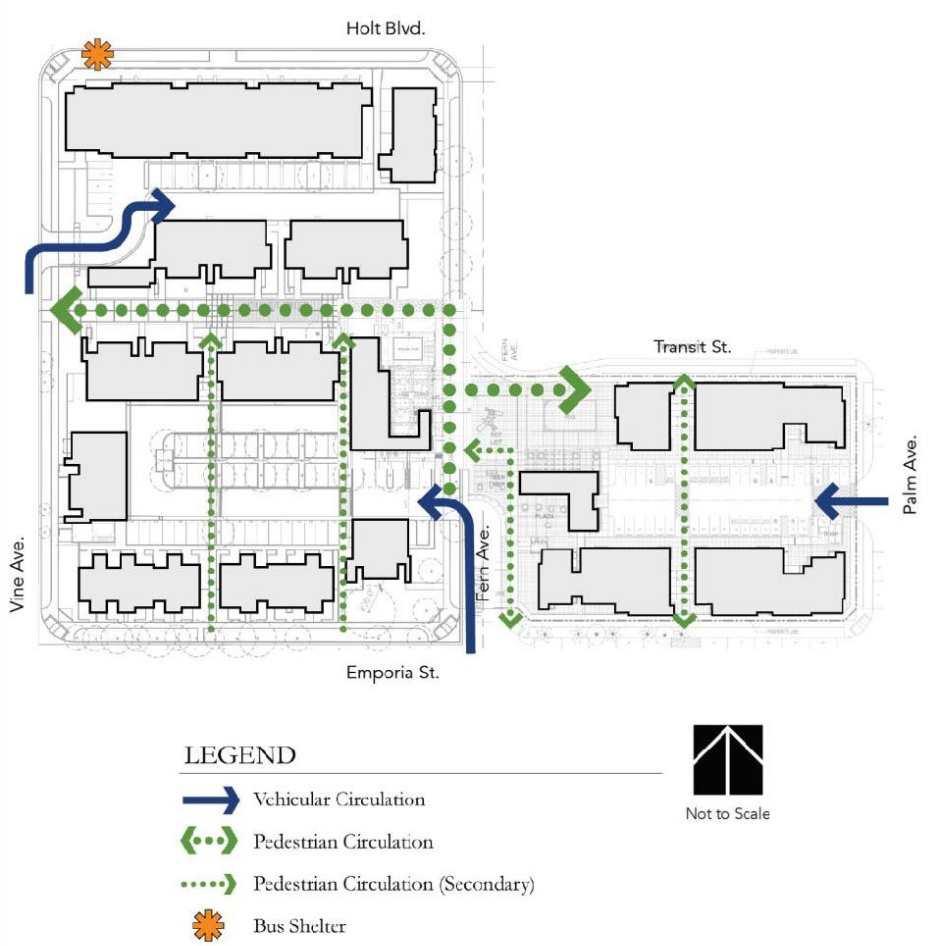
An existing bus stop is located on the south side Holt Boulevard just east of Vine Avenue. A new decorative bus shelter with seating and lighting shall be installed at this location upon development. The bus shelter design shall be consistent with the design of other shelters in the downtown area (see Figure 5-1 (Bus Shelter)), and shall meet ADA access requirements per City of Ontario and/or OmniTrans Standards and to the satisfaction of the City Engineer. Additionally, a concrete bus pad for this bus stop shall be incorporated into the public improvements required for the development of the project site.

**Figure 5-1: Bus Shelter**

## Exhibit 5-1: Circulation Plan




TO BE DELETED


Holt Blvd.
Transit St.
Palm Ave.
Vine Ave.
Fern Ave.
Emporia St.
LEGEND
Vehicular Circulation
Pedestrian Circulation
Pedestrian Circulation (Secondary)
Bus Shelter
Not to Scale

# 6 – Design Guidelines

The project area is located within Ontario's historic downtown area and shall comply with the Downtown Ontario Design Guidelines. The Downtown Ontario Design Guidelines were adopted in 1998 to guide the physical revitalization of Ontario's historic downtown. The Guidelines provide architectural and design principals, as well as design concepts for downtown districts. The project area is located within the Educational District, a mixed use area with an educational theme. The Guidelines do not provide specific architectural or design guidance within the Educational District but do require that development be context sensitive.

The design guidelines provided in this section are designed to be compatible with the Downtown Ontario Design Guidelines and provide site specific guidance for the development of the project area.

## 6.1 – Building Orientation

Building orientation shall be designed to minimize potential 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.

**Exterior:** Orientation towards the exterior of the project area shall be carefully evaluated to ensure a proper relationship.

**Interior:** Buildings should 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.

## 6.2 – Architectural Character

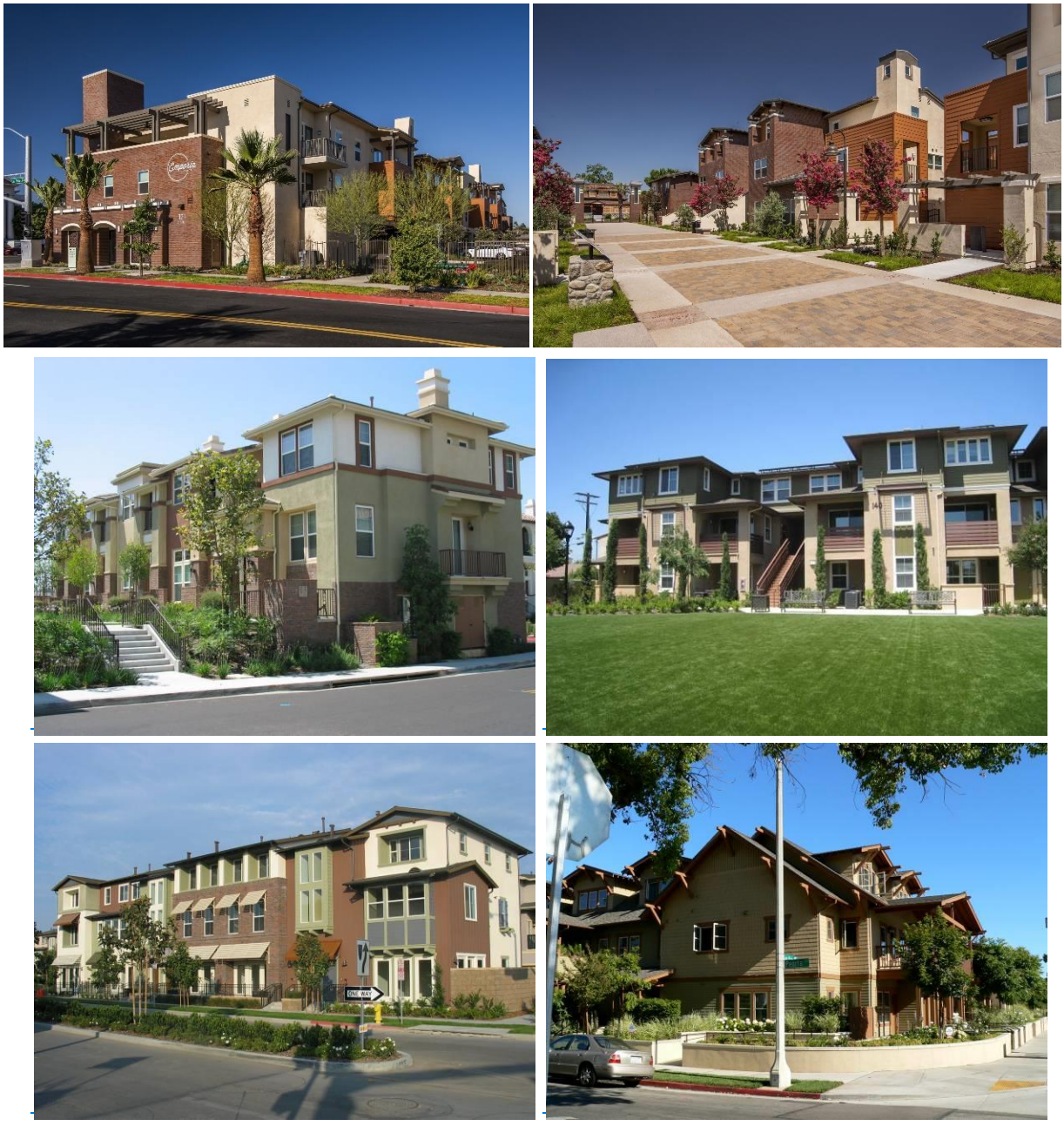
The architectural design leans toward a current interpretation of the Craftsman style. The design will make use of open ended beams, gabled and hipped roofs and trellis construction throughout the site. Large areas of masonry and wood siding with plaster accents will be provided to help enhance this overall architectural theme. Buildings along Holt Blvd will have a linear design with enhanced areas of design and color to differentiate units along this street. Street fronting podium parking will be shielded from view by intensified landscaping and podium walls with screened openings running alongside the north boundary of the site. Buildings along Emporia Avenue will be built with a ~~cottage style~~Craftsman feel. A sample rendering and photographic examples of the architectural style are provided in Figure 6-1 and Figure 6-2, on the proceeding page.

## Figure 6-1: Architectural Renderings

### Emporia I

### Emporia II

**Figure 6-2: Architectural Examples**



## 6.3 – Massing and Scale

All buildings shall be in scale with surrounding development with a majority of the building placement to occur towards the boundary of the project site. A prominent building edge shall

face Holt Boulevard. Buildings should be 2-3 stories in height containing a varied amount of units in each building with varying façade planes to decrease creating 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 contemporary craftsman style. Architectural details should be consistent with the architectural style of each individual building. Details should complement and enhance openings and accentuate the overall design of each building. Detailing can be achieved through the use of different colors and materials (brick, siding, etc.) to create interesting elevations.

Awnings should be placed where feasible over south facing windows and adequate shade should be provided for outdoor spaces. Coverings should use materials compatible with the building roofing and façade materials in creating a comprehensive building design. Exposed rafter beams should be integrated into building design along with trellises to help define outdoor spaces.

## 6.5 – Materials and Color

Materials and colors shall be compatible with and complementary to the overall architectural style of the development project. Larger building masses should 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 should be complementary and utilize primarily "earth tone" type colors. Materials should be a mixture of stucco, wood and brick siding in a variety of complementary colors and a concrete tile roof material should 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 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 feet of clear space 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.

## Figure 6-3: Streetscape Examples

## 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-foot-candle of light shall be provided within parking areas and 0.5 foot-candles 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 8.0 (Sign Regulations) of the Ontario Development Code.

## 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.

# 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. Public sewer and water lines within the project area on Transit Street that will only serve the project area once the street is vacated will not be the maintenance responsibility of the City. Public sewer and water lines within the project area on Fern Avenue that will only serve the proposed project area is to be vacated and a 30' wide public utilities easement (PUE) shall be granted to the City of Ontario.

If infiltration is deemed permissible 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 Storm Water Program's Water Quality Management Plan (WQMP) requirements for new residential development. Storm water capture and infiltration facilities ~~may~~ will include the utilization of ~~pervious concrete pavers in enhanced paving areas and MaxWell Drywells or~~ underground storm water infiltration chambers and pretreatment devices, for the remainder of the site.

Upon development of the project area, ~~existing waterlines smaller than 8 inches in diameter fronting the project site along Emporia Street and Vine Avenue shall be upgraded~~all existing main sizes will be determine per the fire flow test results and will apply to the following: ~~to a minimum of 8 inches.~~

a. Transit Street: From Fern Avenue to Laurel Avenue.
b. Emporia Street: From Fern Avenue to Euclid Avenue.
c. Palm Avenue: From Holt Boulevard to Emporia Street.
d. Laurel Avenue: From Holt Boulevard to Emporia Street

Upon water line upgrade, the existing water line in Transit Street through the project area may be abandoned. An 8-inch water line shall be installed within Fern Avenue from Transit Street north to Holt Boulevard.

Any connection into the existing storm drain located within Transit Street shall require approval from the County of San Bernardino Flood Control District. See Exhibit 7-1 (Easement & Dedication Locations) for the approximate storm drain location.

The project area is a Priority Land Use (PLU and shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB).

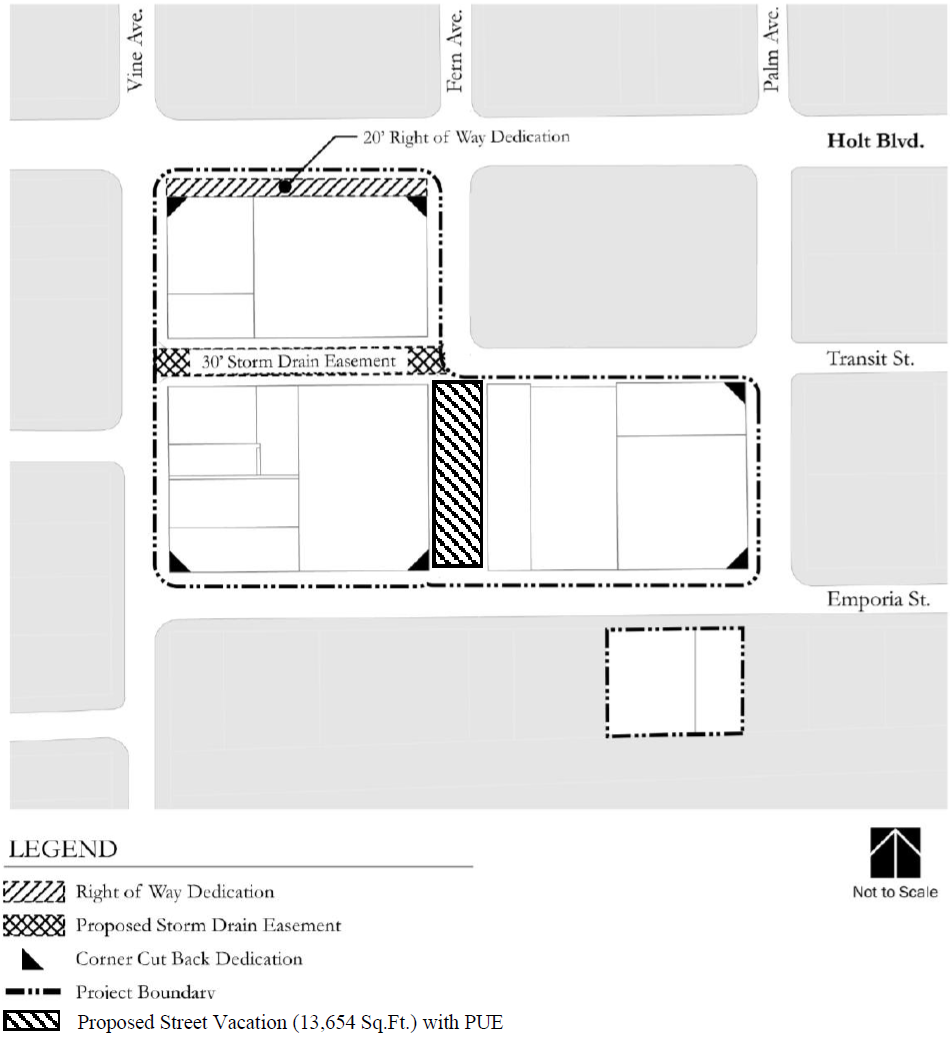
## 7.2 – Street Improvements

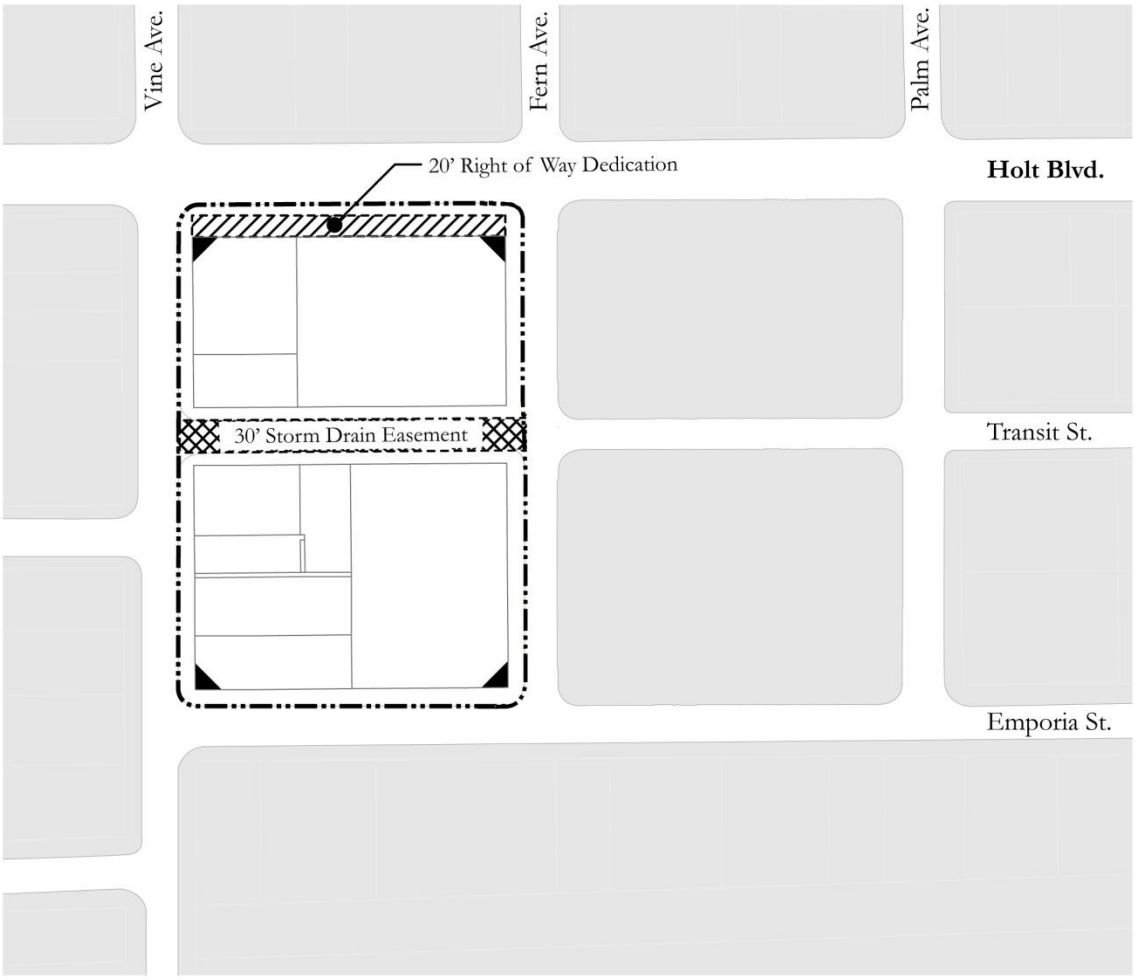
Street improvements (street, sidewalk, parkway, curb, gutter, traffic signal, street lights, etc.) shall be constructed with the development of the project site. Improvements will be required on the streets adjacent to the project area including Holt Boulevard, Emporia Street, Fern Avenue, Transit Street, Palm Avenue, and Vine Avenue. Design and construction of street

improvements shall be in accordance with the City standards, and to the satisfaction of the City Engineer. Exhibit 7-2 (Street Sections) identifies the improvements for each street adjacent to the project site.

King standard lighting (City of Ontario Standard Drawing No. 5103) shall be required within the public right-of-way. Upon development of the project site, traffic signal alterations will need to occur to allow for safe and proper traffic movement. Traffic signal modifications shall be required at the intersection of Holt Boulevard and Vine Avenue.

**Exhibit 7-1: Easement & Dedication Locations**



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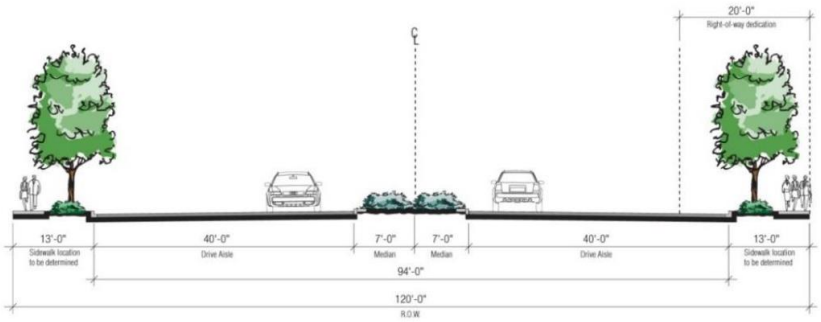
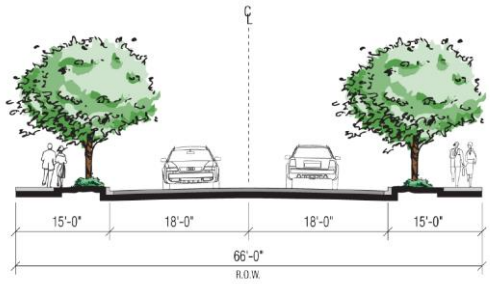
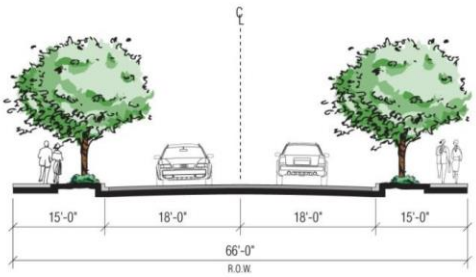
# Exhibit 7-2: Street Sections



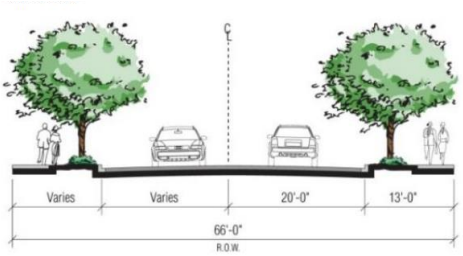

**Divided Arterial Section**
Holt Boulevard
not to scale



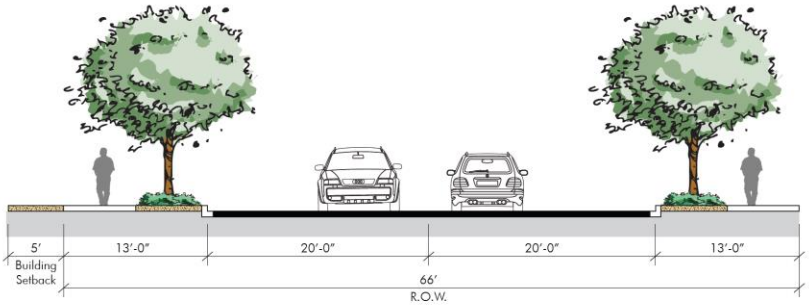

**Local Street Section**
Palm Avenue and Emporia Street
not to scale



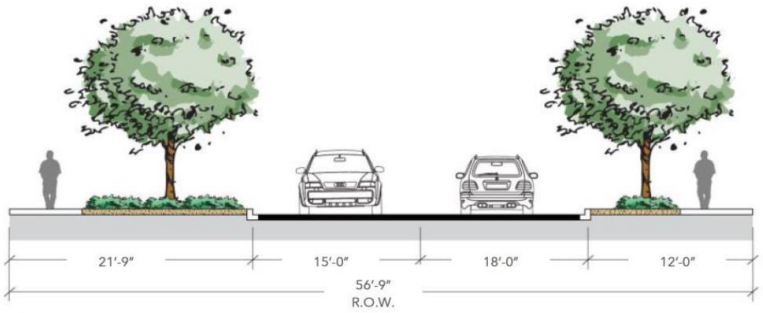

**Local Street Section**
Fern Avenue (Fern Avenue is vacated from Transit Street to Emporia Street)
not to scale




**Local Street Section**
Vine Avenue
not to scale




Palm Avenue




Transit Street (Transit Street is vacated from Vine Avenue to Fern Avenue)

# 7.3 – Public Utilities

All existing dry utilities (electricity, cable, telephone, gas, etc.) along the south side of Transit Street (Vine Avenue to Fern Avenue) and within Emporia I ~~shall be~~were relocated and re-routed to the streets bounding the project area, as required and approved by the affected utility agencies/companies. All public utilities along the proposed vacated portions of Fern Avenue (Transit Street to Emporia Street) and as part of Emporia II shall be relocated outside of the abovementioned street and undergrounded along the adjoining streets, as required and approved by the affected utility companies/agencies prior to recordation of PM-20339. Written approvals from the affected utility companies/agencies shall be submitted to the Engineering Department indicating that such utilities will be relocated and re-routed to adjacent streets and

easements are not required on Fern Avenue. A public utility easement shall be reserved for the City of Ontario for the existing sewer and water mains located in Fern Avenue. ~~In the event that relocation of a utility is not feasible, a Public Utility Easement (PUE) shall be reserved for the existing utility(s) prior to the vacation of Transit Street.~~

## 7.4 – Street Dedication, Vacation & Easements

In order to create a single developable project site for the proposed Planned Unit Development, a portion of the street that bisects the project site in an east-west direction in Emporia I (Transit Street from Vine Avenue to Fern Avenue) will be required to be vacated. The existing sewer lines located within thise section of Transit Street to be vacated, may be abandoned upon vacation of the street. Fern Avenue from Emporia Street to Transit Street will be required to be vacated and privatized as part of Emporia II to allow connectivity between the overall project.

The ultimate Holt Boulevard right-of-way is 60 feet, measured from centerline, and will require an additional 20 feet of street dedication. Corner cut-off areas within the project area shall be dedicated at the intersection of Holt Boulevard and -Fern Avenue, Fern Avenue and Emporia Street, Fern Avenue and Transit Street, Emporia Street and Vine Avenue, Emporia Street and Palm Avenue, Palm Avenue and Transit Street, and Vine Avenue and Holt Boulevard per Engineering Standard Drawing #~~1301~~1209. The ultimate half-width street section, measured from the centerline, shall be widened to 18 feet along the project frontage of Transit Street General location of the street dedication and corner cut-off areas are shown on Exhibit 7-1: Easement & Dedication Locations.

The proposed 30-foot wide storm drain easement in Emporia I runs along Transit Street (Vine Avenue to Fern Avenue) to facilitate an existing 7.5 foot by 8 foot reinforced Concrete Box (RCB). ~~Furthermore, a 30-foot wide storm drain easement, which runs along Fern Avenue north of Transit Street, is require to facilitate a reinforced concrete pipe (RCP).~~ The easements will be reserved and accommodated with the development of the project site. The easement locations are shown on Exhibit 7-1 (Easement & Dedication Locations).

# 8 – Historic Preservation

All historic structures are subject to the requirements of Ontario Development Code Sections 4.02.040 through 4.02.065, and Division 7.01 (Historic Preservation) of the Ontario Development Code, as applicable.

## 8.1 – Historic Background

The ~~two~~~~three~~-two block area that comprises Emporia I of this Planned Unit Development, was once home to the Casa Blanca Hotel and Developer's Row. During Ontario's early settlement period, several homes were constructed for prominent city pioneers along Emporia Avenue. This stretch of development was referred to as "Developer's Row." All of the homes from this development have been demolished, with the exception of the Ford-Collins House which was moved to its current location at 227 West Main Street sometime after 1915, to facilitate the construction of the Casa Blanca Hotel. An Environmental Impact Report was certified by City Council in 1998 for the demolition of the Casa Blanca Hotel.

In 2007, the property at 205 and 205 ½ was acquired by the City's Redevelopment Agency. A Mitigated Negative Declaration was prepared for the demolition of both buildings. A request to defer the Certificate of Appropriateness (File No. PHP07-012) for the replacement structure was approved by the Historic Preservation Commission on September 25, 2007. Development of ~~the project site will~~ Emporia I required both Development Plan approval pursuant to Ontario Development Code Section 4.02.025 (Development Plans) and the approval of a Certificate of Appropriateness pursuant to the requirements of Ontario Development Code Section 4.02.050 (Historic Preservation – Certificates of Appropriateness and Demolition of Historic Resources).

The one block area bound by Transit Street to the north, Emporia Street to the south, Fern Avenue to the west and Palm Avenue that comprises of Emporia II of this Planned Unit Development includes the American Legion Building located at 310 West Emporia Avenue and a single-story office building located at 201-215 South Fern Avenue and is shown on Exhibit 8-1 (Historic Resources Map).The buildings were reviewed for historic significance and determined to be eligible for listing on the local inventory of historic resources.

## ~~8.2 Existing Historic Structures~~

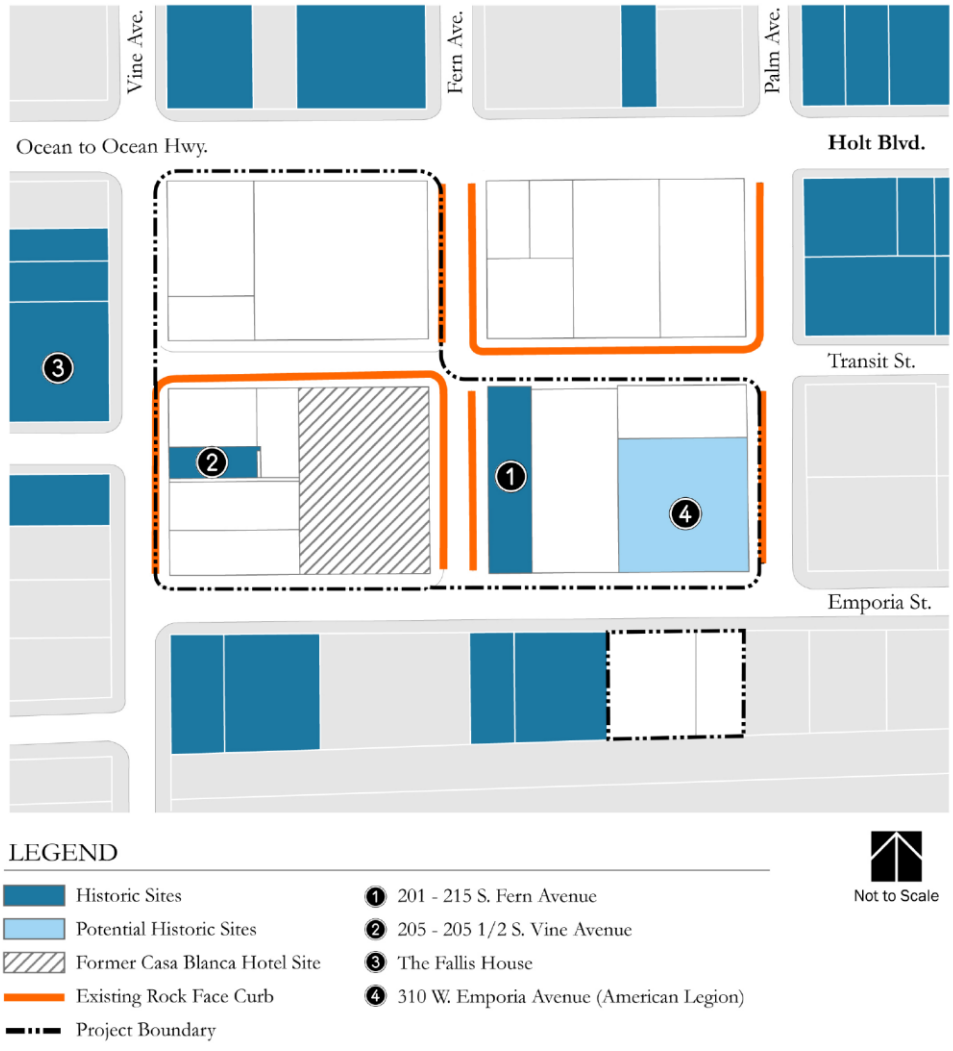
~~Remaining within the area of the project is site are historic properties located at 201 through 215 South Fern Avenue, The Fallis House, and 310 West Emporia Avenue (American Legion Hall). Location of these properties is shown on Exhibit 8-1 (Historic Resources Map).~~

## ~~8.3~~ 8.2 – Certificate of Appropriateness

~~As mentioned in Section 8.1 (Historic Background), above, a~~ Pursuant to the Ontario Development Code Section 4.02.050 (Historic Preservation – Certificates of Appropriateness and Demolition of Historic Resources, Certificate of Appropriateness approval ~~is was~~ is required for the demolition of the existing historic resources within the PUD area. Prior to

issuance of an approval, ~~to be submitted along with~~ a Development Plan to construct replacement buildings, structures or objects shall be approved. ~~, for~~ Emporia I.~~to implement this Planned Unit Development. Approval of a Certificate of Appropriateness is to ensure a compatible project that does not detract from the historic site nor adversely affect adjacent historic properties, such as the Fallis House (Local Landmark No. 1), located at 122 South Vine Avenue, across the street to the west. A Certificate of Appropriateness is required for Emporia II for the American Legion building located at 310 West Emporia Avenue and office building at 201-215 South Fern Avenue.~~ Approval of a Certificate of Appropriateness is to determine if certain findings can be made to determine if the demolition is appropriate and to ~~ensure~~ impose previously approved mitigation measures. ~~a compatible project that does not detract from the historic site nor adversely affect adjacent historic properties, such as the Fallis House (Local Landmark No. 1), located at 122 South Vine Avenue, across the street to the west. Locations of adjacent historic properties are shown on Exhibit 8-1 (Historic Resources Map).~~

## Exhibit 8-1: Historic Resources Map



There are several policies in The Ontario Plan and regulations in the Ontario Development Code which support and encourage preservation of historic resources. More specifically, TOP contains policies for the management of the City's cultural resources through the updating and maintenance of the City's historic sites and buildings inventory compiled in the Ontario Register. In order to support the preservation goals, the Ontario City Council adopted a tier system with standard criteria and procedures for evaluating the significance of historic or potentially historic resources threatened by major modifications or demolition through a regulatory process. The Ontario Development Code establishes criteria for Tier I, Tier II, or Tier III historic resources, with Tier I and II being the most historically significant. The tier system identifies those historic resources that have the highest preservation value in terms of their architectural and/or historical contribution to the City and establishes a method to evaluate the impacts of their loss in the case of major modification or demolition. Major modification or demolition should not occur to Tier I or Tier II historic resources and preservation and/or avoidance of such historical resources to prevent demolition is strongly encouraged. Whereas, Tier III historic resources may be modified or demolished under certain circumstances with appropriate mitigation measures in place.

On January 27, 2010, environmental impacts were analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) in conjunction with File No. PGPA06-001 adopted by City Council, whereas a statement of overriding considerations for demolition of Tier III historic resources was also adopted. Prior to demolition of the Tier III historic resource, those mitigation measures listed in the Environmental Impact Report and in Section 4.02.050, Certificate of Appropriateness of the Ontario Development Code, will be implemented. As such, the following mitigation measures shall be imposed and completed prior to issuance of demolition permits of Tier III historic resources located within the project site:

~~The following mitigation measures shall be imposed on the project prior to the issuance of demolition permits for all Tier III designated historic properties located on the project site:~~

- An effort to relocate structure must be made (such as an advertisement notifying the public of the opportunity to relocate the home to interested parties ~~running a new paper ad making the structure available to interested parties~~).
- HABS/HAER documentation of the historic resource (photos interior and exterior, written physical description of property, historical narrative, plans with dimensioned floor plan, site plan, elevations, and detailed drawings of any character defining-feature).
- Mitigation fees for non-residential structures ~~($6.50 per square foot with a cap of $32,500)~~ shall be paid to the Historic Preservation Mitigation Trust Fund.
- Planning Department to identify salvageable features from the building or site to be reused either in the new project or donated to a local preservation group.

~~Demolition of any historic building within the project site shall not occur until the Approving Authority has approved a Certificate of Appropriateness for the replacement structure. The Historic Preservation Commission, upon the recommendation of the Historic Preservation Subcommittee, may waive the requirement for replacement structures if the ultimate project proposed for the site of the demolition provides and exceptional benefit to the community. Minimum findings must be made to waive the replacement structure requirements pursuant to~~

~~the requirements of Ontario Development Code Section 4.02.050 (Historic Preservation – Certificates of Appropriateness and Demolition of Historic Resources).~~

## ~~8.4 –~~8.3 – Rock Curb

Split Cobble Stone Curb (Rock Curb) exists along areas of Vine Avenue, Fern Avenue, and Transit Street in the project area. All rock curb locations in the project area are considered the lowest priority of rock curb classification. Due to this classification, the rock curb can be removed. The rocks shall be clean to the extent possible (removal of concrete) and temporarily stored on the project site or at a City facility to be determined and arranged by the Housing Agency. The rocks acquired shall be reused into the project site within pedestrian corridors, at entry points into the site (e.g. drive aisles), or within the open space areas, subject to review and approval of the Planning Department. Rock curb locations can be replaced with standard curb and gutters pursuant to City standards. Locations of the rock curb are shown on Exhibit 8-1 (Historic Resources Map).

Incorporating an interpretative plan should be considered and submitted with the Development Plan submitted to implement this Planned Unit Development. Interpretative elements should be coordinated with the design of the landscape and hardscape plans, to achieve maximum compatibility and functionality. The purpose of the interpretative plan is to convey the historic background and historic significance (such as Developer's Row, Fallis House, Casa Blanca, American Legion, and Ocean to Ocean Highway- Holt Blvd.) of the project site and surrounding area through narrative plaques and photo displays. The salvaged rock curb should be part of the interpretative plan.

Vine Ave.
Fern Ave.
Palm Ave.
Ocean to Ocean Hwy.
Holt Blvd.
Transit St.
Emporia St.
1
2
3
4
LEGEND
Historic Sites
Potential Historic Sites
Former Casa Blanca Hotel Site
Existing Rock Face Curb
Project Boundary
1 201 - 215 S. Fern Avenue
2 205 - 205 1/2 S. Vine Avenue
3 The Fallis House
4 310 W. Emporia Avenue (American Legion)
Not to Scale

# 9 – 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.

## 9.1 – 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.

### 9.1.1 – 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:

- MM 5.12-2: 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.

  Listed below are standards for implementation of MM 5.12-2:

- 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, west and north perimeter street frontages shall have a solid balcony barrier of at least 5 feet above the deck height. On exterior façade units located along the project's south perimeter street frontage, ~~no~~ balconies or yard areas shall be designed to provide noise reducing measures ~~permitted~~; and
- A 6-foot high solid decorative masonry block wall or clear barrier with self closing, sound insulated gates shall be constructed between the buildings located along the southern edge of the project site where outdoor recreation is located. This will ensure exterior noise for outdoor facilities within the project will not exceed 65 dB CNEL.

## 9.1.2 – 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, determined 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.

# 10 – Administration

## 10.1 – 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

## 10.2 – 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).

## 10.3 – 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.

## 10.4 – 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.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**PUBLIC HEARINGS** |
|---|---|
| Department: Planning<br>Prepared By: Jeanie Irene T Aguilo<br>Staff Member Presenting:<br>Scott Murphy, Executive Director Community Development<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 17 |

**SUBJECT: A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE SUBAREA 29 SPECIFIC PLAN (FILE NO. PSPA20-006) TO INCREASE THE OVERALL DENSITY WITHIN PLANNING AREA 27 (CLUSTER HOMES - 7-14 DU/AC) FROM 4.8 TO 4.9 DWELLING UNITS PER GROSS ACRE AND ESTABLISH A NEW RESIDENTIAL PRODUCT TYPE (MOTORCOURT CLUSTER D - 8-PLEX). THE PROJECT SITE IS BOUNDED BY MERRILL AVENUE TO THE NORTH, SOUTHERN CALIFORNIA EDISON EASEMENT TO THE WEST, AND THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT AND THE CITY OF EASTVALE TO THE SOUTH. (APN: 0218-331-42)**

**RECOMMENDATION:** That the City Council consider and adopt a resolution approving the use of an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009; and a Resolution approving File No. PSPA20-006 pursuant to the facts and reasons contained in this staff report and the attached resolution.

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

**FISCAL IMPACT:** No fiscal impacts are anticipated with the adoption of the Subarea 29 Specific Plan Amendment. Any potential long-term fiscal impacts and anticipated expenditures to the City would be offset by development impact fees and property tax revenues from the future development. Additionally, future development projects approved on the subject properties will be conditioned to form/join a services Community Facilities District to offset increased costs associated with police and fire services.

**BACKGROUND & ANALYSIS:** The Subarea 29 Specific Plan and related Environmental Impact Report (EIR; State Clearinghouse No. 2004011009) were approved by the City Council on October 17, 2006. The Specific Plan established the land use designations, development standards, and design guidelines, which included the potential development of 2,470 dwelling units and up to 87,000 square feet of commercial uses for the Specific Plan Area.

On December 15, 2020, the Applicant submitted the proposed Amendment to the Subarea 29 Specific Plan (File No. PSPA20-006). In addition, the Applicant submitted a Tentative Tract Map application (File No. PMTT20-012/TTM 20389) for Planning Area 27 to subdivide 5.99 acres of land into one numbered lot and three lettered lots for condominium purposes. The Tentative Tract Map was approved by the Planning Commission on May 25, 2021; however, the approval will not be final and conclusive unless and until the subject Specific Plan Amendment is approved by the City Council.

**SPECIFIC PLAN AMENDMENT:** To accommodate the proposed Tentative Tract Map application, the Specific Plan Amendment proposes to increase the overall residential density of the Subarea 29 Specific Plan from 4.8 dwelling units per gross acre to 4.9 dwelling units per gross acre. Adjusting the total unit count implements the Low-Density land use designation of the General Plan, while maintaining the neighborhood planning and architectural design standards of the original Specific Plan. This Specific Plan Amendment increases the total number of allocated dwelling units from 2,392 dwelling units to 2,418 dwelling units. Specifically, the planned gross density within Planning Area 27 (Cluster Homes -- 7-14 du/ac) will increase from 6.2 dwelling units per acre to 9.7 dwelling units per gross acre, resulting in an increase in unit count, from 47 dwelling units to 73 dwelling units (See Exhibit D: Subarea 29 Specific Plan Land Use Summary, attached). In addition, the Applicant has proposed to establish a new residential product type (Motorcourt Cluster D - 8-Plex) for Planning Area 27.

The Specific Plan currently allows for Motorcourt Cluster A (6-Plex or 8-Plex), Paseo Cluster Lots, Motorcourt Cluster B (6-Plex), Motorcourt Cluster C (5-Plex), and Green Courts product types. The new Motorcourt Cluster D (8-Plex) product will allow for a cluster of up to 8 single-family homes with a smaller building footprint. The single-family homes will be clustered around a motorcourt, with vehicle access taken from the shared motorcourt and pedestrian access taken from a paseo. Parking for residents will be provided in garages or uncovered parking spaces and each unit will be provided private open space within a side yard.

All changes and additions to the Specific Plan (exhibits, tables, development standards and design guidelines) are contained within the revised Specific Plan document accompanying this report. All additions to the Specific Plan have been highlighted in red and all deletions have been highlighted in red with a strikethrough.

On May 25, 2021, the Planning Commission conducted a public hearing to consider File No. PSPA20-006 and concluded the hearing on that date. After considering all public testimony on the application, the Planning Commission voted unanimously (6-0) to approve a resolution recommending that the City Council approve the Specific Plan Amendment. In addition, the Planning Commission approved the Tentative Tract Map (File No. PMTT20-012) contingent upon City Council approval of the Specific Plan Amendment.

**HOUSING ELEMENT COMPLIANCE:** The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix. With the approval of the related Specific Plan Amendment (File No. PSPA20-006), the proposed project will be consistent with the number of dwelling units and density (7-14 DU/AC) within Planning Area 27, as specified in the Available Land Inventory.

**AIRPORT LAND USE COMPATIBILITY PLAN COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted

Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics. 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:** An Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) has been prepared and concluded that the amendment to the Subarea 29 Specific Plan introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval.

# *EXHIBIT A – SUBAREA 29 SPECIFIC PLAN LAND USE SUMMARY*

TABLE 1—SPECIFIC PLAN LAND USE SUMMARY

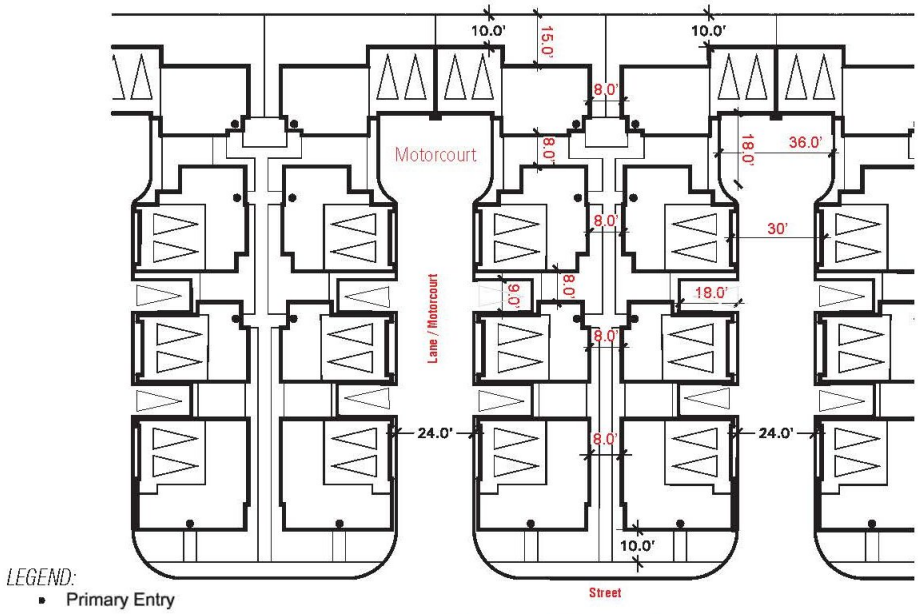
| Planning Area | Land Use | Minimum Lot Size (S.F) | Planned Dwelling Units[3,4,5] | Net Acre[1] | Planned Net Density (Du/Ac.)[3,5] | Gross Acres[2] | Planned Gross Density (Du/Ac.)[3,5] |
|---|---|---|---|---|---|---|---|
| 1* | Conventional Small Lot | 3,500 | 432 | 83.1 | 5.2 | 89.8 | 4.8 |
| 2* | Commercial | N / A | 0 | 12.1 | 0.0 | 14.5 | 0.0 |
| 3* | Conventional Medium Lot | 4,500 | 186 | 34.5 | 5.4 | 40.2 | 4.6 |
| 4** | Conventional Medium Lot | 4,250 | 88 | 10.1 | 8.7 | 17.8 | 4.9 |
| 5** | Conventional Small Lot | 3,825 | 68 | 7.2 | 9.4 | 13.7 | 5.0 |
| 6** | Conventional Medium Lot | 5,000 | 67 | 13.0 | 5.2 | 17.0 | 4.0 |
| 7** | Conventional Large Lot | 6,300 | 65 | 15.3 | 4.2 | 18.3 | 3.6 |
| 8** | Conventional Medium Lot | 4,250 | 46 | 9.1 | 5.1 | 9.6 | 4.8 |
| 9** | Lane Loaded | 3,150 | 69 | 9.9 | 7.0 | 11.9 | 5.8 |
| 10** | Lane Loaded | 3,600 | 57 | 6.6 | 8.7 | 7.8 | 7.3 |
| 11** | Neighborhood Park 2 | N / A | 0 | 5.7 | 0.0 | 6.2 | 0.0 |
| 12** | Conventional Small Lot | 3,825 | 53 | 9.5 | 5.6 | 9.5 | 5.6 |
| 13** | Cluster Homes | 2,100[A] | 75 | 7.8 | 9.6 | 7.8 | 9.6 |
| 14** | Neighborhood Park 1 | N / A | 0 | 6.3 | 0.0 | 7.7 | 0.0 |
| 15** | Recreation Center | N / A | 0 | 2.7 | 0.0 | 3.1 | 0.0 |
| 16** | Conventional Small Lot | 3,015 | 41 | 5.9 | 7.0 | 6.1 | 6.8 |
| 17** | Conventional Small Lot | 3,015 | 56 | 5.3 | 10.6 | 8.4 | 6.7 |
| 18** | School | N / A | 0 | 10.0 | N / A | 11.2 | N / A |
| 19** | Lane Loaded | 3,150 | 61 | 7.8 | 7.9 | 9.0 | 6.8 |
| 20** | Conventional Medium Lot | 4,250 | 67 | 11.8 | 5.7 | 13.3 | 5.0 |
| 21** | Conventional Medium Lot | 5,000 | 48 | 10.1 | 4.8 | 11.5 | 4.2 |
| 22** | Conventional Large Lot | 6,300 | 79 | 19.7 | 4.0 | 21.3 | 3.7 |
| 23** | Conventional Small Lot | 3,825 | 82 | 12.9 | 6.3 | 14.4 | 5.7 |
| 24** | Conventional Small Lot | 3,400 | 75 | 8.1 | 9.3 | 12.8 | 5.8 |
| 25** | Cluster Homes | 2,100[A] | 102 | 8.6 | 11.8 | 12.9 | 7.9 |
| 26** | Cluster Homes | 2,100[A] | 102 | 8.7 | 11.7 | 13.2 | 7.7 |
| 27** | Cluster Homes | 1,750[A] ~~2,100~~ | 73 ~~47~~ | 7.6 | 9.7 ~~6.2~~ | 7.6 | 9.6 ~~6.2~~ |
| 28* | Conventional Medium Lot | 4,050 | 121 | 23.0 | 5.3 | 25.8 | 4.7 |
| 29*** | Lane Loaded or Conventional Medium Lot | 3,150 or 4,000 | 108 | 21.4 | 5.0 | 27.2 | 4.0 |
| 30* | Conventional Large Lot | 5,040 | 110 | 21.9 | 5.0 | 28.3 | 3.9 |
| 31* | Conventional Medium Lot | 4,050 | 87 | 16.0 | 5.4 | 23.1 | 3.8 |
| Flood Control Channel | Flood Control Channel | N / A | 0 | 7.2 | 0.0 | 7.2 | 0.0 |
| Pump Station | Pump Station | N / A | 0 | 0.2 | 0.0 | 0.4 | 0.0 |
| SCE Corridor | Park Place SCE Easement | N / A | 0 | 11.2 | 0.0 | 11.2 | 0.0 |
| | | ***Sub Area 29 Total*** | ***2,418*** ~~2,392~~ | ***449.9*** | ***5.4*** ~~5.3~~ | ***539.7*** | ***4.5*** ~~4.4~~ |

A) Minimum square footage identified is for exclusive use area on a per home basis, recorded lot size may differ.
1) Gross Acres calculated to centerlines of Master Planned streets minus SCE easements.
2) Net Acres excludes street rights-of-way and SCE easements.
3) Actual total units and gross/net density and acreage will be dependent on final lotting.
4) Target unit count based on submitted Tentative "B" Maps
5) A density transfer of 15.0% may occur between Planning Areas.

*) Indicates Planning Areas as controlled/owned by Richland Communities, Inc.
**) Indicates "Park Place" Planning Areas as controlled/owned by SL Ontario Development Company
***) Indicates Planning Areas as controlled/owned by Brookfield Homes

## *EXHIBIT B – MOTORCOURT CLUSTER D (8-PLEX)*

*Cluster Homes: Motorcourt Cluster D (8-Plex)* *(PA 27)*




*Typical Product Plotting Concept*

Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

## Minimum Standards

**MinimumLot Size**
Exclusive usearea per home 1,750 s.f.

**Building Separation**
Front tofront 8'
Front entryto side livingspace 8' (4'+4')
Side toside living space 8'

**Side Setbacks- To Backof Sidewalk - Street Facing**
Living space 10'**
Porch, balcony 5'
Garden wall 5'

**Side Setbacks- To Parcel Edge**
Living spaceto property line 4'

**Rear Setbacks- To Parcel Edge**
Living space(2-story) 4'

**Garage Setbacks**
Garage face to garage face 30'
Garage face to driveway (apron) 2'*
Street facing garage 18'
Note: Lane width may be increased to 24' when the lane length exceeds 150'.

**Maximum Encroachments into Building Setbacks**
Fireplace, media niche (8' max length), bay windows (cantilevered),furr-out, potshelves, brackets, etc.
2' max encroachment,3' min. from PL
Second floor cantilever overgarage
4' max encroachment,3' min. from PL

**Private Open Space Per Unit**
Minimum dimension 8'
Total per unit 50 s.f.

**Parking** Per City of Ontario Development Code

**Building Height**
Architectural projections mayexceed the maximum building height of 35' by an additional 10'.

*Measurement is to be taken from the inside of the curb.

**Where site conditions do not permit a 10' setback from sidewalk to living space, an average setback of 10' may be utilized across the site subject to approval by the Planning Director.

CITY OF ONTARIO PLANNING DEPARTMENT

# PLANNING COMMISSION STAFF REPORT

May 25, 2021

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

**FILE NOS:** PSPA20-006 and PMTT20-012

**SUBJECT:** An Amendment to the Subarea 29 Specific Plan (File No. PSPA20-006) to increase the overall density within Planning Area 27 (Cluster Homes – 7-14 du/ac) from 4.8 to 4.9 dwelling units per gross acre and establish a new residential product type (Motorcourt Cluster D – 8-Plex), in conjunction with a Tentative Tract Map (File No. PMTT20-012 / TTM 20389) to subdivide 5.99 acres of land into one numbered lot and three lettered lots for condominium purposes. The project is bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south; (APN: 0218-331-42) **submitted by SL Ontario Development Company, LLC. City Council action is required.**

**PROPERTY OWNER:** SL Ontario Development Company, LLC

**RECOMMENDED ACTION:** That the Planning Commission consider and adopt the following:

[1] A resolution recommending that the City Council approve the use of an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009); and

[2] A resolution recommending that the City Council approve File No. PSPA20-006 pursuant to the facts and reasons contained in this staff report and the attached resolution; and

[3] A resolution approving File No. PMTT20-012 (TTM 20389) pursuant to the facts and reasons contained in this staff report and the resolution, and subject to the conditions of approval.

***Figure 1: Project Location***

**PROJECT SETTING:** The project site is comprised of 5.99 acres of land bounded by Merrill Avenue to the north, Southern California Edison easement to the west,

| | |
|---|---|
| Case Planner: | Jeanie Irene Aguilo |
| Planning Director Approval: | RL |
| Submittal Date: | 12/15/2020 |

| Hearing Body | Date | Decision | Action |
|---|---|---|---|
| DAB | 05/17/2021 | Approval | Recommend |
| PC | 05/25/2021 | Approve | Final |
| CC | | | |

and the San Bernardino County Flood Control District and the City of Eastvale to the south, and is depicted in Figure 1: Project Location, above. The project site was historically utilized for agricultural dairy purposes. The site has been cleared of any structures and is presently vacant. The natural vegetation and soil conditions that once occurred throughout the project area have been significantly altered through agricultural activities, leaving little to no native vegetation. There is an existing 255-foot-wide SCE Easement located along the western property line that contain 180-foot-tall transmission towers (115kV). 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 Subarea 29 Specific Plan and related Environmental Impact Report (EIR; State Clearinghouse No. 2004011009) were approved by the City Council on October 17, 2006. The Specific Plan established the land use designations, development standards, and design guidelines, which included the potential development of 2,470 dwelling units and up to 87,000 square feet of commercial uses for the Specific Plan Area.

On December 15, 2020, the Applicant submitted an Amendment to the Subarea 29 Specific Plan (File No. PSPA20-006) to increase the overall density from 4.8 to 4.9 dwelling units per gross acre and establish a new residential product type (Motorcourt Cluster D – 8-Plex). The proposed change will increase the number of units within Planning Area 27 (Cluster Homes – 7-14 du/ac) from 47 to 73 dwelling units, for a total increase of 2,392 dwelling units to 2,418 dwelling units (See Figure 2—Subarea 29 Specific Plan Land Use Plan).

In addition, to the Subarea 29 Specific Plan Amendment, the Applicant has submitted a Tentative Tract Map application (File No. PMTT20-012/TTM 20389) to subdivide 5.99 acres of land into one numbered lot and three lettered lots for condominium purposes.

On May 17, 2021, the Development Advisory Board ("DAB") conducted a hearing to consider the Tentative Tract Map, and concluded the hearing, voting to recommend that the Planning Commission approve the Application subject to conditions of approval, which are included as attachments to the Planning Commission resolutions.

(2) Amendment to the Subarea 29 Specific Plan ("SPA") (File No. PSPA20-006) — To accommodate the proposed Tentative Tract Map application, the SPA proposes to increase the overall residential density of the Subarea 29 Specific Plan from 4.8 to 4.9 dwelling units per gross acre. Adjusting the total unit count implements the Low-Density land use designation of the General Plan while maintaining the neighborhood planning and architectural design standards of the original Specific Plan. This Specific Plan Amendment increases the total number of allocated dwelling units from 2,392 dwelling units to 2,418 dwelling units. Specifically, the planned gross density within Planning Area 27 (Cluster Homes – 7-14 du/ac) will increase from 6.2 to 9.7 dwelling units per gross acre

resulting in an increase from 47 to 73 dwelling units (See Exhibit D: Subarea 29 Specific Plan Land Use Summary). In addition, the Applicant has proposed to establish a new residential product type (Motorcourt Cluster D – 8-Plex) to Planning Area 27.

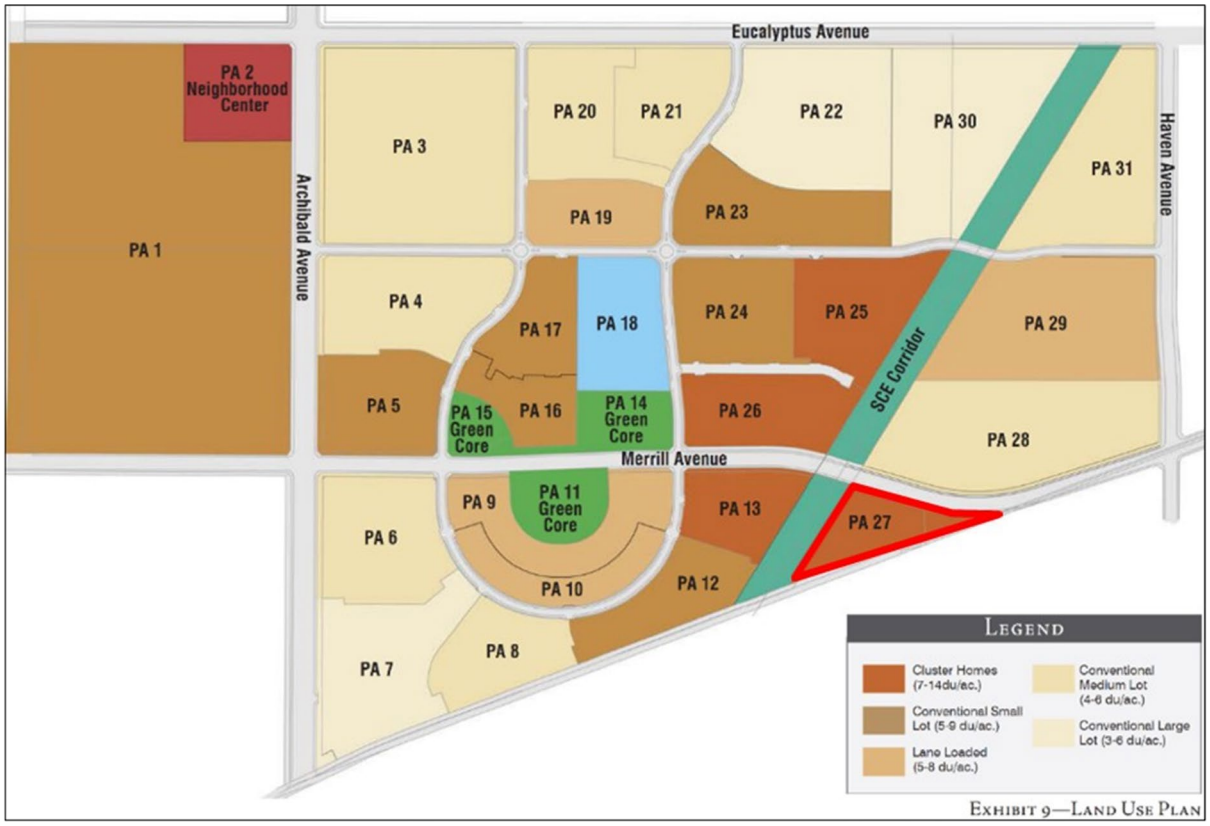



***Figure 2—Subarea 29 Specific Plan Land Use Plan***

The Specific Plan currently allows for a Motorcourt Cluster A (6- or 8- Plex), Paseo Cluster Lots, Motorcourt Cluster B (6-Plex), Motorcourt Cluster C (5-Plex), and Green Courts. The new Motorcourt Cluster D (8-Plex) product will allow for a cluster of up to 8 single-family homes, with a smaller building footprint. The single-family homes will be clustered around a motorcourt (See Exhibit D: Motorcourt Cluster D (8-Plex) with vehicle access taken from the shared motorcourt and pedestrian access will be taken from a paseo. Parking for residents will be provided in garages or uncovered parking spaces and each unit will be provided private open space within the side yard.

All changes and additions to the Specific Plan (exhibits, tables, development standards and design guidelines) are contained within the revised Specific Plan document accompanying this report. All additions to the Specific Plan have been highlighted in red and all deletions have been highlighted in red with a strikethrough.

Approval of the related Tentative Tract Map, discussed below, is contingent upon the approval of the proposed Specific Plan Amendment and related Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) certified by the City Council on April 21, 2015.

(3) Tentative Tract Map (File No. PMTT20-012 / TTM 20389) — Tentative Tract Map 20389 proposes to subdivide 5.99 acres of land into one numbered lot for condominium purposes and three lettered lots for common areas, private streets, public utility easements and neighborhood landscape edges (see Exhibit B—Tentative Tract Map, attached). The map will implement the required infrastructure improvements to serve the site. These improvements include the backbone infrastructure and the internal street circulation for residential neighborhoods (Private Streets A and B and Private Drives A through I). The Tentative Tract Map will accommodate the proposed Motorcourt Cluster D – 8-Plex product type and allow up to 73 units (see, Exhibit C—Conceptual Site Plan, attached). The future development of the site will require review and approval of a Development Plan.

(4) Site Access/Circulation — The project will have two access points from Merrill Avenue, which runs east-west along the northern frontage. The developer is responsible for the construction of the remaining backbone street improvements and all interior neighborhood streets necessary to serve the project.

(5) Architecture — Future development of the site will be required to meet all Development Code and Subarea 29 Specific Plan standards regarding architecture, including style, decorative elements and enhancements.

(6) Landscaping — Future development of the site will be required to meet all Development Code and Subarea 29 Specific Plan standards regarding landscaping. The Policy Plan (Policy PR1-6) requires new developments to provide a minimum of 2 acres of private park per 1,000 residents. The proposed project is required to provide a 0.56-acre park to meet the minimum Policy Plan private park requirement. The site will include landscaped parkways along the public and private streets, and homes fronting the private streets will have a small front landscape area maintained by the Homeowners Association. The final landscape plan, including the park amenities and planting plan, will be reviewed and approved as part of the Development Plan process.

(7) Utilities (drainage, sewer) — The project will be required to undergo a more extensive Preliminary Water Quality Management Plan ("PWQMP") review as part of the Development Plan process. The PWQMP establishes project compliance with storm water discharge/water quality requirements and includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration, biotreatment, and evapotranspiration. Additionally, the Project is consistent with the previously approved Development Agreement (File No. PDA16-001)

that required all major backbone infrastructure improvements within the Subarea 29 Specific Plan.

(8) Covenants, Conditions and Restrictions ("CCR&Rs") — As a Condition of Approval, CC&R's will be required to be prepared and recorded with the final map. The CC&R's will outline the maintenance responsibilities for the open space areas, recreation amenities, drive aisles, utilities, and upkeep of the entire site to ensure the on-going maintenance of the common areas and facilities.

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

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

(2) Vision.

**Distinctive Development:**

- Commercial and Residential Development

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

(3) Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using 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.

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

  - 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 site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and with approval of the related Specific Plan Amendment (File No. PSPA20-006) the proposed project will be consistent with the number of dwelling units and density (7-14 DU/AC) within Planning Area 27, as specified in the Available Land Inventory.

**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. The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics. 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:** An Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) has been prepared. The Addendum concluded that the amendment to the Subarea 29 Specific Plan and Tentative Tract Map introduces no new significant environmental impacts.

**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* | Mass Graded | Low Density Residential | Subarea 29 Specific Plan | Planning Area 27 (Cluster Homes) |
| *North* | Residential | Low Density Residential | Subarea 29 Specific Plan | Planning Areas 28 (Conventional Medium Lot) |
| *South* | Residential | City of Eastvale – Medium Density Residential | City of Eastvale – R-1 One Family Dwellings | N/A |
| *East* | Residential | City of Eastvale – Medium Density Residential | City of Eastvale – PRD-Planned Residential Developments | N/A |
| *West* | Southern California Edison Easement | Open Space Non-Residential (OS-NR) | Subarea 29 Specific Plan | SCE Corridor |

***Exhibit A—PROJECT LOCATION MAP***

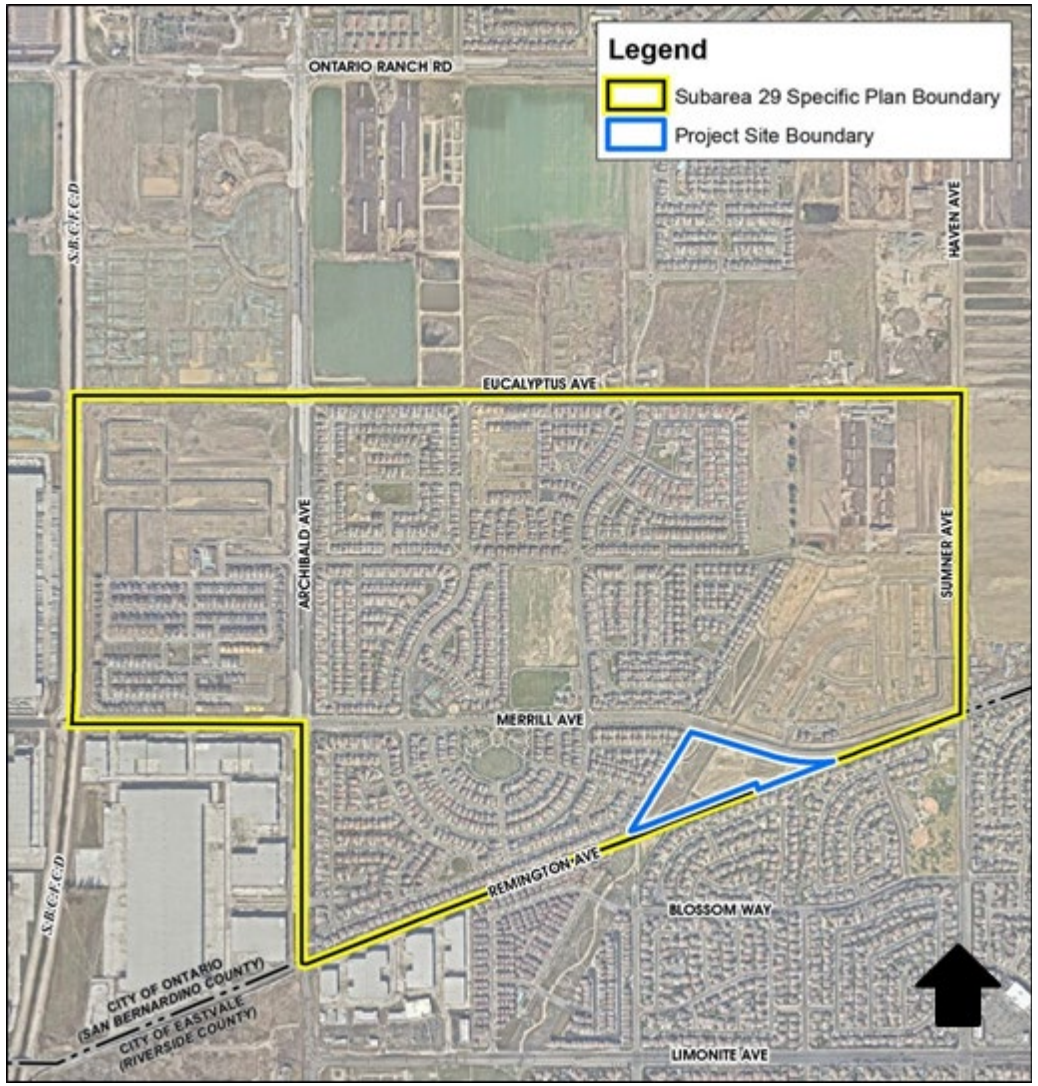


***Exhibit B—TENTATIVE TRACT MAP***

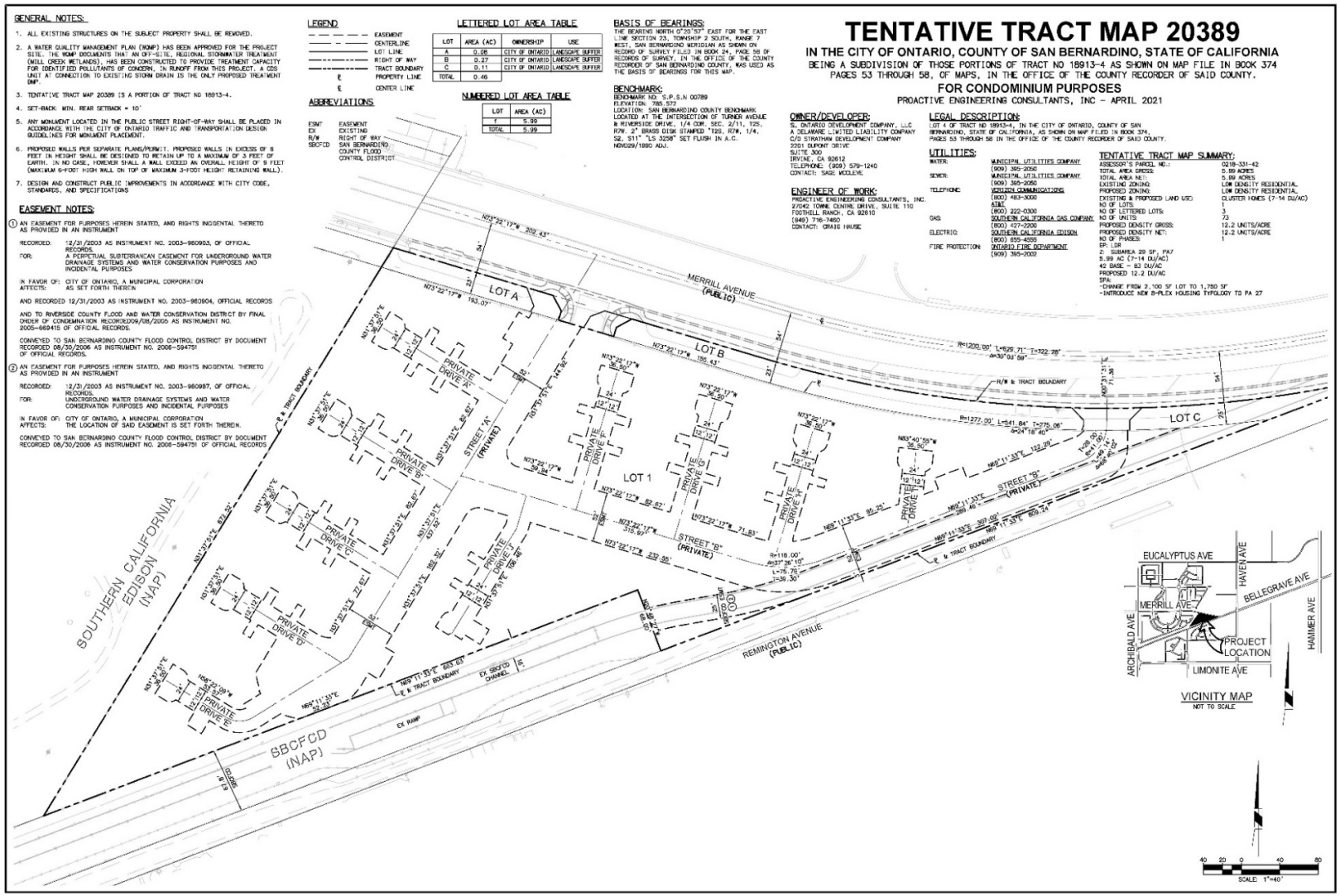


***Exhibit C—CONCEPTUAL SITE PLAN***

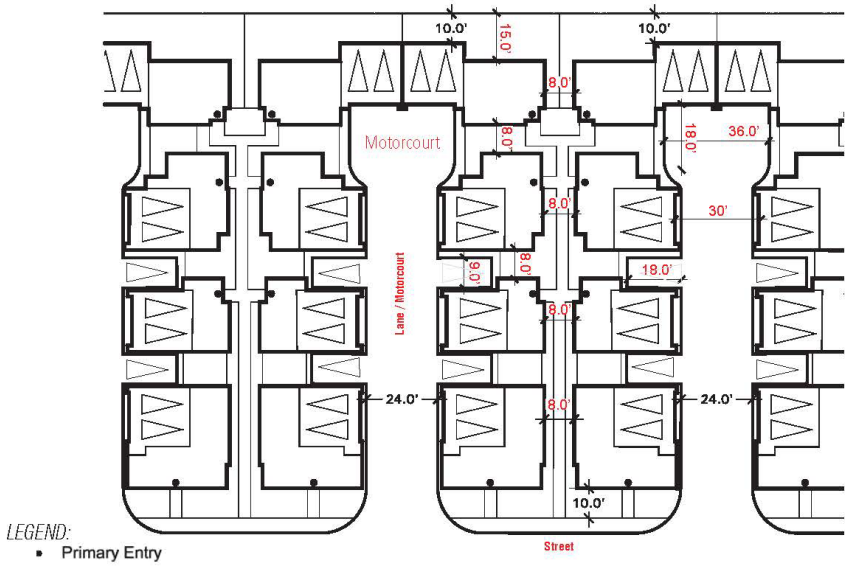
Table 1—Specific Plan Land Use Summary

| Planning Area | Land Use | Minimum Lot Size (S.F) | Planned Dwelling Units[3,4,5] | Net Acre[1] | Planned Net Density (Du/Ac.)[3,5] | Gross Acres[2] | Planned Gross Density (Du/Ac.)[3,5] |
|---|---|---|---|---|---|---|---|
| 1* | Conventional Small Lot | 3,500 | 432 | 83.1 | 5.2 | 89.8 | 4.8 |
| 2* | Commercial | N / A | 0 | 12.1 | 0.0 | 14.5 | 0.0 |
| 3* | Conventional Medium Lot | 4,500 | 186 | 34.5 | 5.4 | 40.2 | 4.6 |
| 4** | Conventional Medium Lot | 4,250 | 88 | 10.1 | 8.7 | 17.8 | 4.9 |
| 5** | Conventional Small Lot | 3,825 | 68 | 7.2 | 9.4 | 13.7 | 5.0 |
| 6** | Conventional Medium Lot | 5,000 | 67 | 13.0 | 5.2 | 17.0 | 4.0 |
| 7** | Conventional Large Lot | 6,300 | 65 | 15.3 | 4.2 | 18.3 | 3.6 |
| 8** | Conventional Medium Lot | 4,250 | 46 | 9.1 | 5.1 | 9.6 | 4.8 |
| 9** | Lane Loaded | 3,150 | 69 | 9.9 | 7.0 | 11.9 | 5.8 |
| 10** | Lane Loaded | 3,600 | 57 | 6.6 | 8.7 | 7.8 | 7.3 |
| 11** | Neighborhood Park 2 | N / A | 0 | 5.7 | 0.0 | 6.2 | 0.0 |
| 12** | Conventional Small Lot | 3,825 | 53 | 9.5 | 5.6 | 9.5 | 5.6 |
| 13** | Cluster Homes | 2,100[A] | 75 | 7.8 | 9.6 | 7.8 | 9.6 |
| 14** | Neighborhood Park 1 | N / A | 0 | 6.3 | 0.0 | 7.7 | 0.0 |
| 15** | Recreation Center | N / A | 0 | 2.7 | 0.0 | 3.1 | 0.0 |
| 16** | Conventional Small Lot | 3,015 | 41 | 5.9 | 7.0 | 6.1 | 6.8 |
| 17** | Conventional Small Lot | 3,015 | 56 | 5.3 | 10.6 | 8.4 | 6.7 |
| 18** | School | N / A | 0 | 10.0 | N / A | 11.2 | N / A |
| 19** | Lane Loaded | 3,150 | 61 | 7.8 | 7.9 | 9.0 | 6.8 |
| 20** | Conventional Medium Lot | 4,250 | 67 | 11.8 | 5.7 | 13.3 | 5.0 |
| 21** | Conventional Medium Lot | 5,000 | 48 | 10.1 | 4.8 | 11.5 | 4.2 |
| 22** | Conventional Large Lot | 6,300 | 79 | 19.7 | 4.0 | 21.3 | 3.7 |
| 23** | Conventional Small Lot | 3,825 | 82 | 12.9 | 6.3 | 14.4 | 5.7 |
| 24** | Conventional Small Lot | 3,400 | 75 | 8.1 | 9.3 | 12.8 | 5.8 |
| 25** | Cluster Homes | 2,100[A] | 102 | 8.6 | 11.8 | 12.9 | 7.9 |
| 26** | Cluster Homes | 2,100[A] | 102 | 8.7 | 11.7 | 13.2 | 7.7 |
| 27** | Cluster Homes | 1,750[A] ~~2,100~~ | 73 ~~47~~ | 7.6 | 9.7 ~~6.2~~ | 7.6 | 9.6 ~~6.2~~ |
| 28* | Conventional Medium Lot | 4,050 | 121 | 23.0 | 5.3 | 25.8 | 4.7 |
| 29*** | Lane Loaded or Conventional Medium Lot | 3,150 or 4,000 | 108 | 21.4 | 5.0 | 27.2 | 4.0 |
| 30* | Conventional Large Lot | 5,040 | 110 | 21.9 | 5.0 | 28.3 | 3.9 |
| 31* | Conventional Medium Lot | 4,050 | 87 | 16.0 | 5.4 | 23.1 | 3.8 |
| Flood Control Channel | Flood Control Channel | N / A | 0 | 7.2 | 0.0 | 7.2 | 0.0 |
| Pump Station | Pump Station | N / A | 0 | 0.2 | 0.0 | 0.4 | 0.0 |
| SCE Corridor | Park Place SCE Easement | N / A | 0 | 11.2 | 0.0 | 11.2 | 0.0 |
| | | ***Sub Area 29 Total*** | ***2,418*** ~~2,392~~ | ***449.9*** | ***5.4*** ~~5.3~~ | ***539.7*** | ***4.5*** ~~4.4~~ |

A) Minimum square footage identified is for exclusive use area on a per home basis, recorded lot size may differ.
1) Gross Acres calculated to centerlines of Master Planned streets minus SCE easements.
2) Net Acres excludes street rights-of-way and SCE easements.
3) Actual total units and gross/net density and acreage will be dependent on final lotting.
4) Target unit count based on submitted Tentative "B" Maps
5) A density transfer of 15.0% may occur between Planning Areas.

*) Indicates Planning Areas as controlled/owned by Richland Communities, Inc.
**) Indicates "Park Place" Planning Areas as controlled/owned by SL Ontario Development Company
***) Indicates Planning Areas as controlled/owned by Brookfield Homes

*Cluster Homes: Motorcourt Cluster D (8-Plex)* *(PA 27)*




Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

*Typical Product Plotting Concept*

## Minimum Standards

**MinimumLot Size**
Exclusive usearea per home 1,750 s.f.

**Building Separation**
Front tofront 8'
Front entryto side livingspace 8' (4'+4')
Side toside living space 8'

**Side Setbacks- To Backof Sidewalk - Street Facing**
Living space 10'**
Porch, balcony 5'
Garden wall 5'

**Side Setbacks- To Parcel Edge**
Living spaceto property line 4'

**Rear Setbacks- To Parcel Edge**
Living space(2-story) 4'

**Garage Setbacks**
Garage face to garage face 30'
Garage face to driveway (apron) 2'*
Street facing garage 18'
Note: Lane width may be increased to 24' when the lane length exceeds 150'.

**Maximum Encroachments into Building Setbacks**
Fireplace, media niche (8' max length), bay windows (cantilevered),furr-out, potshelves, brackets, etc.
2' max encroachment,3' min. from PL
Second floor cantilever overgarage
4' max encroachment,3' min. from PL

**Private Open Space Per Unit**
Minimum dimension 8'
Total per unit 50 s.f.

**Parking** Per City of Ontario Development Code

**Building Height**
Architectural projections mayexceed the maximum building height of 35' by an additional 10'.

*Measurement is to be taken from the inside of the curb.

**Where site conditions do not permit a 10' setback from sidewalk to living space, an average setback of 10' may be utilized across the site subject to approval by the Planning Director.

RESOLUTION NO. PC21-038

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE THE USE OF AN ADDENDUM TO THE SUBAREA 29 SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT, PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NO. PSP03-003

WHEREAS, SL ONTARIO DEVELOPMENT COMPANY, LLC (hereinafter referred to as "Applicant") has filed an Application for the approval of an Amendment to the Subarea 29 Specific Plan (File No. PSPA20-006) to increase the overall density within Planning Area 27 (Cluster Homes – 7-14 du/ac) from 4.8 to 4.9 dwelling units per gross acre and establish a new residential product type (Motorcourt Cluster D – 8-Plex) in conjunction with a Tentative Tract Map (File No. PMTT20-012 / TTM 20389) to subdivide 5.99 acres of land into one numbered lot and three lettered lots for condominium purposes, bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south, in the City of Ontario, California (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the property to the north of the Project site is within the Planning Area 28 (Conventional Medium Lot) land use designation of the Subarea 29 Specific Plan and a residential subdivision in currently under construction. The properties to the east are located in the City of Eastvale within R-1 land use district and developed with residential land uses. The properties to the south are located in the City of Eastvale within the PRD (Planned Residential Development) land use district and developed with residential land uses. The property to the west is located within the Subarea 29 Specific Plan and has an SCE Corridor land use designation that is developed with SCE 180-foot-tall transmission towers (115kV) and power lines; and

WHEREAS, the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was certified on October 17, 2006 (hereinafter referred to as “Certified EIR”), in which development and use of the Project site was discussed; and

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

WHEREAS, the EIR Addendum concluded that implementation of the Project could result in a number of significant effects on the environment that were previously

analyzed in the Certified EIR, and that the Certified EIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

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

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

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

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

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

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

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

SECTION 1: ***Environmental Determination and Findings.*** As the 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 environmental impacts of this project were reviewed in conjunction with an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was certified on October 17, 2006 in conjunction with File No. PSP03-003.

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

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

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference.

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

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

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

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

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

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

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

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

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

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

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

SECTION 4: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 25th day of May 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-038, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on May 25, 2021, by the following roll call vote, to wit:

AYES: DeDiemar, Gage, Gregorek, Lampkin, Ricci, Willoughby

NOES: None

ABSENT: None

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

# ATTACHMENT A:

## Addendum to the Subarea 29 Specific Plan Environmental Impact Report

*(Addendum to follow this page)*

City of Ontario
Planning Department
303 East "B" Street
Ontario, California
Phone: (909) 395-2036
Fax: (909) 395-2420

## California Environmental Quality Act
# Environmental Checklist Form

**Project Title/File No(s).:** Park Place/Planning Area 27 – PSPA20-006 and PMTT20-012 (TTM 20389)

**Lead Agency:** City of Ontario, 303 East "B" Street, Ontario, California 91764, (909) 395-2036

**Contact Person:** Jeanie Irene Aguilo, Associate Planner

**Project Sponsor**: SL Ontario Development Company, LLC, 1156 N. Mountain Avenue, Upland, CA 91786

**Project Location and Setting**: The 5.99-net-acre[1] Project site includes Planning Area 27 of the Subarea 29 Specific Plan and is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County (refer to Figure 1, Regional Location Map, and Figure 2, Vicinity Map). As illustrated on Figure 3, the Project site is located south of Merrill Avenue, approximately 1,000 feet of Celebration Avenue).

The Project site is vacant but was previously graded; the Southern California Edison (SCE) corridor extends along the western portion of the Project site (refer to Figure 3, Aerial Photograph). The areas surrounding the site to the west, east and south are developed with residential uses. The area to the north of the Project site is currently under construction.

**General Plan Designation**: Low Density Residential (2.1 – 5 du/ac) and within the Chino Airport Overlay area.

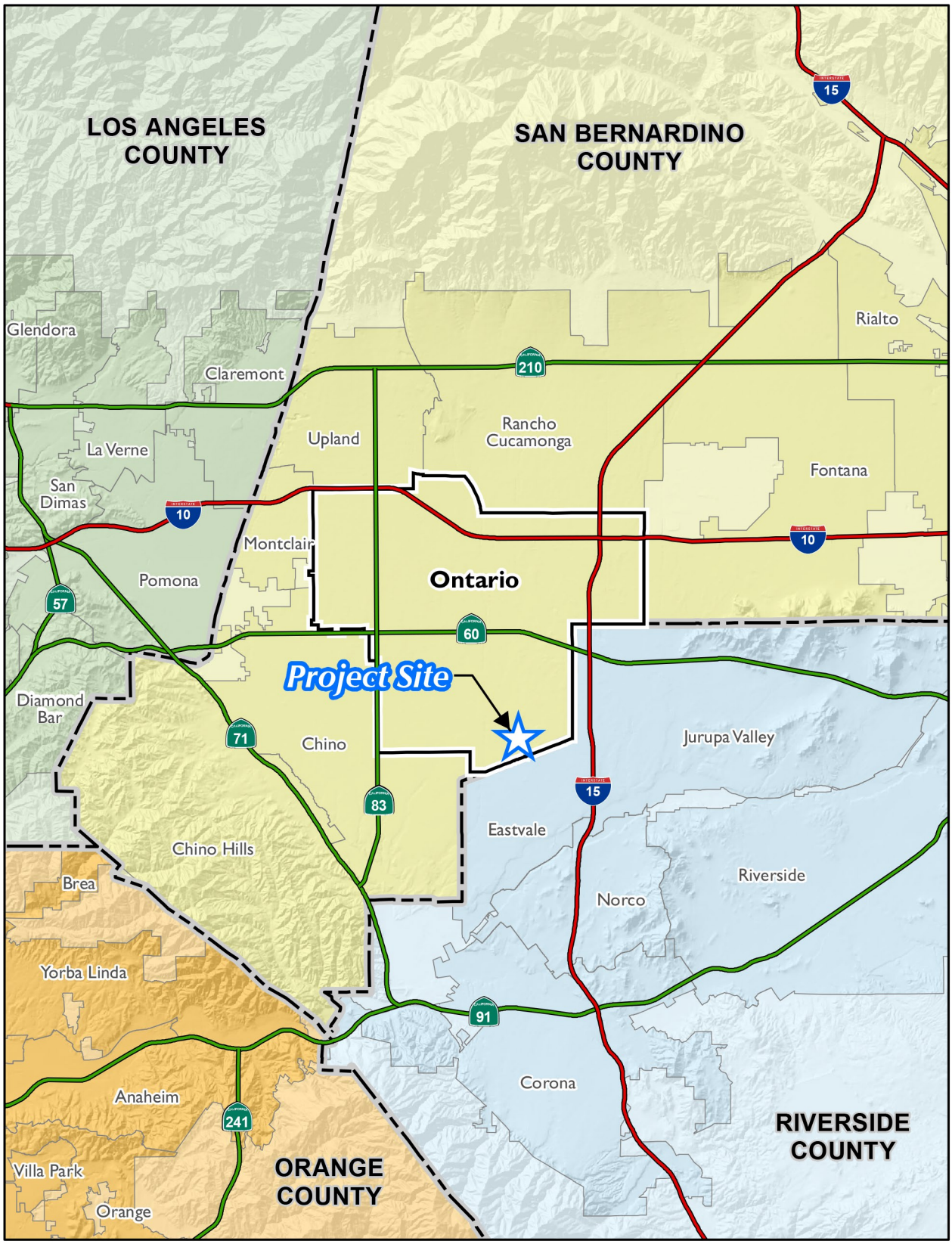
**Zoning**: SP – Subarea 29 Specific Plan

**Description of Project**: The proposed Project involves an amendment to the Subarea 29 Specific Plan (File No. PSPA20-006) to: (1) increase the number of allowed units within Planning Area 27 (Cluster Homes – 7-14 du/ac) from 47 dwelling units to 73 dwelling units (an increase of 26 dwelling units), which would increase the total number of allowed units in the Subarea 29 Specific Plan area from 2,392 dwelling units to 2,418 dwelling units; and (2) provide an additional housing typology (Motorhome Cluster D – 8-Plex). The modified Specific Plan Land Use Summary table and additional housing typology are provided in Attachment A of this document). With the increase in units, the overall density in the Specific Plan area would increase from 4.8 dwelling units per gross acre to 4.9 dwelling units per gross acre, consistent with the Low Density Residential (2.1 – 5 du/ac) land use designation in The Ontario Plan (TOP). Additionally, the proposed Project involves a Tentative Tract Map (TTM 20389) (File No. PMTT20-012) to subdivide 5.99 acres of land into one numbered lot and three lettered lots for condominium purposes (refer to proposed TTM 20389 included in Attachment B of this document).

The proposed Specific Plan Amendment and TTM 20389 would allow for the development of 73 cluster homes, which are single-family detached residential units with vehicular access from lanes (private alleys or motorcourts) via interior streets, with direct access garages. A conceptual site plan for the proposed development within Planning Area 27 is provided on Figure 4. As shown, access would be provided from two locations along Merrill Avenue. The proposed development would be implemented in compliance with Development and Subdivision Regulations contained in the Subarea 29 Specific Plan, and Ontario Development Code Chapters 5.0 and 6.0 (e.g., setbacks and separations, landscaping, parking and circulation).

**Background:** In October 2006, the City of Ontario approved the Subarea 29 Specific Plan (File No. PSPA20-006). The Subarea 29 Specific Plan has been subsequently amended through April 2015. The 2015 amendment included the addition of 99 dwelling units, allowing up to 2,392 units to be developed in the Specific Plan area. The Subarea 29 Specific Plan establishes the land use designations, infrastructure and services, development standards, and design guidelines for the approximately 540-gross-acre Subarea 29 Specific Plan area located east of the Cucamonga Creek Channel, south of Eucalyptus Avenue, north of Bellegrave Avenue and west of Haven Avenue. The southern boundary of the Specific Plan area is also

[1] The Project site is 7.6 gross acres, inclusive of the Southern California Edison (SCE) easement and public right-of-way; Assessor Parcel Number (APN) 0218-331-42.

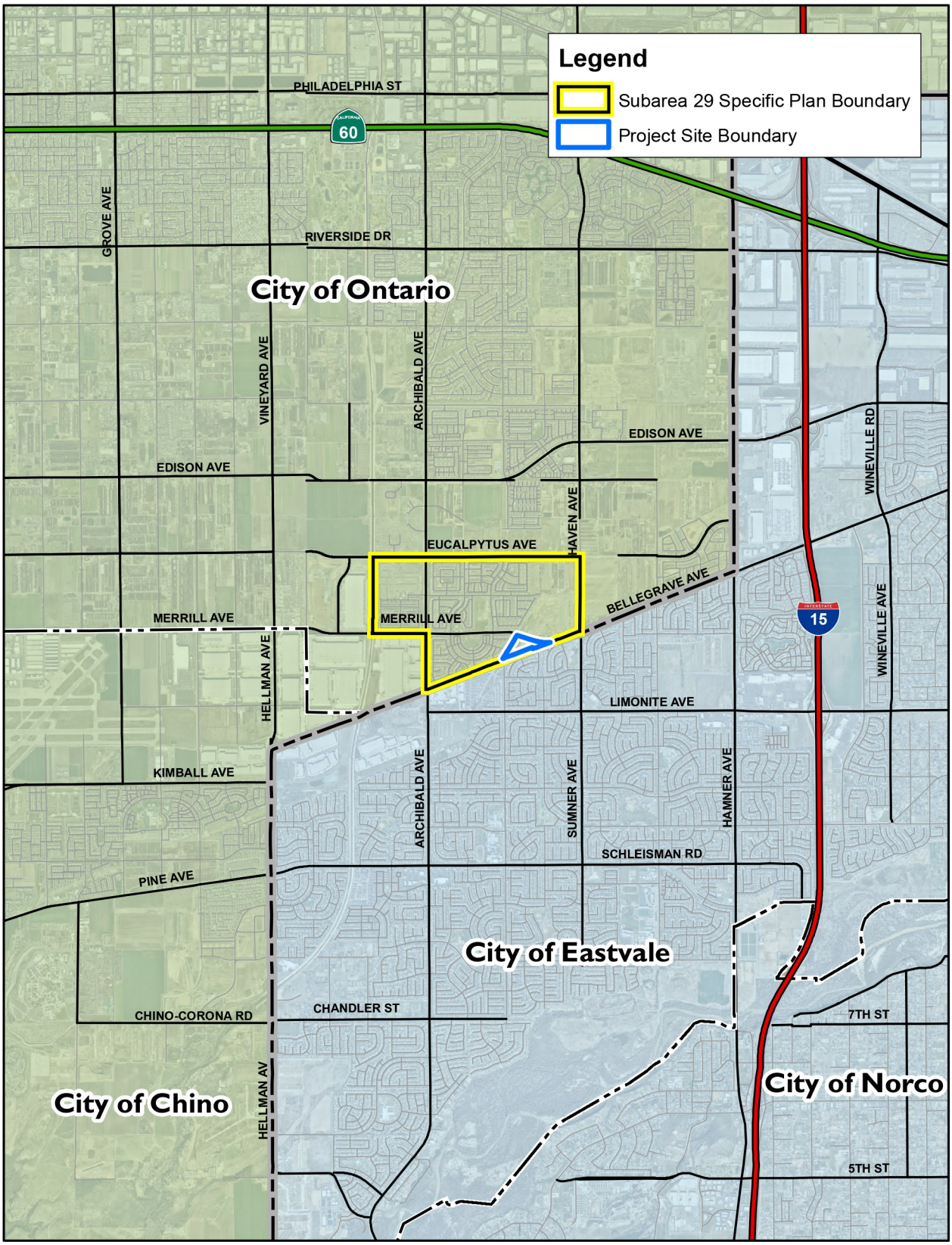



*Source(s): ESRI, RCTLMA (2021), SCAG (2021), SB County (2020)*

Figure 1

0 1 2 4 Miles

**Regional Location Map**

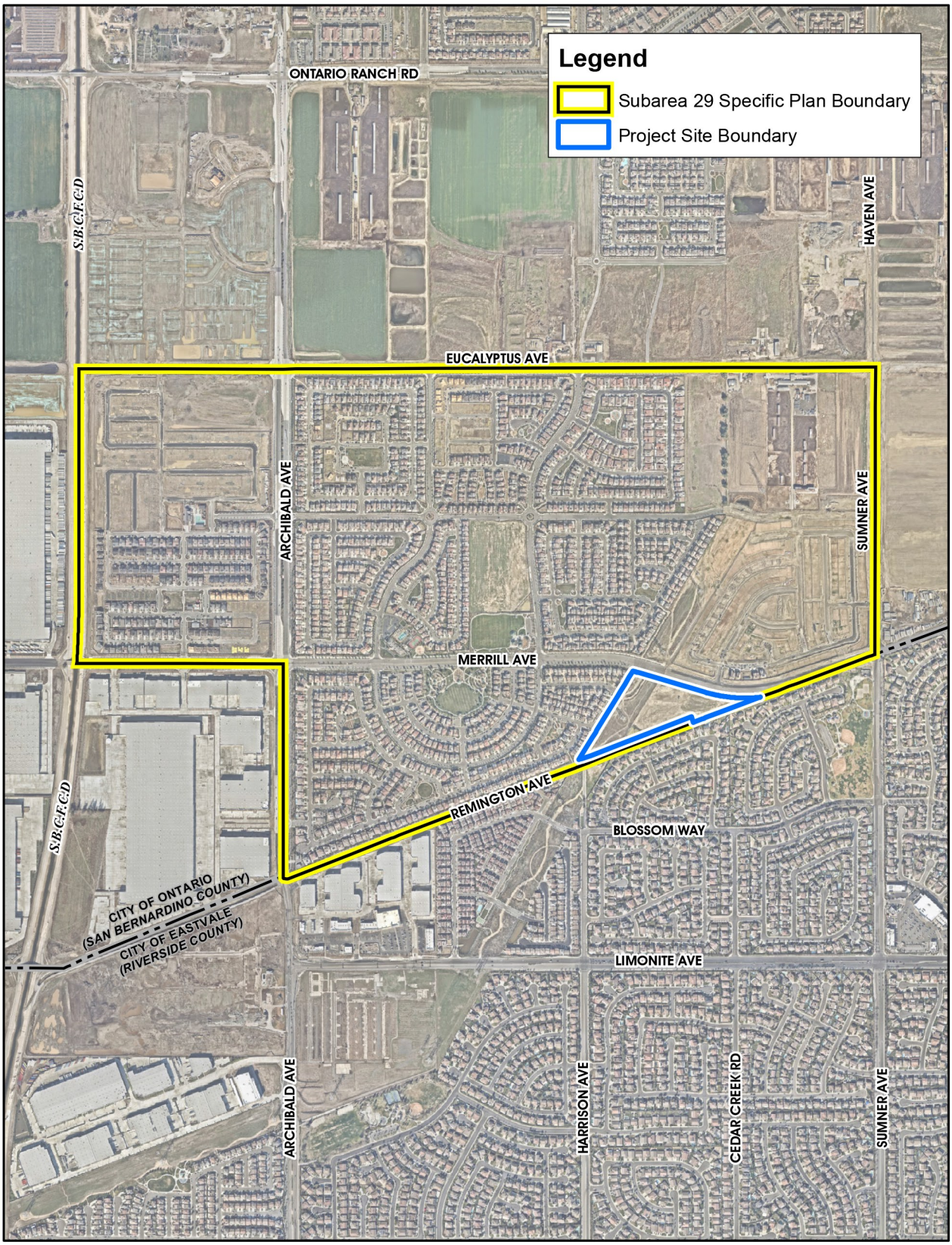



*Source(s): ESRI, Nearmap Imagery (2021), RCTLMA (2021), SCAG (2021), SB County (2020)*

Figure 2

0 0.25 0.5 1 Miles

**Vicinity Map**




*Source(s): ESRI, Nearmap Imagery (2021), RCTLMA (2021), SB County (2020)*

Figure 3

0 325 650 1,300
Feet

**Aerial Photograph**

*Source(s): Bassenian | Lagoni (02-25-2021)*

Figure 4

Not to Scale

## Conceptual Site Plan

the jurisdictional boundary between the cities of Ontario and Eastvale, and the counties of San Bernardino and Riverside.

The *Subarea 29 (Hettinga) Specific Plan Final Environmental Impact Report* (Subarea 29 Specific Plan Final EIR) (State Clearinghouse [SCH] No. 2004011009) was prepared for the Subarea 29 Specific Plan and was certified by the City Council in October 2006. The Subarea 29 Specific Plan Final EIR analysis concluded that implementation of the Subarea 29 Specific Plan would result in significant and unavoidable impacts related to loss of Farmland (project and cumulative), air quality impacts (project and cumulative), cumulative surface water quality impacts (due to impaired receiving waters), cumulative traffic-related noise, operational cumulative traffic impacts, and cumulative solid waste generation. A Statement of Overriding Considerations was adopted by the City for these impacts. Mitigation measures were adopted to reduce impacts to less than significant impacts to the extent feasible, and those mitigation measures will continue to apply to development in the Subarea 29 Specific Plan area, including the proposed Project. An Addendum to the Subarea 29 Specific Plan Final EIR was prepared for the 2015 Specific Plan Amendment.

Prior to adoption of TOP, the New Model Colony (NMC) General Plan Amendment established the land uses within the entire NMC area and designated the Subarea 29 Specific Plan area as Low Density Residential (2.1 – 5 du/ac), Neighborhood Commercial, Open Space – Parkland, Open Space – Non Recreation, and Public School. In 2010, TOP was adopted and designated the Project site Low Density Residential (2.1 – 5 du/ac). The associated *The Ontario Plan Final Environmental Impact Report* (SCH No. 2008101140) (TOP Final EIR) was certified in January 2010, and is incorporated by reference in this Addendum. The TOP Final EIR analyzes the environmental impacts that would result from implementation of the TOP, focusing on changes to land use associated with the buildout of the Land Use Plan in the Policy Plan and impacts resultant of population and employment growth in the City. The TOP and TOP Final EIR anticipated 2,700 residential unit for the Subarea 29 Specific Plan area. The significant unavoidable adverse impacts that were identified in the TOP Final EIR include: agriculture resources, air quality, cultural resources, greenhouse gas emissions, noise and transportation/traffic.

**CEQA REQUIREMENTS FOR AN ADDENDUM:**

Section 15164(a) of the CEQA Guidelines outlines when an Addendum to an EIR is required, and states: "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 15162 of the CEQA Guidelines states: "When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

A. When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

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

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

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

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

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

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

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

Thus, if the proposed Project does not result in any of the circumstances listed in section 15162 (i.e., no new or substantially greater significant impacts), the City may adopt an addendum to the Subarea 29 Specific Plan Final EIR.

Section 16164(e) of the CEQA Guidelines require that a brief explanation be provided to support the findings that no subsequent EIR is needed for further discretionary approval. These findings are described below, and are based on the analysis presented in this document:

1. *Required Finding: Substantial changes are not proposed for the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects*. Substantial changes are not proposed with the Project and the proposed Project will not require revisions to the Subarea 29 Specific Plan Final EIR or TOP Final EIR. The Specific Plan is divided into 31 Planning Areas and the Subarea 29 Specific Plan Final EIR evaluated the impacts associated with the development capacity of 2,293 dwelling units; a subsequent Specific Plan Amendment increased the allowed number of units to 2,392 dwelling units, which was evaluated in the 2015 Addendum. The proposed Project involves a Specific Plan Amendment to increase the residential unit count in Planning Area 27 of the Subarea 29 Specific Plan by 26 dwelling units (from 47 dwelling units to 73 dwelling units). This would increase the total number of allowed residential units in the Specific Plan area by 1%, from 2,392 dwelling units to 2,418 dwelling units, an insubstantial increase. The proposed Specific Plan Amendment also involves the introduction of an additional housing typology (Motorhome Cluster D – 8-Plex). A TTM is also proposed (TTM 20389) to accommodate the proposed development in Planning Area 27. On January 26, 2010, the City of Ontario adopted TOP Policy Plan (General Plan). The SPA proposes a maximum of 2,418 residential units within the Subarea 29 Specific Plan which is less than the 2,700 residential unit development capacity established by the Policy Plan (General Plan) for the Specific Plan area. Additionally, the overall density of the Specific Plan area with the proposed Project would be 4.9 dwelling units per acre, which is consistent with the Policy Plan (General Plan) that allows up to 5 dwelling units per acre within the Low Density Residential (2.1 – 5 du/ac) land use designation. Additionally, the City's water, recycled water, and sewer infrastructure would have sufficient capacity to serve the additional units with the proposed Specific Plan Amendment. There are no new significant impacts or a substantial increase in the severity of previously identified significant impacts due to the proposed Specific Plan Amendment. Therefore, no proposed changes or revisions to the EIR are required.

2. *Required Finding: Substantial changes have not occurred with respect to the circumstances under which the project is undertaken, which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects*. As shown on the aerial photograph provided in Figure 3, the Project site (Planning Area 27) was previously graded and the areas surrounding the Project site are developed or under construction. Grading activities and other site disturbance were conducted in accordance with the mitigation requirements outlined in the Subarea 29 Specific Plan Final EIR, including measures required for the protection of biological, cultural, and paleontological resources. No sensitive biological resources, cultural resources, or paleontological resources existing at the Project site. No proposed changes or revisions to the EIR are required.

3. *Required Finding*. *No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, has been provided that would indicate: the proposed project would result in one or more significant effects not discussed in the previous EIR; significant effects previously examined would be substantially more severe than shown in the previous EIR; mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or, mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternatives*. The Subarea 29 Specific Plan Final EIR did not address Global Climate Change impacts as required by Assembly Bill 32, passed in August of 2006. However, the impact of buildout of TOP on the environment due to the emission of greenhouse gases (GHGs) were analyzed in TOP Final EIR. According to TOP Final EIR, this impact would be significant and unavoidable. This EIR was certified by the City on January 27, 2010, at which time a statement of overriding considerations was also adopted for TOP's significant and unavoidable impacts, including that concerning the emission of greenhouse gases. Pursuant to Public Resources Code section 21083.3, this impact need not be analyzed further, because (1) the proposed buildout of the Subarea 29 Specific Plan would result in an impact that was previously analyzed in TOP Final EIR, which was certified by the City; (2) the proposed Project would not result in any GHG impacts that were not addressed in TOP Final EIR; (3) the proposed Project would only increase the number of residential units by 26 Low Density residential dwelling units and the total number of units in the Specific Plan area (2,481 units) is less than evaluated in TOP Final EIR. As part of the City's certification of TOP Final EIR and its adoption of TOP, the City adopted mitigation measures with regard to the significant and unavoidable impacts relating to GHG emissions. These mitigation measures are outlined in Section 6 of this Initial Study.

   The Subarea 29 Specific Plan Final EIR evaluated the Riverside County Airport Land Use Compatibility Plan – Chino Airport, but the final report was not adopted prior to approval of the Subarea 29 Specific Plan Final EIR. Additionally, the Ontario International Airport (ONT) Land Use Compatibility Plan (ALUCP) was adopted by the City of Ontario in 2011. As determined by the analysis presented in this Addendum, the proposed Project would not result in any new impacts related to the Chino Airport that were not addressed in TOP Final EIR. As part of the City's certification of TOP Final EIR and its adoption of TOP, the City adopted mitigation measures with regard to the significant and unavoidable impacts relating to the Chino Airport. These mitigation measures are outlined in Section 6 of this Initial Study. There are no significant impacts associated with the ONT.

   Lastly, Appendix G of the CEQA Guidelines was modified as part of the CEQA Guidelines updates that were approved in December 2018. New checklist topics related to Energy, Tribal Cultural Resources and Wildfire were added and some checklist questions for other environmental topics were revised. The Initial Study presented in this Addendum uses the updated checklist in Appendix G of the CEQA Guidelines. As identified through the analysis presented in this Addendum, there would be no new significant impacts resulting from the proposed Project related to the changes Appendix G of the CEQA Guidelines.

**Conclusion**:

Accordingly, and based on the findings and information contained in the previously certified the Subarea 29 Specific Plan Final EIR, the analysis above, the attached Initial Study, and the CEQA statute and CEQA Guidelines, including sections 15164 and 15162, the proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and the TOP Final EIR, as appropriate. No changes or additions to the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum or TOP Final EIR analyses are necessary, nor is there a need for any additional mitigation measures.

The attached Initial Study provides an analysis of the proposed Project and verification that the proposed Project will not cause environmental impacts such that any of the circumstances identified in CEQA Guidelines section 15162 are present.

**Surrounding Land Uses:**

| | Existing Land Use | General Plan Designation | Zoning Designation | Specific Plan Land Use |
|---|---|---|---|---|
| City of Ontario | | | | |
| Site | Vacant and SCE Corridor | Low Density Residential (2.1 – 5 du/ac) and Open Space – Non-Recreation | SP – Subarea 29 Specific Plan | Cluster Homes (7-14 du/acre) |
| North | Vacant | Low Density Residential (2.1 – 5 du/ac) | SP – Subarea 29 Specific Plan | Conventional Medium Lot (4-6 du/acre) |
| West: | Residential | Low Density Residential (2.1 – 5 du/ac) | SP – Subarea 29 Specific Plan Specific Plan | Cluster Homes (7-14 du/acre) and Conventional Small Lot (5-9 du/acre) |
| City of Eastvale | | | | |
| South | Residential | Medium Density Residential | R-1 One-Family Dwellings | NA |

du/acre – dwelling units per acre; NA – Not Applicable

**Other public agencies whose approval is required** (e.g., permits, financing approval or participation agreement): None.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Air Quality
- ☐ Cultural Resources
- ☐ Geology / Soils
- ☐ Hazards & Hazardous Materials
- ☐ Land Use / Planning
- ☐ Noise
- ☐ Public Services
- ☐ Transportation
- ☐ Utilities / Service Systems
- ☐ Mandatory Findings of Significance
- ☐ Agriculture and Forestry Resources
- ☐ Biological Resources
- ☐ Energy
- ☐ Greenhouse Gas Emissions
- ☐ Hydrology / Water Quality
- ☐ Mineral Resources
- ☐ Population / Housing
- ☐ Recreation
- ☐ Tribal Cultural Resources
- ☐ Wildfire

**DETERMINATION** (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier certified Subarea 29 Specific Plan Final EIR and associated 2015 Addendum pursuant to applicable standards, and (b) The certified TOP Final EIR and (c) have been avoided or mitigated pursuant to the earlier certified environmental documents, including revisions or mitigation measures that are imposed upon the proposed project, the analysis from the certified Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and the certified TOP EIR was used as a basis for this Addendum, and nothing further is required.

Jeanie Irene Aguilo
Signature

May 3, 2021
Date

Jeanie Irene Aguilo, Associate Planner
Printed Name

City of Ontario Planning Department
For

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from the "Earlier Analyses" Section may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| **1. AESTHETICS.** Would the project: | | | | |
| a. Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☐ | ☒ |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☐ | ☒ |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ |
| **2. AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project: | | | | |
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| d. Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| **3. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a. Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ☒ |
| b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☐ | ☒ |
| c. Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☐ | ☒ |
| d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? | ☐ | ☐ | ☐ | ☒ |
| **4. BIOLOGICAL RESOURCES.** Would the project: | | | | |
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☐ | ☒ |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ☒ |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| **5. CULTURAL RESOURCES.** Would the project: | | | | |
| a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | ☐ | ☐ | ☐ | ☒ |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | ☐ | ☐ | ☐ | ☒ |
| c. Disturb any human remains, including those interred outside of dedicated cemeteries? | ☐ | ☐ | ☐ | ☒ |
| **6. ENERGY.** Would the project: | | | | |
| a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☐ | ☐ | ☒ |
| b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☐ | ☒ |
| **7. GEOLOGY AND SOILS.** Would the project: | | | | |
| a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | ☐ | ☐ | ☐ | ☒ |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☐ | ☒ |
| ii) Strong seismic ground shaking? | ☐ | ☐ | ☐ | ☒ |
| iii) Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☐ | ☒ |
| iv) Landslides? | ☐ | ☐ | ☐ | ☒ |
| b. Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☐ | ☒ |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☐ | ☒ |
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | ☐ | ☐ | ☐ | ☒ |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☐ | ☒ |
| f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| **8. GREENHOUSE GAS EMISSIONS.** Would the project: | | | | |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☐ | ☒ |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? | ☐ | ☐ | ☐ | ☒ |
| **9. HAZARDS AND HAZARDOUS MATERIALS.** Would the project: | | | | |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☐ | ☒ |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☐ | ☒ |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | ☐ | ☐ | ☐ | ☒ |
| **10. HYDROLOGY AND WATER QUALITY.** Would the project: | | | | |
| a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | ☐ | ☐ | ☐ | ☒ |
| b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | ☐ | ☐ | ☐ | ☒ |
| i) result in substantial erosion or siltation on- or off-site; | ☐ | ☐ | ☐ | ☒ |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | ☐ | ☐ | ☐ | ☒ |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | ☐ | ☐ | ☐ | ☒ |
| iv) impede or redirect flood flows? | ☐ | ☐ | ☐ | ☒ |
| d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☐ | ☒ |
| e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☐ | ☒ |
| **11. LAND USE AND PLANNING.** Would the project: | | | | |
| a. Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☐ | ☒ |
| **12. MINERAL RESOURCES.** Would the project: | | | | |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☐ | ☒ |
| **13. NOISE.** Would the project result in: | | | | |
| a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☐ | ☒ |
| b. Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☐ | ☒ |
| c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| **14. POPULATION AND HOUSING.** Would the project: | | | | |
| a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |
| b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |
| **15. PUBLIC SERVICES.** Would the project: | | | | |
| a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| i) Fire protection? | ☐ | ☐ | ☐ | ☒ |
| ii) Police protection? | ☐ | ☐ | ☐ | ☒ |
| iii) Schools? | ☐ | ☐ | ☐ | ☒ |
| iv) Parks? | ☐ | ☐ | ☐ | ☒ |
| v) Other public facilities? | ☐ | ☐ | ☐ | ☒ |
| **16. RECREATION.** Would the project: | | | | |
| a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☐ | ☒ |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |
| **17. TRANSPORTATION/TRAFFIC.** Would the project: | | | | |
| a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | ☐ | ☐ | ☐ | ☒ |
| b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | ☐ | ☐ | ☐ | ☒ |
| c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☐ | ☒ |
| d. Result in inadequate emergency access? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| **18. TRIBAL CULTURAL RESOURCES.** Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | ☐ | ☐ | ☐ | ☒ |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ☐ | ☐ | ☐ | ☒ |
| **19. UTILITIES AND SERVICE SYSTEMS.** Would the project: | | | | |
| a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☐ | ☐ | ☒ |
| c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ |
| d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☐ | ☒ |
| e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |
| **20. WILDFIRE.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a. Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☐ | ☒ |
| c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☐ | ☒ |
| d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☐ | ☒ |
| **21. MANDATORY FINDINGS OF SIGNIFICANCE.** | | | | |
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☐ | ☒ |
| b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.) | *1.*☐ | *2.*☐ | *3.*☐ | *4.*☒ |
| c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | *5.*☐ | *6.*☐ | *7.*☐ | *8.*☒ |

## EXPLANATION OF ISSUES

The Subarea 29 Specific Plan Final EIR, certified in October 2006, was prepared as a Program EIR in accordance with CEQA, the CEQA Guidelines, and the City's Rules for the Implementation of CEQA. As required, the EIR considered the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by implementation of the Subarea 29 Specific Plan. The Final EIR focused on impacts from the proposed land uses associated with buildout of the Specific Plan Land Use Plan, and impacts from the resultant population and employment growth from the Specific Plan.

Once a Program EIR has been prepared, subsequent activities within the program must be evaluated to determine whether an additional CEQA document needs to be prepared. However, if the Program EIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities could be found to be within the Program EIR scope and additional environmental documents may not be required (CEQA Guidelines Section 15168[c]). When a Program EIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the Program EIR into the subsequent activities (Guidelines Section 15168[c][3]). If a later activity would have effects that were not examined in the Program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.

Here, an Initial Study has been prepared to determine if the proposed Project is within the scope of the Subarea 29 Specific Plan Final EIR such that additional environmental review is not required. As discussed below, the City has concluded that no additional environmental review is required, such that this Initial Study can serve as an Addendum to the Subarea 29 Specific Plan Final EIR pursuant to Section 15164 of the CEQA Guidelines. Substantial changes are not proposed to the Subarea 29 Specific Plan Project and will not require revisions to the Subarea 29 Specific Plan Final EIR. The Specific Plan is divided into 31 Planning Areas and the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum evaluated the impacts associated with the development capacity of 2,392 units. As previously addressed, the currently proposed Project would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 to 73 (an increase of 26 units), would introduce a new housing typology, and includes proposed TTM 20389. Applicable mitigation measures from the Subarea 29 Specific Plan Final EIR are incorporated by reference in each impact area discussion and are listed at the conclusion of this Addendum under the "Earlier Analysis" section.

On January 26, 2010, the City of Ontario adopted TOP Policy Plan (General Plan). With the proposed Specific Plan Amendment, the total number of dwelling units allowed to be developed in the Subarea 29 Specific Plan area would increase from 2,392 dwelling units to 2,418 dwelling units, which is less than the 2,700 residential unit development capacity established by the Policy Plan (General Plan) for the Subarea 29 Specific Plan area. Additionally, the overall density of the Specific Plan area of 4.9 dwelling units per acre is consistent with the Policy Plan (General Plan) that allows up to 5 dwelling units per acre within the Low Density Residential (2.1 – 5 du/ac) land use designation. Finally, the City's water, recycled water, and sewer infrastructure would have sufficient capacity to serve the additional development allowed by the proposed Project. Therefore, no proposed changes or revisions to the Subarea 29 Final EIR are required. The proposed Project would not result in any additional impacts beyond those previously analyzed in the Subarea 29 Specific Plan Final EIR or the TOP Final EIR.

**1. AESTHETICS.** Would the project:

**a. Have a substantial adverse effect on a scenic vista?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that no substantial effect on a scenic vista would result from implementation of the proposed development. The Policy Plan (General Plan) does not identify scenic vistas within the City. However, the Policy Plan (Policy CD1-5) of TOP requires all major north-south streets be designed and constructed to feature views of the San Gabriel Mountains, which are part of the City's visual identity and a key to geographic orientation. North-south streets should be clear of visual clutter, including billboards and be enhanced appropriately by framing corridors with trees.

The Project site is located south of Merrill Avenue and is not located along any major north-south streets. Therefore, no adverse impacts related to scenic vistas would result from the proposed Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings and historic buildings within a state scenic highway?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that no impacts to state scenic highways would result from implementation of the proposed development. The City of Ontario is served by three freeways: I-10, I-15, and SR-60. I-10 and SR-60 traverse the northern and central portion of the City, respectively, in an east–west direction. I-15 traverses the northeastern portion of the City in a north–south direction. These segments of I-10, I-15, and SR-60 have not been officially designated as scenic highways by the California Department of Transportation. There are no historic buildings or any scenic resources identified on or in the vicinity of the Project site. Therefore, no scenic resources within a state scenic highway would be impacted by the proposed Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that the visual character of the Specific Plan area would be changed dramatically changed but would not be degraded with the introduction of a well-planned and landscaped new residential community, resulting in a less than significant impact. The Project site has been graded and remains vacant. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology (Motorcourt Cluster D – 8-plex) at the Project site. The proposed residential units would be consistent with the design standards of the Subarea 29 Specific Plan and the policies of the Community Design Element of the Policy Plan (General Plan) and zoning designations on the property, as well as with the existing and future development in the surrounding area. Therefore, the proposed Project would not degrade the visual quality of the area through development of the site with single-family homes. Therefore, no adverse impacts related to the degradation of the existing visual character or quality would result from the proposed Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that potential impacts associated with light and glare would be less than significant levels with adhere to the City's standard practices and procedures, including requirements to ensure that light does not spill onto

adjacent properties. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology (Motorcourt Cluster D – 8-plex) at the Project site. New lighting beyond that anticipated in the previous environmental analysis would not be introduced to the site with the development of the proposed Project. Pursuant to the requirements of the City's Development Code, on-site lighting would be shielded, diffused or indirect, to avoid glare to pedestrians or motorists. In addition, lighting fixtures would be selected and located to confine the area of illumination to within the Project site and minimize light spillage.

Site lighting plans would be subject to review by the Planning Department and Police Department prior to issuance of building permits (pursuant to the City's Building Security Ordinance). Therefore, no adverse impacts are anticipated.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**2. AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:

**a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that implementation of development allowed by the Specific Plan would result in the conversion of Prime Farmland to nonagricultural uses and considered the impact significant and unavoidable. According to the 2016 California Department of Conservation's (CDC) California Important Farmland Finder (the latest information available), the western portion of the Project site (including the SCE corridor) is classified as Prime Farmland and the eastern portion of the Project site is classified Other Land (CDC, 2016). The Project site has been graded and is currently vacant; therefore, the conversion of Prime Farmland to non-agricultural uses anticipated in the Subarea 29 Specific Plan Final EIR has already occurred. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would be no change to the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The Subarea 29 Specific Plan Final EIR identified approximately 50% of the 540-acre Specific Plan Area designated Prime Farmland. The impact would remain as a significant and unavoidable impact.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that impacts related to

conflict with existing Williamson Act contracts would be significant and unavoidable. However, based on review of Figure III-1-1, Williamson Active Contracts Locations Map, there are no areas within the Specific Plan area that remain under a Williamson Act contract. Further, the Project site is zoned "Subarea 29 Specific Plan". The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would be no change to the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and no changes to the impact conclusions presented in the Final EIR.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR did not address impacts associated with lands zone for forestland or timberland. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The Project site is zoned "Subarea 29 Specific Plan". There is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code section 12220(g). Neither TOP nor the City's Zoning Code provide designations for forest land, timberland, or timberland production. There would be no change to the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The proposed Project would not result in any conflict with zoning for forest land, timberland, or timberland production.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**d. Result in the loss of forest land or conversion of forest land to non-forest use?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR did not address impacts to forestland or timberland. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The Project site has been graded and is currently vacant; there is no forest land at or near the Project site. There would be no change to the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The proposed Project would not result in the loss of forest land or the conversion of forest land to non-forest uses. No impacts would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**e. Involve other changes in the existing environment, which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

Discussion of Effects: As previously discussed, the Subarea 29 Specific Plan Final EIR concluded that implementation of development in the Specific Plan area would convert Farmland, and specifically Prime Farmland, to non-agricultural use. The conversion of farmland to urban uses was determined to be a potentially significant impact that is unavoidable. The Project site has been previously graded and although the western portion of the site continues to be classified as Prime Farmland, the conversion of Farmland to non-agricultural use has already occurred. Similarly, the areas surrounding the Project site have been developed or are under construction. There is no forest land at or near the Project site so no conversion of forest land to non-forest use would occur.

There would be no change to the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and the conversion of Farmland to non-agricultural use would remain as a significant and unavoidable impact. There is no additional mitigation available that could potentially reduce this impact. The impact will remain as a significant unavoidable impact.

It should also be noted that in order to minimize conflicts between urban and agricultural land uses, MM Ag 2 from the Subarea 29 Specific Plan Final EIR requires that all residential units in the Subarea 29 Specific Plan be provided with a deed disclosure, or similar notice, approved by the City Attorney, regarding the proximity and nature, including odors, of neighboring agricultural uses. Mitigation Measure (MM) Ag 2 remains applicable to proposed development in Planning Area 27 and is presented under the discussion of "Earlier Analysis" at the end of this document.

Mitigation Required: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. Applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**3. AIR QUALITY**. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

**a. Conflict with or obstruct implementation of the applicable air quality plan?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Subarea 29 Specific Plan would not impair implementation of the Air Quality Management Plan (AQMP) and would result in less-than-significant impacts. Since certification of the Subarea 29 Specific Plan Final EIR, the South Coast Air Quality Management District (SCAQMD) has updated the AQMP. The current AQMP for CEQA analysis purposes is the 2016 AQMP, which is a regional and multi-agency effort (SCAQMD, California Air Resources Board [CARB], Southern California Association of Governments [SCAG], and United States Environmental Protection Agency [USEPA]). The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. City and county general plans were used to develop the growth and pollutant emissions forecasts in the 2016 AQMP. With the proposed Specific Plan Amendment, the total number of units allowed in the Subarea 29 Specific Plan area would increase from 2,392 dwelling units to 2,418 units, which is less than the 2,700 residential unit development capacity established by TOP Policy Plan (General Plan) for the Subarea 29 Specific Plan area. Therefore, consistent with the conclusions of the Subarea 29 Specific Plan Final EIR, the proposed Project would not conflict with the AQMP's growth assumptions or the AQMP, resulting in a less than significant impact.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that during construction and operation, implementation of development allowed by the Subarea 29 Specific Plan would result in significant and unavoidable project-level and cumulative impacts associated with emissions of air pollutants for which the region (South Coast Air Basin [SCAB]) is in non-attainment. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site.

With respect to construction emissions, the types of construction activities and construction equipment that would be used for construction in Planning Area 27 would be the same as that evaluated in the Subarea 29 Specific Plan Final EIR. However, as shown on the aerial photograph provided on Figure 3, the majority of approved land uses in the Subarea 29 Specific Plan area have been constructed or are currently under construction. Additionally, the mass grading for the 5.99-acre Project site, which uses larger equipment (and generates higher air quality emissions) has been completed; finish grading activities would be conducted as part of the proposed Project. Therefore, the construction activities associated with the proposed Project would be less than what was anticipated for a peak construction day as analyzed in the Subarea 29 Specific Plan Final EIR. It should also be noted that federal and State requirements for cleaner diesel engines would further reduce construction emissions compared to estimates in the Subarea 29 Specific Plan Final EIR. Additionally, MM Air 1 though MM Air 3, which identify requirements to reduce construction emissions, would be implemented during construction of the proposed Project. These mitigation measures are presented under the discussion of "Earlier Analysis" at the end of this document. Therefore, daily construction emissions resulting from the proposed Project would not exceed those presented in the Subarea 29 Specific Plan Final EIR and likely would be less.

Mobile emissions are the primary factor associated with operational emissions. Based on the *Park Place Specific Plan (Planning Area 27) Trip Generation Assessment* (Trip Generation Assessment) prepared by Urban Crossroads (November 2020), the increase in 26 units within Planning Area 27 associated with proposed Project would generate 168 additional daily trips compared to that anticipated for Planning Area 27 in the Subarea 29 Specific Plan Final EIR (Urban Crossroads, 2020). However, the total number of units and associated vehicular trip generation would be less than anticipated in TOP and evaluated in TOP Final EIR for the Subarea 29 Specific Plan area (2,700 dwelling units are anticipated in the TOP, compared to 2,418 dwelling units with the proposed Specific Plan Amendment). Additionally, based on the SCAQMD 1993 CEQA Handbook, it is estimated that a potentially significant air quality impact would occur with the development of approximately 166 units; therefore, the development of an additional 26 dwelling units alone would not represent a significant air quality impact and would not represent a substantial increase in emissions beyond those already approved in the Subarea 29 Specific Plan Final EIR and 2015 Addendum.

Therefore, although the proposed Project would increase the number of units and associated operational air pollutant emissions associated with development in the Subarea 29 Specific Plan area, and specifically Planning Area 27, including emissions of criteria pollutants for which the Project region is non-attainment under an applicable federal or state ambient air quality standard, the proposed Project would not result in any new or substantially more severe impacts beyond that previously analyzed in the Subarea 29 Specific Plan Final EIR and TOP Final EIR. Additionally, consistent with MM Air 4 from the Subarea 29 Specific Plan Final EIR, a bus stop is planned at Haven Avenue, just north of Merrill Avenue. This bus stop will be approximately 0.25 mile from the Project site (within walking distance), and would facilitate use of transit to reduce vehicular trips and associated air pollutant emissions. MM Air 4 is presented under the discussion of "Earlier Analysis" at the end of this document.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No

changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**c. Expose sensitive receptors to substantial pollutant concentrations?**

Discussion of Effects: Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would result in increased local traffic volumes, but would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. Additionally, the Final EIR concluded that emissions during project construction would exceed the SCAQMD localized significance thresholds (LSTs) for nitrogen oxides (NOx) and particulates (PM10), resulting in a potentially significant and unavoidable impact to sensitive receptors.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would not be a change or increase in the type and amount of construction activities, type of uses proposed (residential), or proximity to sensitive receptors. Therefore, the proposed minimal increase of 26 residential dwelling units within Planning Area 27 would not result in a substantial increase in the number of sensitive receptors being exposed to pollutant concentrations, or the amount of pollutant concentrations resulting from implementation of development in the Subarea 29 Specific Plan area.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that potential odor impacts resulting from implementation of the Specific Plan would be less than significant. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The proposed additional residential units, as well as those permitted within the Low-Density Residential zoning district, do not create objectionable odors. Therefore, no adverse impacts are anticipated.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**4. BIOLOGICAL RESOURCES.** Would the project:

**a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded there may be a probability of burrowing owl (*Athene cunicularia hypogea*) colonization within the Subarea 29 Specific Plan area considering the presence of foraging habitat and previous records of presence. To ensure that no direct loss of individuals occurs, mitigation is required prior to initiation of on-site

grading activities for each development phase. With mitigation impacts to burrowing owl were determined to be less than significant. Specifically, MM Bio 1 requires a pre-construction survey for resident burrowing owls be conducted by a qualified biologist 30 days prior to construction activities. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site should be resurveyed for owls. The Project site was previously graded and the required pre-construction surveys were conducted. However, the site remains vacant and pre-construction surveys would be conducted again prior to construction for the proposed Project. MM Bio 1 is presented under the discussion of "Earlier Analysis" at the end of this document. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and impacts to burrowing owl would remain less than significant.

The Subarea 29 Specific Plan EIR analysis also identified that potential habitat for the federally listed Delhi sands Flower Loving Fly (DSFLF) (*Rhaphiomidas terminatus abdominalis*). Planning Areas 28 A & B (including Bellegrave Avenue in Planning Area 28), 30 A & B, 31, and 32 were included in the general biological assessment for the area and were determined to contain the soil series Delhi fines and may contain suitable habitat for the DSFLF. Based on the results of focused surveys, the Final EIR concluded that Planning Area 27 (the current Project site) does not support the DSFLF. Further, the Project site has been graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Therefore, the proposed Project would not impact the DSFLF.

In August 2014, ECORP Consulting updated the Biological Reconnaissance for the Subarea 29 Specific Plan Area and concluded that due to the high level of disturbance, the land use activity, and lack of suitable habitat that all other sensitive species identified during the database search are either presumed to be absent or have a very low potential to occur. The Project site has been graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Additionally, the Project Applicant has paid the required City of Ontario open space mitigation fee (MM Bio 2) to address potential cumulative impacts associated with loss of habitat. The proposed Project would have a less than significant impact on candidate, sensitive, or special status species.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the man-made ponds within the Specific Plan area did not support riparian habitat, that the habitat value was low due to the lack of species and structural diversity, and that habitat for sensitive biological resources is not present. The Project site has been graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The Project site does not support riparian habitat or other sensitive natural communities and no impact to such resources would occur with implementation of the proposed Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan (through construction and operation) would not have direct and indirect effects upon the hydrology and aquatic habitat quality of state or federally protected wetlands and "Others Waters" of the United States as defined Section 404 of the *Clean Water Act*. The Project site has been graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. There are no protected wetlands on-site, as defined by Section 404 of the Clean Water Act and no impact to protected wetlands would occur with implementation of the proposed Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would not interfere with migratory movement and considered the impact less than significant because habitat fragmentation already occurred due to agricultural practices, development, and road construction. No wildlife corridors were identified within the Specific Plan area, including the Project site. The Project site has been graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The Project site is surrounding be existing development and is not within or near any native wildlife nursery sites. Additionally, construction activities would be conducted in compliance with the Migratory Bird Treaty Act (MBTA) and CDFW requirements (refer to MM Bio 4, which is presented under the discussion of "Earlier Analysis" at the end of this document). Therefore, the proposed Project would not interfere with the movement of any species, with migratory wildlife corridors, or impede the use of a native wildlife nursery site, and impacts would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that there are no specific local policies or ordinances established to protect biological resources that would relate to the Project site and impacts relative to this issue would be less than significant. The City of Ontario does not have any municipal ordinances for the protection of trees on private property; however, Municipal Code Sections 10-1.25 and 10-2.05 prohibit the damaging or destruction of trees on City property, except under conditions specified in the Municipal Code. There are existing trees planted in the public right-of-way along Merrill Avenue north of the Project site; however, these trees would be retained, and the proposed Project would not conflict with any policies or ordinances protecting biological resources.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions

to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**f. Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the Specific Plan area is not part of an adopted HCP, NCCP or other approved habitat conservation plan and that no significant impacts would result. The Project site has been graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Therefore, the Project site is not within an adopted HCP, NCCP or another approved habitat conservation plan. However, it is within the Ontario Recover Unit for the DSFLF; refer to the discussion above related to potential impacts to this species. As identified, impacts would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**5. CULTURAL RESOURCES.** Would the project:

**a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would not result in the destruction of historical resources and considered the impact less than significant. The Project site has been graded, is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, and is currently vacant. City records do not reflect the presence of a historic resource as defined in CEQA Guideline section 15064.5 at, or in the vicinity of the Project site and no impacts to historical resources would result from implementation of the proposed Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded there is a low potential for adverse environmental impacts to unique archaeological resources and potential impacts were determined to be less than significant. However, the Final EIR included mitigation outlining actions to take in the unlikely event unknown resources were discovered during grading (refer to MM Cultural 1). The Project site has been graded, and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. No archaeological resources were encountered during previous grading activities and no impacts to archaeological resources would occur during remaining construction activities, which would occur in previously disturbed soils. However, in the unlikely event archaeological resources are encountered the requirements outlined in MM Cultural 1, which is presented under the discussion of “Earlier Analysis” at the end of this document, would be followed and impacts would remain less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**c. Disturb any human remains, including those interred outside of formal cemeteries?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded there is low potential for adverse environmental impacts to human remains, including those interred outside of a formal cemetery, and impacts were determined to be less than significant. However, the Final EIR included mitigation outlining actions to take in the unlikely event human remains were discovered during grading (refer to MM Cultural 2). The Project site has been graded, and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. No human remains were discovered during previous grading activities and it is not anticipated that human remains would be encountered during remaining construction activities. However, in the unlikely event human remains are encountered the requirements outlined in MM Cultural 2, which is presented under the discussion of "Earlier Analysis" at the end of this document, would be followed and impacts would remain less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**6. ENERGY**. Would the project:

Although Energy was added in December 2018 as a topic in the Environmental Checklist included in Appendix G of the CEQA Guidelines, analysis of a project's potential to result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources is not a new requirement. This issue is also addressed in Appendix F of the CEQA Guidelines. Energy consumption was addressed in the Subarea 29 Specific Plan Final EIR (Section III.12, Utilities/Service Systems).

**a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that development in the Specific Plan area would have less than significant impacts related to energy consumption (natural gas and electric). It was identified that energy consumption can be reduced through design considerations that are more sustainable than conventional construction; MM Util 6 requires that the City and developer include sustainable systems for use of energy within the project design.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The proposed Project would not change the type of land uses anticipated for Planning Area 27 (residential) and would not change the anticipated construction and operational characteristics of the proposed development. Therefore, the associated energy demand for these activities would be the same as discussed below.

Construction-related energy demand includes energy and fuel used by construction equipment, construction worker vehicles, and construction vendor / hauling vehicles, coupled with construction energy efficiency / conservation measures. The construction equipment, use of electricity, and fuel for the proposed Project would be typical for the type of construction proposed because there are no aspects of the proposed construction process that are unusual or energy-intensive, and construction equipment would conform to applicable CARB emissions standards, which promote equipment fuel efficiencies. It should also be noted that fuel efficiencies are improving for on- and off-road vehicle engines due to more stringent government requirements. Construction energy consumption would represent a "single-event" demand and would not require ongoing or permanent commitment of energy resources. Thus, construction energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

With respect to operations, Title 24 energy standards have become more stringent since 2006. These regulations are regularly updated. The 2019 version of Title 24 was adopted by the CEC and became effective on January 1, 2020. The 2019 Title are applicable to building permit applications submitted on or after January 1, 2020. Further, the California Green Building Standards (CALGreen) Code, which contains mandatory and voluntary requirements for new residential and nonresidential buildings, became effective in August 2009 following certification of the Subarea 29 Specific Plan Final EIR. The proposed residential buildings would be constructed to achieve the building energy standards set forth in the Title 24 requirements in effect at the time of building permit issuance. Therefore, there would be additional reductions in energy consumption pursuant to the new and updated codes compared to those anticipated in the Subarea 29 Specific Plan Final EIR. Further, the types of trips and vehicle mix generated by the proposed Project would be consistent with other residential development of similar scale and configuration, including other development in the Subarea 29 Specific Plan area. The proposed Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and vehicle miles traveled, nor associated excess and wasteful vehicle energy consumption.

Therefore, the proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation and the impact would remain less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Discussion of Effects: The potential for development within the Subarea 29 Specific Plan area to conflict with or obstruct a state or local plan for renewable energy or energy efficiency was not specifically addressed in the Final EIR or 2015 Addendum. However, federal and state agencies regulated energy use and consumption through various means and programs when the 2006 EIR was prepared and continue to do so. On the state level, the California Public Utilities Commission (CPUC) and the California Energy Commission (CEC) are two agencies with authority over different aspects of energy. In additional to Title 24 energy standards and the CALGreen Code addressed above, relevant state energy-related laws and plans are summarized below.

- **Integrated Energy Policy Report**. Senate Bill (SB) 1389 (Bowen, Chapter 568, Statutes of 2002) requires the CEC to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing California's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety. The 2019 IEPR was adopted January 31, 2020, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California. The 2019 IEPR focuses on a variety of topics such as including the environmental performance of the electricity generation system, landscape-scale planning, the response to the gas leak at the Aliso Canyon natural gas storage facility, transportation fuel supply reliability issues, updates on Southern California electricity reliability, methane leakage, climate adaptation activities for the energy sector, climate and sea level rise scenarios, and the California Energy Demand Forecast. The 2019 IEPR is a State Policy report and is not applied to individual development projects such as the proposed Project or other development in the Subarea 29 Specific Plan area. However, the proposed Project would not involve any uses or activities that would conflict with or otherwise hinder or obstruct implementation of the goals presented in the 2019 IEPR.
- **State of California Energy Plan**. The CEC is responsible for preparing the State of California Energy Plan (State Energy Plan), which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The State Energy Plan calls for the state to assist in the transformation

of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the State Energy Plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access. The proposed Project takes advantage of existing infrastructure systems, and promotes land use compatibilities through the development of residential uses on a site designated for such uses in the TOP and the Subarea 29 Specific Plan. Further, Merrill Avenue extends along the northern boundary of the Project site and will provide Class II bike lanes, a pedestrian walkway, and a multi-purpose trail to promote non-vehicular travel. The Subarea 29 Specific Plan and the proposed Project would support urban design and planning processes identified under the State Energy Plan, and would not otherwise interfere with or obstruct implementation of the State Energy Plan.

- **State of California Renewables Portfolio Standard (SB 1078, SB 107, and SBX1-2)**. Established in 2002 under SB 1078, and accelerated in 2006 under SB 107 and again in 2011 under SBX1-2, California's Renewables Portfolio Standard (RPS) Program requires retail sellers of electric services to increase procurement from eligible renewable energy resources. The RPS applies to all electricity retailers in the State including publicly owned utilities, investor-owned utilities, electricity service providers, and community choice aggregators. All of these entities must adopt the RPS goals of 20% of retail sales from renewables by the end of 2013, 25% by the end of 2016, and 33% by the end of 2020. As with the rest of the Subarea 29 Specific Plan area, the proposed Project would receive electricity from SCE. SCE is required by law to comply with RPS Goals. Therefore, the proposed Project would not interfere with nor obstruct implementation of the RPS.

The proposed Project would also comply with the requirements of the City's Climate Action Plan (CAP), which is addressed under the Greenhouse Gas Emissions section of this document. Compliance with the CAP would be achieved through the implementation of an array of project design features that would conserve or reduce energy use, (i.e., improved insulation, water use reduction, use of recycled water, solar energy, etc.).

Therefore, the proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and this impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**7. GEOLOGY & SOILS**. Would the project:

**a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

**i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the Specific Plan area, including the Project site, is located outside the Fault Rupture Hazard Zone (formerly Alquist-Priolo Zone) and there would no impacts related to rupture of a known earthquake fault. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Therefore, no impacts associated with rupture of a known earthquake fault would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No

changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**ii) Strong seismic ground shaking?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan could expose people or structures to seismic hazards; however, with implementation of mitigation this impact would be less than significant. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and the underlying geologic conditions at the Project site remain the same. As identified in the Final EIR, all construction would be conducted in compliance with the Uniform Building Code (UBC), the Ontario Municipal Code, TOP and all other ordinances adopted by the City related to construction and safety. Further, as required, the previous grading activities at the Project site (Planning Area 27) were subject to observation and testing. It was concluded that rough grading was performed in general accordance with the recommendations presented in the geotechnical reports and field, and Planning Area 27 is acceptable from a geotechnical standpoint (Leighton and Associates, 2019). Further, MM Geo 4 from the Subarea 29 Specific Plan Final EIR requires that a project-specific geotechnical investigation be prepared prior to issuance of building permits and the recommendations be incorporated during project design and grading. MM Geo 4, which is presented under the discussion of "Earlier Analysis" at the end of this document, is applicable to the proposed Project. This impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**iii) Seismic-related ground failure, including liquefaction?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that due to the consistency of the underlying soils and the deep groundwater levels, the potential for seismic-induced liquefaction was less than significant. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and the potential for seismic-induced liquefaction remains the same (less significant). Further, as identified above, based on observations and testing during grading, Planning Area 27 is acceptable from a geotechnical standpoint (Leighton and Associates, 2019). Therefore, this impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**iv) Landslides?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the topography of the Specific Plan area is virtually flat, and the potential for landslides is considered not significant. The Project site has been graded and the terrain remains level. No impacts related to seismically induced landslides would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Result in substantial soil erosion or the loss of topsoil?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan could alter site topography, which could affect the rate or extent of erosion; however, with implementation of mitigation measures this impact would be less than significant. The Project site has been graded and remains vacant with exposed soil. Compliance with applicable regulations, including implementation of erosion control and dust reduction measures required by the Stormwater Pollution Prevention Plan (SWPPP), review of grading plans by the City Engineer, and obtaining required permits (refer to MM Geo 1, which is presented under the discussion of "Earlier Analysis" at the end of this document), ensure that erosion impacts are less than significant, and. Under the developed condition, and with adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES) requirements and the Environmental Resource Element of the Policy Plan (General Plan) strategies, and compliance with the UBC and Ontario Municipal code requirements the potential for erosion would be reduced to a less than significant level.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would locate structures on soils that are considered potentially unstable and prone to settlement and corrosion; however, with implementation of mitigation measures this impact would be less than significant. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and the underlying geologic conditions at the Project site remain the same. As required, the previous grading activities at the Project site (Planning Area 27) were subject to observation and testing. It was concluded that rough grading was performed in general accordance with the recommendations presented in the geotechnical reports and field, and Planning Area 27 is acceptable from a geotechnical standpoint (Leighton and Associates, 2019). Further, implementation of TOP strategies, adherence to requirements outlined in the Uniform Building Code and Ontario Municipal code, and implementation of MM Geo 2 and MM Geo 4, which require further geotechnical evaluation of on-site soils prior to development, would ensure that impacts remain less than significant. MM Geo 2 and MM Geo 4 are presented under the discussion of "Earlier Analysis" at the end of this document.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would locate structures on soils characterized by their sandy texture and inability to hold moisture. Therefore, the potential for expansive soils was determined to be less than significant. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and the underlying geologic conditions at the Project site remain the same. Further, as required, the previous grading activities at the Project site (Planning Area 27) were subject to observation and testing. It was concluded that rough grading was performed in general accordance with the recommendations presented in the geotechnical reports

and field, and Planning Area 27 is acceptable from a geotechnical standpoint (Leighton and Associates, 2019). This impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would involve the removal of existing septic tanks, and a complete sewer system would be installed that does not require the use of septic tanks. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, and the proposed residential uses would be connected to sewer lines that have been installed to serve the Specific Plan area. There would no use of septic systems or alternative wastewater treatment systems and no impact would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that earth-disturbing activities associated with the implementation of the Specific Plan could potentially disturb or damage undocumented paleontological resources; however, with implementation of MM Cultural 3, this impact would be less than significant. The Project site has been graded, and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. No paleontological resources were encountered during previous grading activities, which were conducted in compliance with the requirements outlined in the *Paleontological Resources Monitoring and Treatment Plan* established for the Subarea 28 Specific Plan. No impacts to paleontological resources are expected to occur during remaining construction activities, which would occur in previously disturbed soils. However, in the unlikely event paleontological resources are encountered, applicable requirements outlined in MM Cultural 3 would be followed and impacts would remain less than significant. MM Cultural 3 is presented under the discussion of "Earlier Analysis" at the end of this document.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

## 8. GREENHOUSE GAS EMISSIONS.

The State of California enacted Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, after certification of the Subarea 29 Specific Plan Final EIR, and, as a result, increased attention has been paid to the impact of GHG emissions. The California Natural Resources Agency (CNRA) in 2010, adopted amendments to the CEQA Guidelines in a new Section 15064.4 entitled "Determining the Significance of Impacts from Greenhouse Gas Emissions", which require evaluation of GHG emissions. Therefore, GHG emissions were not specifically identified as such in the Subarea 29 Specific Plan Final EIR analyses. However, as described in the following paragraphs, courts have ruled

that there is no requirement to address GHG emissions in an Addendum to an EIR that was completed prior to the adopted CEQA amendments. "Information on the effect of greenhouse gas emissions on climate change" does not constitute "new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the IS / MND was adopted." (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego* [2011] 196 Cal. App. 4th 515, 531–532 [rejecting claim that such information triggered the need for a supplemental EIR, and explaining that such information was known "long before the City approved the 1994 EIR" at issue]). Further, the impact of buildout of TOP on the environment due to the emission of GHG emissions was analyzed in the TOP Final EIR. As previously discussed, the proposed buildout of the Subarea 29 Specific Plan was previously analyzed in TOP Final EIR, which was certified by the City.

Would the project:

**a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Discussion of Effects: Limiting GHG emissions to combat climate change has been a governmental goal since the late 1970s. As explained by the United States Supreme Court in *Massachusetts v. EPA (2007) 549 U.S. 497*: "In the late 1970s, the Federal Government began devoting serious attention to the possibility that carbon dioxide emissions associated with human activity could provoke climate change. In 1978, Congress enacted the National Climate Program Act, 92 Stat. 601, which required the President to establish a program to "assist the Nation and the world to understand and respond to natural and man-induced climate processes and their implications". In 1987, Congress enacted the Global Climate Protection Act for the purpose of "establish[ing] a national climate program that will assist the Nation and the world to understand and respond to natural and man-induced climate processes and their implications" (15 *United States Code* [USC] 2902). The act required the establishment of various programs to further climate change research (15 USC 2904[d]).

In 1988, the United Nations created the Intergovernmental Panel on Climate Change (IPCC) to provide scientific information regarding climate change to policymakers. In 1992, 154 nations, including the United States, entered into the United Nations Framework Convention on Climate Change (UNFCCC), a nonbinding agreement under which industrialized countries pledged to work to reduce GHG emissions. Five years later, in 1997, the parties to the UNFCCC adopted the Kyoto Protocol, which set binding GHG reduction targets for 37 industrialized countries and the European Community, with the objective of reducing their collective emissions by 5% below 1990 levels during the "commitment period" of 2008–2012.

As noted by the court in *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (supra, 196 Cal. App. 4th 515), by 1990, the potential impacts of GHG emissions were already the subject of litigation, with the "Natural Resources Defense Council (NRDC) argu[ing that an] "increase in fossil fuel combustion … will … lead to a global increase in temperatures, causing a rise in sea level and a decrease in snow cover that would damage the shoreline, forests, and agriculture of California." (Id. at 531, quoting *City of Los Angeles v. National Highway Traffic Safety Administration* [D.C. Cir. 1990] 286 U.S. App.D.C. 78.)

Thus, by the 1990s, California's local governmental agencies were well aware of the importance of monitoring and limiting GHG emissions when approving projects. Since GHG impacts were known at the time that the Subarea 29 Specific Plan Final EIR was conducted, information regarding the proposed Project's potential to impact climate change does not constitute "new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time . . . the IS / MND was adopted". Accordingly, the inclusion of GHG impacts as a requirement of CEQA analysis does not trigger the need for any further environmental review. (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego* [supra, 196 Cal. App. 4th at 531–532]). Notwithstanding this conclusion, the discussion below addresses the analysis of the proposed Project included in TOP Final EIR.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. With the

proposed Specific Plan Amendment, the total number of units allowed in the Subarea 29 Specific Plan area would increase from 2,392 dwelling units to 2,418 units, which is less than the 2,700 residential unit development capacity established by TOP Policy Plan (General Plan) for the Subarea 29 Specific Plan area. Therefore, the Project site was previously analyzed by the Certified TOP EIR as a residential use that may have an impact on the environment at buildout of The Ontario Plan due to the emission of GHGs. According to TOP Final EIR, this impact would be significant and unavoidable (Re-circulated Portions of the Ontario Plan Draft Environmental Impact Report, p. 2-118.) TOP Final EIR was certified by the City on January 27, 2010, at which time a statement of overriding considerations was also adopted for The Ontario Plan's significant and unavoidable impacts, including that concerning the emission of GHGs.

Implementation of the proposed Project would not create significantly greater impacts than were identified in the Certified TOP EIR. The proposed Project includes a sample GHG Reduction Measures Screening Threshold Table, which provides guidance in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The analysis, methodology, and significance determination (thresholds) are based upon the City's Climate Action Plan (CAP), which includes GHG emission inventories (2008 and 2020 forecasts), a year 2020 emission reduction target, the goals and policies to reach the target, together with the Addendum prepared for the CAP. The Screening Table assigns points for each option incorporated into a project as mitigation or a project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. The point levels are based upon improvements compared to 2008 emission levels of efficiency. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the City's CAP. As such, those projects that garner a total of 100 points or greater would not require quantification of project specific GHG emissions. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions. Future development on the Project site will be required to meet or exceed the minimum 100 points; therefore, quantification of Project-specific GHG emissions is not required.

Additionally, pursuant to Public Resources Code Section 21083.3, this impact need not be analyzed further, because (1) the proposed Project would result in an impact that was previously analyzed in the Certified TOP Final EIR; (2) the proposed Project would not result in any greenhouse gas impacts that were not addressed in the Certified EIR; (3) the proposed Project is consistent with The Ontario Plan. The proposed impacts of the Project were already analyzed in the Certified TOP Final EIR and the Project would be built to current energy efficient standards. Potential impacts of project implementation would be less than significant with mitigation already required under the Certified TOP Final EIR and, CAP Screening Tables, and current energy efficiency standards. No changes or additions to the Certified TOP Final EIR analyses are necessary.

Mitigation: No new mitigation measures required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP Final EIR. No changes or additions to Certified TOP Final EIR analyses are necessary. The mitigation measures adopted as part of Certified TOP Final EIR adequately address any potential significant impacts and there is no need for any additional mitigation measures. The City has reviewed the emission reduction measures and concepts in TOP Final EIR, and has determined that the following actions apply and shall be undertaken by the applicant in connection with the proposed Project: energy efficient design, efficient irrigation systems, and compliance with Title 24 of the California Code of Regulations.

**b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Discussion of Effects: The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. With the proposed Specific Plan Amendment, the total number of units allowed in the Subarea 29 Specific Plan area would increase from 2,392 dwelling units to 2,418 units, which

is less than the 2,700 residential unit development capacity established by TOP Policy Plan (General Plan) for the Subarea 29 Specific Plan area.

The proposed Project is consistent with TOP Goal ER 4 of improving air quality by, among other things, implementation of Policy ER4-3, regarding the reduction of GHG emissions in accordance with regional, state and federal regulations. As discussed above, the proposed Project is also consistent with the City's CAP. Further, the proposed Project is consistent with the policies outlined in Section 5.6.4 of TOP Final EIR, which aims to reduce the City's contribution of greenhouse gas emissions at build-out by 15%, because the proposed Project is upholding the applicable City's adopted mitigation measures from the TOP Final EIR. Therefore, the proposed Project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. This impact is less than significant.

Mitigation Required: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**9. HAZARDS & HAZARDOUS MATERIALS.** Would the project:

**a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that implementation of the proposed residential and retail uses would not generate hazardous materials other than those typically associated with household products, and there would be no transport of non-construction related hazardous materials to or from the Specific Plan area. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would be no new uses proposed and the Proposed Project would not involve the transport, use or disposal of hazardous materials during either construction or operation. Therefore, no adverse impacts are anticipated and this impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that if known and unknown hazardous materials/situations within the Specific Plan area are not mitigated, current and future residents could be exposed to hazards or hazardous materials (e.g., asbestos and lead from building materials and paints in older structures, pesticides from past agricultural uses, or petroleum products used or leaked on the site), resulting in a potentially significant impact. However, this impact would be less than significant with implementation of mitigation measures. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, the Project site has already been graded, and mitigation measures outlined in the Subarea 29 Specific Plan Final EIR for pre-demolition and grading activities have been completed. There are no new uses proposed and development the proposed residential uses would not expose the public or the environment to a significant hazard through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. In the unlikely event of an accident, implementation of the strategies included in TOP would decrease the

potential for health and safety risks from hazardous materials, Further, MM Haz 4 from the Subarea 29 Specific Plan Final EIR, which is presented under the discussion of "Earlier Analysis" at the end of this document, identifies actions to take if material that is believed to be hazardous waste is discovered during construction, ensuring the impact remains less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the Specific Plan area was more than one-mile from the Phoenix High School (Corona-Norco Unified School District [CNUSD]) and Colony High School (Chaffey Joint Union High School District [CJUHSD]), but within one-quarter mile of the proposed elementary school within the Specific Plan area. Therefore, while the proposed uses would not involve hazardous emissions or handling of acutely hazardous materials, future students could be exposed to possible safety hazards associated with hazardous emissions or hazardous material handling in proximity to a school resulting in a potentially significant impact. However, this impact was considered less than significant with implementation of mitigation measures.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, the Project site has already been graded, and mitigation measures outlined in the Subarea 29 Specific Plan Final EIR for pre-demolition and grading activities have been completed. The Project site is 0.2-mile from the proposed elementary school; however, there are no new uses proposed and development the proposed residential uses would not involve hazardous emissions or handling of acutely hazardous materials. This impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Discussion of Effects: he Subarea 29 Specific Plan Final EIR analysis concluded that Specific Plan area was not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 (Cortese List), and none of the sites identified in the Phase I Environmental Site Assessment conducted during preparation of the Final EIR represent an environmental concern for proposed uses. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, and the Project site has already been graded. Further, based on review of the current California Department of Toxic Substances Control (DTSC) current Cortese List, the Project site is not listed on the hazardous materials site compiled pursuant to Government Code Section 65962.5 (DTSC, 2021). Therefore, no impact would occur.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that the Specific Plan area is within the Airport Influence Area (AIA) for the Chino Airport resulting in a potentially significant impact. However, because planned land uses would be consistent with those allowed in the applicable airport safety zones, building heights would not exceed applicable height requirements related to airport safety (refer to MM Haz 8), and buyers would be notified of proximity to the airport (refer to MM Haz 9), proposed development in the Specific Plan area would not result in a safety hazard or excessive noise related to proximity to the Chino Airport. MM Haz 8 and MM Haz 9 are presented under the discussion of "Earlier Analysis" at the end of this document.

The Subarea 29 Specific Plan area is located within the Chino ALUCP Compatibility Zone D (refer to Exhibit C – Airport Influence Areas) that requires: (1) 10% of the area be set aside as Open Land for the purpose of serving as emergency landing areas; (2) residential density be either higher than 5.0 dwelling units per acre or have an average parcel size of less than 0.2 acres (8,712 SF); (3) limits the maximum building height to 70 feet; and (4) recording of an Overflight Notification on the Property Deed and Title and provision of a Real Estate Transaction Disclosure. The impacts of the Chino Airport were analyzed in the TOP Final EIR, which was certified by the City on January 27, 2010, at which time mitigation measures were adopted for TOP, including those concerning the impacts related to the Chino Airport. Consistent with all development in the City, development at the Project site would be required to be consistent with the Chino ALUCP. Impacts related to the Chino Airport would be less than significant.

The Subarea 29 Specific Plan area is also located within the Airport Influence Area of the Ontario International Airport (ONT) (refer to Exhibit C) and is subject to the ONT Airport Land Use Compatibility Plan (ALUCP), which was adopted by the Ontario City Council on in April 2011 (Ontario, 2011), after certification of the TOP Final EIR. Policy Map 2-2: Safety Zones of the ONT ALUCP identifies the geographic locations of Safety Zones; the proposed Project is located outside the established Safety Zones and would not result in safety hazards for people residing at the Project. The proposed Project was also evaluated for hazards to aircraft in flight utilizing by Policy Map 2-4: Airspace Obstruction Zones of the ONT ALUCP, which identifies height restrictions of proposed structures or buildings. While portions of the Subarea 29 Specific Plan area are subject to height restrictions (greater than 200 feet); the Project site (Planning Area 27) is not. However, as further discussed in the Noise section of this Addendum, in compliance with ONT ALUCP's Overflight Policy O2, a Real Estate Transaction Disclosure is required for all development at the Project site.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded proposed that the Specific Plan, and all tracts within it, would be designed to meet Fire Department emergency access requirements and would not interfere in any way with emergency evacuation or response plans. The City's Safety Element, as contained within TOP, includes policies and procedures to be administered in the event of a disaster. TOP seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to, and recover from every day and disaster emergencies. As required, the proposed Project would comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access, resulting in a less than significant impact.

Mitigation: None required. The proposed Project would not result in any new, substantially more

severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**g. Expose people or structures to a significant risk of loss, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that wildland fires do not pose a threat to the Specific Plan area. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan EIR, and not located in or near wildlands. Therefore, no impact would occur.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**10. HYDROLOGY & WATER QUALITY.** Would the project:

**a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan could violate quality standards and/or waste discharge requirements; however, with implementation of mitigation measures and adherence to statewide NPDES General Industrial Activities Stormwater Permit, the San Bernardino County Area-Wide Urban Runoff Permit (MS4 permit) and the City of Ontario's Municipal Code (Section 6, Title 6), potential impacts to surface water quality would be less than significant. Cumulative impact to surface water quality were determined to be significant and unavoidable due to impaired receiving waters. The Final EIR analysis also concluded that groundwater quality would be improved within the Chino II Groundwater Sub-basin because the agricultural uses that cause high levels of nitrates in the drinking water supply would be eliminated with implementation of the Subarea 29 Specific Plan.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The proposed Project would not involve any construction activities or new uses, and would be required to comply with applicable water quality regulations (refer to Final EIR MM, Hydro 1, MM Hydro 2, and MM Hydro 6, which are presented under the discussion of "Earlier Analysis" at the end of this document). Further, all Priority Land Use (PLU) areas within the Specific Plan 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 County Area-Wide MS4 Permit. Drainage from the PLU shall be designed with conveyance tributary to a certified full trash capture device approved by the SWRCB. Therefore, impacts would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that implementation of the Specific Plan would further the ground water management objectives for the Chino Basin by limiting recharge into the southern portion of the basin, since the development of the Chino Basin management program anticipated the cumulative impacts of urbanization of the Chino Basin and consequent conversion of agricultural land use (e.g., diminished agricultural ground water extraction and projected need to increase ground water pumping by desalters), no significant individual or cumulative negative impacts to aquifer volume or the ground water table were expected to occur. Nevertheless, MM Hydro 5 is included in the Subarea 29 Specific Plan Final EIR and requires application of measures to conserve water and enhance ground water recharge. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, would not involve any construction activities or new uses beyond that anticipated in the Subarea 29 Specific Plan Final EIR, and would be required to implement Final EIR MM Hydro 5, which is presented under the discussion of "Earlier Analysis" at the end of this document. Therefore, impacts would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

**i) result in substantial erosion or siltation on- or off-site;**

**ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**

**iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**

**iv) impede or redirect flood flows?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis identified that no streams or streambeds are present within the Specific Plan area. The Final EIR concluded that implementation of the Specific Plan could alter the drainage patterns of the site and in a manner that could create substantial flooding, erosion, or siltation on or off-site. However, with implementation of the on-site storm drain system, and required Subarea 29 Specific Plan Final EIR mitigation measures, which include requirement requirements to adhere to applicant regulations, as discussed above, impacts would be less than significant.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, would not involve any construction activities or new uses beyond that anticipated in the Subarea 29 Specific Plan Final EIR. Therefore, with implementation of an on-site storm drain system, which would connect to existing storm drain facilities constructed in accordance with the master drainage plan, as required by the Specific Plan, the amount and rate of runoff from the Project site would be the same as that anticipated in the Subarea 29 Specific Plan under post-

development conditions and impacts related to potential flooding and storm drain capacity would be less than significant.

As required by MM Hydro 1 and MM Hydro 2 from the Subarea 29 Specific Plan Final EIR, the proposed Project would be constructed in compliance with applicable regulations to minimize water quality impacts during construction and potential development, including from erosion, and impacts related to erosion and polluted runoff would be less than significant. MM Hydro 1 and MM Hydro 2 are presented under the discussion of "Earlier Analysis" at the end of this document

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that no structures within the Specific Plan area would be placed within a 100-year flood, and the Specific Plan area is not in proximity to a large body of water or the ocean, so the threat of an earthquake-induced seiche or tsunami would not occur. Figure 5.9-2, Flood Hazard Areas, of TOP Final EIR indicates that the Specific Plan are is within the San Antonio Creek dam failure inundation area; however, TOP Final EIR concludes that because the likelihood of catastrophic failure of the San Antonio Dam is very low and the City is prepared in the event of such failure, impacts are considered less than significant. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and TOP Final EIR and would also have no impacts or less than related to the risk of pollutant release from inundation of the Project site from seiche, tsunami or dam failure. Based on review of the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer (NFHL) Viewer, the Project site is not located within a 100-year flood hazard area; the Project site is located within FEMA Zone X, a minimal flood hazard area (FEMA, 2021). Therefore, the Project would also have a less than significant impact related to the risk of pollutant release from flood inundation.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

Discussion of Effects: As identified in the Subarea 29 Specific Plan Final EIR, the Specific Plan area is subject the requirements of the Water Quality Management Plan of the Santa Ana River Basin (Basin Plan), and overlies the Chino Groundwater Basin. As previously discussed, the Subarea 29 Specific Plan Final EIR analysis concluded that with adherence to applicable water quality regulations, as required by mitigation measures in the Subarea 29 Specific Plan Final EIR, water quality and groundwater impacts would be less than significant, and the Project would not conflict with the Basin Plan.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The proposed Project would not involve any construction activities or new uses, and would be required to comply with applicable water quality regulations (refer to Final EIR MM Hydro 1, MM Hydro 2, and MM Hydro 6 presented under the discussion of "Earlier Analysis" at the end of this document). Therefore, the Project would comply with the Basin Plan.

On September 16, 2014, subsequent to certification of the Subarea 29 Specific Plan Final EIR and TOP Final EIR, Governor Jerry Brown signed into law the Sustainable Groundwater Management Act (SGMA). The 2014 SGMA requires local public agencies and Groundwater Sustainability Agencies (GSAs) in "high-" and "medium"-priority basins to develop and implement Groundwater Sustainability Plans (GSPs) or Alternatives to GSPs. GSPs are detailed road maps for how groundwater basins will reach long-term sustainability. The California Department of Water Resources (DWR) currently categorizes the Chino Groundwater Basins as "very low" priority. Therefore, the Chino Groundwater Basins is not subject to the requirements of the SGMA (DWR, 2021). Accordingly, the proposed Project would no conflict with or obstruct implementation of a sustainable groundwater management plan.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**11. LAND USE & PLANNING.** Would the project:

**a. Physically divide an established community?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the Specific Plan area was not located within a "community" and all major circulation routes would be maintained through the Specific Plan area; therefore, the proposed development would not physically divide and established community, and no impact would result. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, and is surrounded by existing residential development implemented in compliance with the Subarea 29 Specific Plan, TOP, and Eastvale General Plan. The proposed Project would involve development of residential uses consistent with the Subarea 29 Specific Plan and TOP, and would not divide an established community. No impact would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that proposed development would comply within the Specific Plan area with the land use designations and the land use policies in the General Plan Amendment for the NMC, and would comply with the requirements established in the Subarea 29 Specific Plan, resulting in a less than significant impact related to land use policies.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. However, the proposed Project would not require a change in the Specific Plan land use designation (Cluster Homes – 7-14 du/ac) or TOP land use designation (Low Density Residential [2.1 – 5 du/ac]). Further, the proposed Project would be designed to be consistent with the development regulations of the Subarea 29 Specific Plan. The proposed increase in residential units at the Project site, which was previously graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and TOP Final EIR, would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and

this impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**12. MINERAL RESOURCES.** Would the project:

**a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that the Specific Plan area does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, there are no known mines on or near the Specific Plan area, and no impacts to known mineral resources would result. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and does not contain any mineral resources. Therefore, no impacts would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that the Specific Plan area is not located within an area of locally important mineral resource recovery delineated in any plans. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and is not located within an area that has been classified or designated as a mineral resource recovery site in the TOP, Subarea 29 Specific Plan or other land use plan. Therefore, no impacts would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**13. NOISE.** Would the project result in:

**a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that implementation of the Specific Plan would result in project-level noise impacts during construction and operation; however, these impacts would be reduced to less than significant levels with implementation of mitigation measures. The Subarea 29 Specific Plan Final EIR analysis concluded that cumulative traffic-related noise impacts were determined to be significant and unavoidable. The TOP Final EIR concluded that build-out of the uses anticipated by TOP, which includes development in the Subarea 29 Specific Plan area, would result in significant and unavoidable traffic-related noise impacts and noise and vibration impacts to sensitive receptors during construction.

With respect to construction emissions, the types of construction activities and construction equipment that would be used for construction in Planning Area 27 would be the same as that evaluated in the Subarea 29 Specific Plan Final EIR. Additionally, the Project site is entirely within

the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The mass grading for the Project site, which uses larger equipment and generates higher noise levels than other construction activities) has been completed; finish grading activities and building construction would be conducted as part of the proposed Project. Construction activities would be subject to the mitigation measures outlined in the Subarea 29 Specific Plan Final EIR, which require that construction activities comply with the City of Ontario noise ordinance that restricts the days and hours of construction activities (MM Noi 1), and that construction staging area not be located within 150 feet of existing sensitive receptors and construction equipment be fitted with properly operating and maintained mufflers (MM Noi 2). Construction-related noise impacts would be less than significant. MM Noi 1 and MM Noi 2 are presented under the discussion of "Earlier Analysis" at the end of this document.

With respect to operations, the Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. However, the overall number of dwelling units in the Specific Plan area with the proposed Specific Plan Amendment (2,418 dwelling units), would not exceed the number of units anticipated in TOP for the Specific Plan area (2,700 units). The noise sources associated with the proposed residential uses would be the same as that anticipated in the Subarea 29 Specific Plan Final EIR and TOP Final EIR at the Project site and with adherence to the City's Noise Ordinance would be less than significant. As required by MM Noi 7, architectural plans would be submitted to the City for an acoustical plan check prior to the issuance of building permits to assure that interior noise level requirements are met. MM Noi 7 is presented under the discussion of "Earlier Analysis" at the end of this document.

The increase in 26 dwelling units at the Project site would result in a net increase of approximately 168 trips (increase from 450 daily trips to 618 daily trips) compared to the number of trips anticipated in the traffic analysis and associated noise analysis in the Subarea 29 Specific Plan Final EIR, and would be within the trip generation anticipated in the traffic-related noise analysis in the TOP Final EIR. The circulation system for the Specific Plan area would not change with the proposed Project and the trip distribution would be the same; the additional daily vehicular trips generated by the proposed Project would be distributed along various roadways. A doubling of traffic volumes is required to increase average traffic noise levels by 3 dBA, a change which is barely discernable to human hearing. The increase of 168 daily trips would not double the traffic generated by residential uses at the Project site and would not double the daily trips on any roadway segment. Therefore, the proposed increase in units associated with proposed Project would not represent a significant noise impact or substantial increase in traffic-related noise impacts compared to that evaluated in the Subarea 29 Specific Plan Final EIR and TOP Final EIR. Further, soundwalls required by MM Noi 3 through MM Noi 6 from the Subarea 29 Specific Plan Final EIR to address traffic-related noise impacts have been or will be implemented by the Project Applicant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, or TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**b. Generation of excessive groundborne vibration or groundborne noise levels?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that proposed uses in the Specific Plan area would not generate excessive groundborne vibrations or groundborne noise levels during normal operations. The Final EIR also concluded that during construction, groundborne vibrations may be generated infrequently by use of heavy construction equipment. However, this type of vibration would be temporary and infrequent. Therefore, this impact is considered less than significant and no mitigation measures are required. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The operations

associated with residential uses at the Project site would be the same as evaluated in the Subarea 29 Specific Plan Final EIR and would not generate excessive groundborne vibration or noise. Further, the Project site was previously graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The construction activities associated with the proposed Project would be the same as those evaluated in the Subarea 29 Specific Plan Final EIR and would also be considered less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, or TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the Specific Plan area is located outside the 65 dBA CNEL contour line of ONT and the Chino Airport airports and people residing and working in the Specific Plan area would not be exposed to excessive noise levels from airport operations.

The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Based on review of Policy Map 2-3: Noise Impact Zones, of the ONT ALUCP, the Project site (Planning Area 27) is not located within a noise impact zone for the ONT; therefore, the proposed Project would not expose people residing at the Project site to excessive noise levels from airport operations and this impact would be less than significant. However, based on review of Policy Map 2-5: Overflight Notification Zones, and as presented in the Land Use Element (Exhibit LU-01 Official Land Use Plan) of TOP Policy Plan (General Plan), the entire City of Ontario, including the Project site, is within the area subject to Real Estate Transaction Disclosure policies.

The Project site is also located within the Chino ALUCP Compatibility Zone D that requires residential developments to record an Overflight Notification on the Property Deed and Title and provide a Real Estate Transaction Disclosure. The Project site underlies the Chino Airport traffic pattern, but is outside of the area that would be subject to average exterior noise levels of 55 CNEL under the ultimate airport development conditions. Therefore, no special noise attenuation measures are required for future residential development. Since the Project site is located outside of the noise impact zone, the proposed Project would not expose people residing at the Project site to excessive noise levels from airport operations and impacts would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, or TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

However, in compliance with ONT ALUCP's Overflight Policy O2, a Real Estate Transaction Disclosure is required for all development at the Project site. State Law (Business and Professions Code Section 11010) provides the following disclosure language:

> NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

The Project site is located within the Chino ALUCP Compatibility Zone D that requires residential developments to record an Overflight Notification on the Property Deed and Title and provide a

Real Estate Transaction Disclosure.

**14. POPULATION & HOUSING.** Would the project:

**a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that growth associated with implementation of the Subarea 29 Specific Plan would be consistent with regional growth forecasts and regional jobs/housing balance projections, and impacts would be less than significant.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. However, the overall number of dwelling units in the Specific Plan area with the proposed Specific Plan Amendment (2,418 dwelling units), would not exceed the number of units anticipated in TOP for the Specific Plan area (2,700 units). The California Department of Finance (DOF) estimates that in January 2020, the City of Ontario had an estimated population of 182,871 residents, with approximately 3.69 persons per household (DOF, 2020a). Therefore, the increase in 26 units resulting from the proposed Project would represent an increase in population of approximately 100 residents, a negligible increase (0.05%) in the existing City population. Additionally, this represents growth that was planned and anticipated in the TOP, and would not represent substantial unplanned growth in the area. Further, the Project would not include any new roadways or infrastructure that would indirectly increase population growth in the area. This impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, or TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would result in replacement of existing dairies, agriculture fields, fields and nursery with residential uses. As a result, less than significant impacts related to the displacement of housing and population would occur. The Project site was previously graded and is currently vacant. The proposed Project would not result in the displacement of people or housing and no impact would occur.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**15. PUBLIC SERVICES.** Would the project:

**a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

**i) Fire protection?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would add residential uses to the area and would increase

demands upon fire protection; however, with implementation of mitigation measures and adherence to applicable regulations, impacts would be reduced to a less than significant level. The Ontario Fire Department currently provides fire and Emergency Medical Services to the Specific Plan area, including the Project site from Fire Station No. 6 located northeast of the Project site, at 2931 E. Philadelphia Street. A fire station in under construction approximately one-mile northwest of the Project site on the west side of Archibald Avenue within the Parkside Specific Plan area; it is anticipated that construction of this first station will be complete at the end of this year (2021), prior to occupation of residential uses at the Project site. The proposed Project would increase the number of residential units to be constructed at the Project site and would have an associated increase in the population within the Specific Plan area. Therefore, the proposed Project would increase the demand for fire protection services. However, the payment of Development Impact Fees from Subarea 29 will help fund construction of this station (refer to MM Serv 8 presented under the discussion of "Earlier Analysis" at the end of this document). When completed, response time from Station No. 9 will be within the current Fire Department Emergency Response Guideline and the proposed Project would not result in the need for new or physically altered fire protection facilities that would cause a physical environmental impact. Further, the proposed Project would implement mitigation measures to reduce fire hazards (MM Serv 1 through MM Serve 6), which include adherence to regulations for access, building materials, fire flow, etc. Impacts related to fire protection services would be less than significant. MM Serv 1 through MM Serve 6 are presented under the discussion of "Earlier Analysis" at the end of this document.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**ii) Police protection?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would add residential uses to the area and would increase demands upon police protection; however, the impacts would be less than significant. Police services will be provided by the Ontario Police Department. Since police services are based upon per capita service levels, the proposed Project, which would increase the residential population at the Project site, would require an incremental increase in police services to maintain required service levels. The City's development review process and building permit plan check processes include review by the City's Police Department to ensure incorporation of defensible space concepts in site design and construction. Property taxes and City fees support the general fund to help offset the cost of additional personnel. MM Serv 8 presented under the discussion of "Earlier Analysis" at the end of this document requires the payment of applicable fees for police services. Since response time for police service is not based on proximity to the station and since the new main station is close to the project site, no adverse physical impacts associated with the need for, or provision of, new or physically altered police facilities would result from the project. Therefore, impacts to police protection are considered less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**iii) Schools?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that with adherence to regulations requiring payment of school fees, impacts to school services would be less than significant. The proposed Project would increase the number of dwelling units at the Project site; however, as with all development in the City, the payment of required school fees would reduce this impact to a less than significant level (refer to MM Serv 9 presented under the discussion of "Earlier Analysis" at the end of this document).

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**iv) Parks?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that with the provision of parkland or payment of in-lieu park fees, impacts to related to park services would be less than significant. The Quimby Act requires local jurisdictions with parks responsibilities to provide parks and recreation opportunities through the receipt of fees or the acceptance of facilities/land. Each tract within the Specific Plan area could either provide adequate local park facilities or pay fees to the City in lieu thereof or some combination of both approaches for a total of 24 acres within the Specific Plan (refer to MM Serv 10 presented under the discussion of "Earlier Analysis" at the end of this document). With adherence to park requirements for the additional residential units associated with the proposed Project, impacts related to park services would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**v) Other public facilities?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that impacts to other existing public facilities (i.e., libraries) would be less than significant with payment of the City's library development impact fee. The increased demand for library services associated with the increase in population resulting from the proposed Project would be addressed through payment of the required development impact fee (refer to MM Serv 8 presented under the discussion of "Earlier Analysis" at the end of this document). Because libraries need enough people within a geographic area to warrant their construction, the fees are considered adequate mitigation and the construction of new library facilities is not required. Impacts to library services would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**16. RECREATION.** Would the project:

**a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that if parks within the Specific Plan are built out based on the population-based service criteria, as required, potential impacts related to increase use of existing parks would be less than significant. The Subarea 29 Specific Plan includes a network of paseos, parks and bicycle trails. Notably, at buildout the Specific Plan includes two neighborhood parks, a recreational area, mini-parks, and a 10-acre elementary school site. The nearest regional park to the Project site is the Santa Ana River Wildlife Area and the Prado Regional Park to the south. Due to the proximity of the Project site to these large recreational areas, they may get some use by the Project residents, but these regional facilities are designed to serve this region. Regional parks would be built out over time to serve the region. Existing local park facilities in the area could experience accelerated deterioration due to the additional residents resulting from the proposed Project. However, as concluded in the Subarea 29 Specific Plan Final EIR, with the timely implementation of parks based on the population-based service criteria, such potential impacts would be reduced to a less than significant level.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR included evaluation of the physical environmental impacts resulting from implementation of recreational facilities and mitigation measured were identified to reduce these impacts as feasible. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There are no new park or recreational facilities proposed as part of the Project. Therefore, no physical environmental impacts associated with construction of park and recreational facilities would occur beyond that already addressed in the Subarea 29 Specific Plan Final EIR.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**17. TRANSPORTATION/TRAFFIC.** Would the project:

**a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

Discussion of Effects: As discussed under Threshold b, below, pursuant to Senate Bill (SB) 743, the requirement for analyzing congestion impacts for CEQA purposes was eliminated in December 2018. Therefore, this analysis focuses on the consistency of the Project with programs, plans, ordinances, or policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Notwithstanding, it should be noted that an assessment of the trip generation from the proposed Project was conducted by Urban Crossroads. Based on the Trip Generation Assessment, the increase in 26 units within Planning Area 27 associated with proposed Project would generate 168 additional daily trips, with 12 additional AM peak hour trips and 15 additional PM peak hour trips. Although the proposed Project results in a net increase in trips, the net increase is anticipated to be less than 50 peak hour trips. Therefore, the increase in proposed Project trips is nominal and is not anticipated to change the analysis findings and recommendations previously identified in the *Traffic Impact Study Report (Revised) Sub-Area 29 Specific Plan* (August 5, 2005)

included in the Subarea 29 Specific Plan Final EIR (Urban Crossroads, 2020). Further, the total number of units and associated vehicular trip generation would be less than anticipated in TOP and evaluated in TOP Final EIR for the Subarea 29 Specific Plan area (2,700 dwelling units are anticipated in the TOP, compared to 2,418 dwelling units with the proposed Specific Plan Amendment). Further, mitigation measures included in the Subarea 29 Specific Plan Final EIR involving the completion of intersection improvements to address operational deficiencies at intersections have already been implemented. The remaining mitigation is related to the required payment of developer impact fees, which would also would be paid for the proposed Project (refer to MM Trans 7 presented under the discussion of "Earlier Analysis" at the end of this document).

The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would not conflict with a plan, ordinance, or policy addressing circulation system, taking into account all modes of transportation including transit, roadway, and non-vehicular modes of transportation. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The proposed Project does not involve any changes to the Specific Plan related to the circulation system. Merrill Avenue, which forms the northern boundary of the Project site has been constructed to its full width as required by the City and the Subarea 29 Specific Plan, and required bicycle and pedestrian facilities have been provided. Further, a bus stop is planned along Haven Avenue just north of Merrill Avenue and is within walking distance to the Project site, which would facilitate use of transit. Therefore, the proposed Project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

Discussion of Effects: SB 743, approved in 2013 and codified in Public Resources Code Section 21099, changes the way transportation impacts are determined according to CEQA. The Office of Planning and Research (OPR) recommended the use of VMT as the replacement for automobile delay-based LOS for the purposes of determining a significant transportation impact under CEQA. On December 28, 2018, the State approved updates to the CEQA Guidelines, which entailed changes to the thresholds of significance for the evaluation of impacts to transportation. Updates to the CEQA Guidelines included the addition of CEQA Guidelines Section 15064.3, of which Subdivision b establishes criteria for evaluating a project's transportation impacts based on project type and using automobile VMT as the metric. Beginning July 1, 2020, the provisions of CEQA Guidelines Section 15064.3 apply statewide. As identified in Section 15064.3(b)(4) of the CEQA Guidelines, a lead agency has the discretion to choose the most appropriate methodology to evaluate a project's VMT. The City of Ontario adopted its VMT thresholds of significance on June 16, 2020.

The TOP Final EIR traffic analysis did not employ a VMT-based threshold of significance for evaluating traffic impacts, but nonetheless acknowledged that TOP Land Use Plan would exceed SCAG's VMT projections for the City. The GHG section of the Recirculated TOP Draft EIR discusses CARB and SCAG strategies to reduce community VMT. In response to the sole VMT comment on the TOP Final EIR from SCAG, the City noted that while buildout of the City under TOP would increase VMT, implementation of TOP would nonetheless "improve the SANDBAG region's job/housing balance," thus "reduce VMT by shortening commute distances'" and that development pursuant to TOP would be required to implement measures to further "reduce vehicle trips and VMT." (See, e.g., TOP Final EIR, pp. 2-97, 33-12; Recirculated TOP Draft EIR, pp. 2-18, 2-43, 2-84, 2-110.) The TOP Final EIR Air Quality and GHG Analysis likewise necessarily calculated the VMT generated by buildout of the City under TOP in order to determine development-related air pollutant emissions. (See, e.g., Recirculated TOP Draft EIR, pp. 2-1, 2-5,

2-20, 2-21 [explaining traffic data was used to calculate emissions and VMT calculations]; see also Appendix D, [using VMT to calculate project emissions].) Buildout of the City under TOP anticipated development of the Subarea 29 Specific Plan Area with 2,700 units, which exceeds the 2,418 dwelling units currently proposed. Therefore, the VMT generated by Subarea 29 was anticipated in TOP Final EIR.

Information regarding VMT impacts was available at the time the Certified EIR was prepared. The new VMT requirements implemented under the CEQA Guidelines do not relate to a different type of impact, but merely a different way of analyzing transportation impacts. Moreover, as discussed above, the TOP Final EIR both discussed VMT, including the regional goal of reducing per capita VMT and project features intended to reduce VMT. Accordingly, information regarding potential impacts related to VMT not only could have been included in the TOP Final EIR, but to a large extent it already was included.

The adoption of VMT as a new metric for the measurement of transportation impacts under CEQA does not require the preparation of a subsequent or supplemental EIR, because VMT associated with the Subarea 29 Specific Plan does not constitute new significant information requiring additional environmental analysis. An addendum is not required to consider new impact areas added to CEQA after the underlying EIR was certified. See *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320 (adoption of new guidelines for GHG evaluation was not significant new information requiring further CEQA review because GHG emissions were known information and could have been addressed in the original EIR); *Fort Mojave Indian Tribe v. Dept. of Health Servs.* (1995) 38 Cal.App.4th 1574, 1605 (new critical habitat regulation was not significant new information because impacts to the species had already been addressed in original EIR.). As with the adoption of new GHG guidelines discussed above, the adoption of VMT as a metric for analyzing transportation impacts (and corresponding GHG impacts) pursuant to SB 743 is not new information, as VMT-related impacts were knowable and known when the Subarea 29 Specific Plan Final EIR was adopted. Since VMT impacts were known at the time that the Subarea 29 Specific Plan Final EIR was conducted, information regarding the proposed Project's potential VMT-related impacts does not constitute "new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time . . . the IS / MND was adopted". Accordingly, the inclusion of VMT impacts as a requirement of CEQA analysis does not trigger the need for any further environmental review. (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego* [supra, 196 Cal. App. 4th at 531–532]).

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that with the development of residential units, the means of automobile conveyance with relation to design features could be a potential problem. However, with the implementation of traffic mitigation measures, impacts related to design-feature hazards would be less than significant. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The proposed Project does not involve any changes to the Subarea 29 Specific Plan related to the circulation system. Access to the Project site would be provided from Merrill Avenue as anticipated in the Specific Plan, and internal roadways, access driveways, and sight distance would comply with the City design requirements, and roadway standards outlined in the Specific Plan (refer to MM Trans 1 through MM Trans 3 presented under the discussion of "Earlier Analysis" at the end of this document). This impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**d. Result in inadequate emergency access?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that implementation of the Specific Plan would improve emergency access by completing improved road segments in the Specific Plan area, and development would adhere to City of Ontario standard conditions of approval, and permits related to emergency access. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The proposed Project does not involve any changes to the Subarea 29 Specific Plan related to the circulation system or emergency access. Access to the Project site would be provided from Merrill Avenue as anticipated in the Specific Plan, and would comply with applicable requirements for emergency access. This impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**18. Tribal Cultural Resources**. The provisions of Assembly Bill (AB) 52 are not applicable to the proposed Project. AB 52 applies "…only to a project that has a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015." AB 52, which became effective on July 1, 2015, established a consultation process with California Native American tribes, and established Tribal Cultural Resources as a new class of resources to be considered in the determination of project impacts and mitigation under CEQA. AB 52 requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project, if they have requested such notice in writing. The project notification is required prior to the lead agency's release of a Notice of Preparation (NOP) of an EIR or notice of intent to adopt an MND or ND, and is not required for Addendums. However, the analysis of impacts to cultural resources, including prehistoric archaeological sites, resulting from implementation of the Subarea 29 Specific Plan is provided in the Subarea 29 Specific Plan Final EIR (Section III.4, Cultural Resources), as summarized above in Section 5 of this Addendum. The Subarea 29 Specific Plan Final EIR found that implementation of the Specific Plan would result in less than significant impact to archaeological resources.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

**a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**

Discussion of Effects: As discussed in the Cultural Resources section of this Addendum, the Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would not result in the destruction of historical resources and considered the impact less than significant. The Project site has been graded, is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, and is currently vacant. City records do not reflect the presence of a historic resource as defined in CEQA Guideline section 15064.5 at, or in the vicinity of the Project site and no impacts to tribal cultural resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) would result from implementation of the proposed

Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded there is a low potential for adverse environmental impacts to archaeological resources and potential impacts were determined to be less than significant. However, the Final EIR included mitigation outlining actions to take in the unlikely event unknown resources were discovered during grading. The Project site has been graded, and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. No tribal cultural resources were encountered during previous grading activities and no impacts to tribal cultural resources would occur during remaining construction activities, which would occur in previously disturbed soils.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**19. UTILITIES AND SERVICE SYSTEMS**. Would the project:

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

Discussion of Effects: The Subarea 29 Specific Plan identifies the required infrastructure systems necessary to serve the proposed development within the Specific Plan area, and the Subarea 29 Specific Plan Final EIR addressed the utility demands associated with proposed development and potential environmental impacts associated with installation of the required infrastructure. Utility and service system impacts were determined to the less than significant with mitigation. The Final EIR also identified that the Subarea 29 Specific Plan would be one of many projects developed within the NMC, which is only a portion of the Inland Empire Utility Agency's (IEUA) Southern Service Area. The cumulative effects of the IEUA Wastewater Master Plan were evaluated under CEQA in the IEUA Wastewater, Recycled Water and Organics Management Master Plan Program EIR, dated July 3, 2002 (SCH No. 2002011116); this EIR also concluded that impacts would be less than significant with mitigation.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The proposed Project does not involve any changes that would require new or expanded utility infrastructure beyond that already anticipated in the Subarea 29 Specific Plan and evaluated in the associated Final EIR, and on-site utility infrastructure that would serve the Project. Notably, a hydraulic analysis was prepared to address the proposed changes to development at the Project site and to analyze the resulting impact to downstream sewers (including Eastern Trunk Sewer capacity). The *OSS2021-0004 - Subarea 29 Specific Plan Amendment for Park Place Planning Area 27 Sewer Study* (Sewer Study) concluded that there were no capacity deficiencies in the sewer system (AKM Consulting Engineers, 2021). With respect to storm drain facilities, as discussed in the Hydrology and Water Quality section of this Addendum, the increase in residential units would not substantially alter the post-development drainage characteristics of the Project site; therefore, the existing storm

drain system has sufficient capacity to accommodate runoff from the Project site and on-site storm drains would connect to the existing drainage system. Further, MM Util 1 requires that utility infrastructure be constructed to funded to the satisfaction of the City, and MM Util 4 requires that coordination with utilities agencies be conducted to ensure existing utility lines are protected during construction. MM Util 1 and MM Util 4 are presented under the discussion of "Earlier Analysis" at the end of this document. Impacts related to the installation of utility infrastructure necessary to serve the proposed Project would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would generate an additional demand for water; however, there will be sufficient water supply exists to meet the City's existing and planned future uses. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the total number of units would be less than anticipated in TOP (2,700 dwelling units are anticipated in the TOP, compared to 2,418 dwelling units with the proposed Specific Plan Amendment). Buildout of TOP is also anticipated in the *2015 Urban Water Management Plan* (2015 UWMP) prepared by the Ontario Municipal Utilities Company in July 2016 and amended through 2018 (Ontario Municipal Utilities Company, 2018). Pursuant to SB 610 (codified in the California Water Code beginning at Section 10910), the proposed Project does not require preparation of a Project-specific Water Supply Assessment (WSA); a WSA is required for residential projects that meet certain criteria relative to size (i.e., 500 dwelling units or more). Further, MM Util 5 and MM Util 6 presented under the discussion of "Earlier Analysis" at the end of this document require design considerations to reduce water consumption. Impacts to water supplies are considered less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

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

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would be one of many projects developed within the NMC which is only a portion of IEUA's Southern Service Area. As previously discussed, the cumulative effects of the IEUA Wastewater Master Plan were evaluated in the IEUA Wastewater, Recycled Water and Organics Management Master Plan Program EIR and found to be less than significant. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The total number of units would be less than anticipated in TOP and evaluated in TOP Final EIR (2,700 dwelling units are anticipated in the TOP, compared to 2,418 dwelling units with the proposed Specific Plan Amendment).

The Specific Plan area, including the Project site, is served by the City of Ontario sewer system, which has waste treated by the IEUA at the Regional Water Recycling Plant No. 1 (RP)-1 or RP-5.

RP-1 and RP-5 are not at capacity and the proposed Project would not cause these facilities to exceed capacity. Notably, RP-1 is located in the City of Ontario and has undergone several expansions to increase the design hydraulic domestic sewage (wastewater) treatment capacity to 44 million gallons per day (mgd). The plant serves areas of Chino, Fontana, Montclair, Ontario, Rancho Cucamonga, Upland, and solids removed from RP-4, located in Rancho Cucamonga. RP-1 treats an average influent wastewater flow of approximately 28 mgd (IEUA, 2021). The additional wastewater generated by an increase of 26 dwelling units, which are anticipated in TOP, would not exceed the capacity of RP-1 or RP-5 and this impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that implementation of the Specific Plan site would not substantially contribute to the exceedance of the permitted landfill capacity at project-level; however, cumulative impacts were determined to be significant and unavoidable. TOP Final EIR determined that impact related to solid waste generation would be less than significant.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The total number of units would be less than anticipated in TOP and evaluated in TOP Final EIR (2,700 dwelling units are anticipated in the TOP, compared to 2,418 dwelling units with the proposed Specific Plan Amendment). Further, considering the proposed Project's future residents' participation in the source reduction and household hazardous waste programs offered by the City, and which are more stringent then when the Subarea 29 Specific Plan EIR was prepared, the solid waste stream generated by the additional residential uses may be reduced over time. Currently, the City of Ontario contracts with a waste disposal company that transports trash to a landfill with sufficient capacity to handle the City's solid waste disposal needs. Less than significant impacts to the existing landfills are expected.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**e. Comply with federal, state, and local statutes and regulations related to solid waste?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that construction and operation of proposed uses in the Specific Plan area would comply with regulations associated with solid waste and impacts would be less than significant. As with all development in the City and the Specific Plan area, the proposed additional uses within Planning Area 27 would also be required to comply with applicable regulations related to solid waste management, disposal, recycling, etc., and this impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**20. WILDFIRE**. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

**a. Substantially impair an adopted emergency response plan or emergency evacuation plan?**

**b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

**c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Discussion of Effects: Wildfire was added as a new topic in the environmental checklist form in Appendix G of the State Guidelines as part of the CEQA Guidelines updates that were approved in December 2018. However, as discussed in the Hazards and Hazardous Materials section of this Addendum, wildland fires were discussed in the Hazards/Hazardous Materials section of the Subarea 29 Specific Plan Final EIR (Section III.6) and it was determined the Specific Plan area is not subject to wildfires.

The State Responsibility Area (SRA) is the land where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within city boundaries or in federal ownership; therefore, the Project site is not within an SRA. According to the California Department of Forestry and Fire Protection (CalFire), the City of Ontario, including the Project site is not located within a very high fire hazard severity zone (VHFHSZ) (CalFire, 2008). As such, no impacts related to wildfires would occur.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**21. MANDATORY FINDINGS OF SIGNIFICANCE**

**Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Discussion of Effects: The Project site was previously graded, and the proposed Project is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and no natural or sensitive habitats exist at the Project site. The proposed Project does not have the potential to degrade the quality of the environment, reduce the fish and wildlife habitat, threaten plant, fish or wildlife species, or eliminate historical, archeological, or cultural resources. As previously discussed in the Biological Resources section of this document, based on focused surveys conducted for the Specific Plan area it was concluded that Planning Area 27 (the current Project site) does not support the DSFLF. Further, although the site was previously graded and the required pre-construction surveys were conducted, these surveys would be conducted again prior to construction for the proposed Project. Impacts to burrowing owl would remain less than significant. Due to the high level of disturbance, the land use activity, and lack of suitable habitat, other sensitive species are either presumed to be absent or have a very low potential to occur within the Specific Plan area, including the Project site. Further, there are no historic or prehistoric resources located at the Project site and no such resources were discovered during the previous grading activities.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions

to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**a. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)**

Discussion of Effects: The potential cumulative impacts identified in the Subarea 29 Specific Plan Final EIR include: loss of Farmland, air quality impacts, surface water quality (due to impaired receiving waters), traffic-related noise, operational traffic impacts, and solid waste generation. Substantial changes are not proposed with the Project and the proposed Project would not require revisions to the Subarea 29 Specific Plan Final EIR. The Specific Plan is divided into 31 Planning Areas that were assigned a maximum development capacity. The Subarea 29 Specific Plan Final EIR and associated 2015 Addendum evaluated the impacts associated with the development capacity of 2,392 single family units. Further, the TOP and TOP Final EIR evaluated up to 2,700 units within the Subarea 29 Specific Plan area. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would be no change in the type of land allowed (residential), and the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Additionally, the City's water, recycled water, and sewer infrastructure would have sufficient capacity to serve the proposed Project. Therefore, the Project's contribution to significant cumulative impacts would not be cumulatively considerable.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

Discussion of Effects: Substantial changes are not proposed with the proposed Project and the proposed Project would not require revisions to the Subarea 29 Specific Plan Final EIR. The Subarea 29 Specific Plan Final EIR and associated 2015 Addendum evaluated the impacts associated with the development capacity of 2,392 single family units. Further, the TOP and TOP Final EIR evaluated up to 2,700 units within the Subarea 29 Specific Plan area. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would be no change in the type of land allowed (residential), and the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Therefore, the proposed Project would not result in any adverse effects to human beings directly or indirectly that were not considered in the previous environmental documents.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

## EARLIER ANALYSIS

*(Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D))***:**

1) **Earlier analyzes used.** Identify earlier analyzes used and state where they are available for review.

   a) The Ontario Plan Final EIR

   b) The Ontario Plan

   c) The Subarea 29 Specific Plan Final EIR

   d) The Subarea 29 Specific Plan EIR Mitigation Monitoring and Reporting Program

   e) The Subarea 29 Specific Plan

   All documents listed above are on file with the City of Ontario Planning Department, 303 East "B" Street, Ontario, California 91764, (909) 395-2036. Other references used to prepare this Addendum are listed below.

2) **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards.

   Most of the checklist items were analyzed in the Subarea 29 Specific Plan Final EIR. The Subarea 29 Specific Plan Final EIR and associated 2015 Addendum evaluated the impacts associated with the development capacity of 2,392 single family units. Further, the TOP and TOP Final EIR evaluated up to 2,700 units within the Subarea 29 Specific Plan area. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would be no change in the type of land allowed (residential), and the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Additionally, the City's water, recycled water, and sewer infrastructure would have sufficient capacity to serve the proposed Specific Plan Amendment. Therefore, the proposed Project would not introduce any impacts beyond those previously analyzed in the Subarea 29 Specific Plan Final EIR or TOP Final EIR.

**MITIGATION MEASURES** *(For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project)***:**

As the project does not have any adverse environmental impacts beyond those identified in the previous environmental document, no mitigation beyond that previously imposed is required. The Subarea 29 Specific Plan Final EIR mitigation measures applicable to the proposed Project area listed below.

**Agricultural Resources**

**MM Ag 2:** In order to minimize conflicts between urban and agricultural land uses, all residential units in the Subarea 29 Specific Plan shall be provided with a deed disclosure, or similar notice, approved by the City Attorney, regarding the proximity and nature, including odors, of neighboring agricultural uses.

**Air Quality**

**MM Air 1**: During construction, mobile construction equipment will be properly maintained at an offsite location, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.

**MM Air 2:** During construction of the proposed improvements, all contractors will be advised not to idle construction equipment on site for more than ten minutes.

**MM Air 3**: Configure construction parking to minimize traffic interference.

**MM Air 4**: Local transit agencies shall be contacted to determine bus routing in the project area that can
accommodate bus stops at the project access points and the project shall provide bus passenger benches and shelters at these project access points.

**Biological Resources**

**MM Bio 1:** There may be a probability of owl colonization within the project site considering the presence of foraging habitat and previous records of presence. To ensure that no direct loss of individuals occurs, mitigation shall be completed prior to initiation of on-site grading activities for each development phase. A preconstruction survey for resident burrowing owls will be conducted by a qualified biologist. The survey will be conducted 30 days prior to construction activities. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site should be resurveyed for owls.

If owls are determined to be present within the construction footprint, they will be captured and relocated. If non-breeding owls must be moved away from the disturbance area, passive relocation techniques will be used. The pre-construction survey and any relocation activity will be conducted in accordance with the CDFG Report on Burrowing Owl Mitigation, 1995. According to CDFG guidelines, mitigation actions will be conducted from September 1 to January 31, which is prior to the nesting season. However, burrowing owl nesting activity is variable, and as such the time frame will be adjusted accordingly. Should eggs or fledglings be discovered in any owl burrow, the burrow cannot be disturbed (pursuant to CDFG guidelines) until the young have hatched and fledged (matured to a stage that they can leave the nest on their own). Occupied burrows will not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department of Fish and Game verifies through non-invasive methods that either: a) the adult birds have not begun egg-laying and incubation; or b) the juveniles from the occupied burrows are foraging independently and are capable of independent survival. If a biologist is unable to verify one of the above conditions, then no disturbance shall occur within 300 feet of the burrowing owls nest during the breeding season to avoid abandonment of the young.

Passive relocation can be used to exclude owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors should be left in place 48 hours to ensure owls have left the burrow. Artificial burrows should be provided nearby. The project area should be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

**MM Bio 4:** If project construction activities involving heavy equipment and/or windrow tree removal are to occur during the nesting/breeding season (between February 1st and August 31st) of potentially occurring sensitive bird species, a pre-construction field survey shall be conducted by a qualified biologist to determine if active nests of species protected by MBTA or CDFG are present in the construction zone or within a buffer of 500 feet. Preconstruction nesting/breeding surveys shall be conducted in all CDFG jurisdictional areas and within windrow trees. If no active nests are found during the survey, construction activities may proceed. If active nests are located during the pre-construction surveys, no grading, heavy equipment or tree removal activities shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive bird nests (non-listed), and 100 feet of most common songbird nests.

**Cultural Resources**

**MM Cultural 1:** Should any cultural and/or archaeological resources be accidentally discovered during construction, construction activities shall be moved to other parts of the project site and a qualified

archaeologist shall be contacted to determine the significance of these resources. If the find is determined to be an historical or unique archaeological resource, as defined in Section 15064.5 of the CEQA Guidelines, avoidance or other appropriate measures shall be implemented.

**MM Cultural 2:** If human remains are uncovered at any time, all activities in the area of the find shall be halted by the developer or its contractor and the County Coroner shall be notified immediately pursuant to CA Health & Safety Code Section 7050.5 and CA PRC Section 5097.98. If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed in Section 15064.5(e) of the CEQA Guidelines.

**Geology and Soils**

**MM Geo 1:** To reduce impacts associated with erosion due to high winds, prior to construction, all tentative tracts and other construction activities will apply for and adhere to the permit given by the City of Ontario and enforced by the Building Official found in Title 6, Chapter 12, sections 6-12.01– 6-12.07. The permit lasts for one (1) year, therefore all construction lasting for a period of more than one calendar year from the date of issue will reapply for the permit and pay applicable fees.

**MM Geo 2:** To properly assess and address the suitability of onsite soils to be used as fill, a geotechnical evaluation shall be performed by a qualified professional prior to the approval of the Tentative Tract map or site plan for a given phase of development. This evaluation will include an analysis of the organic matter content of soils on the site. If the organic matter content of the soils is greater than 2 percent when mixed with subsurface soils and/or imported fill, then manure will be removed from the site prior to grading operations.

**MM Geo 4:** Prior to the issuance of building permits, a project-specific geotechnical investigation for the site must be prepared and submitted to the City for approval. All recommendations contained within the geotechnical investigation must be incorporated during project design and construction. Examples of recommendations include, but are not limited to, specific seismic design parameters and subgrade preparation parameters specifying the amount of overexcavation and recompaction of specific soils in buildings pad and pavement areas.

**MM Cultural 3:** Since grading plans have not yet been prepared to establish how deep excavation is needed, prior to the issuance of grading permits, and as recommended in the Phase I Cultural and Paleontological Resources Assessment for this site, a qualified paleontologist shall be retained to develop a Paleontological Resources Monitoring and Treatment Plan (PRMTP) for approval by the City. Following City approval of the PRMTP, grading and construction activities may proceed in compliance with the provisions of the approved PRMTP. The PRMTP shall include the following measures:

a. Identification of those locations within the project site where paleontological resources are likely to be uncovered during grading.

b. A monitoring program specifying the procedures for the monitoring of grading activities by a qualified paleontologist or qualified designee.

c. If fossil remains large enough to be seen are uncovered by earth-moving activities, a qualified paleontologist or qualified designee shall temporarily divert earthmoving activities around the fossil site until the remains have been evaluated for significance and, if appropriate, have been recovered; and the paleontologist or qualified designee allows earth-moving activities to proceed through the site. If potentially significant resources are encountered, a letter of notification shall be provided in a timely manner to the City, in addition to the report (described below) that is filed at completion of grading.

d. If a qualified paleontologist or qualified designee is not present when fossil remains are uncovered by earthmoving activities, these activities shall be stopped and a qualified paleontologist or qualified designee shall be called to the site immediately to evaluate the significance of the fossil remains.

e. At a qualified paleontologist or qualified designee's discretion and to reduce any construction

delay, a construction worker shall assist in removing fossiliferous rock samples to an adjacent location for temporary stockpiling pending eventual transport to a laboratory facility for processing.

f. A qualified paleontologist or qualified designee shall collect all significant identifiable fossil remains. All fossil sites shall be plotted on a topographic map of the project site.

g. If the qualified paleontologist or qualified designee determines that insufficient fossil remains have been found after fifty percent of earthmoving activities have been completed, monitoring can be reduced or discontinued.

h. Any significant fossil remains recovered in the field as a result of monitoring or by processing rock samples shall be prepared, identified, catalogued, curated, and accessioned into the fossil collections of the San Bernardino County Museum, or another museum repository complying with the Society of Vertebrate Paleontology standard guidelines. Accompanying specimen and site data, notes, maps, and photographs also shall be archived at the repository.

i. Within 6 months following completion of the above tasks, a qualified paleontologist or qualified designee shall prepare a final report summarizing the results of the mitigation program and presenting an inventory and describing the scientific significance of any fossil remains accessioned into the museum repository. The report shall be submitted to the City Planning Department and the museum repository. The report shall comply with the Society of Vertebrate Paleontology standard guidelines for assessing and mitigating impacts on paleontological resources.

**Hazardous Materials**

**MM Haz 4:** If, while performing any excavation as part of project construction, material that is believed to be hazardous waste is discovered, as defined in Section 25117 of the California Health & Safety Code, the developer shall contact the City of Ontario Fire Department and the County of San Bernardino Fire Department Hazardous Materials Division. Excavation shall be stopped until the material has been tested and the presence of hazardous waste has been confirmed. If no hazardous waste is present, excavation may continue. If hazardous waste is determined to be present, the California Department of Toxic Substances Control shall be contacted and the material shall be removed and disposed of pursuant to applicable provisions of California law.

**MM Haz 8:** To mitigate for any potential impacts related to proximity to the Chino Airport, all development with the Specific Plan will comply with the building height constraints identified in the GPA for the NMC (1998).

**MM Haz 9:** To disclose to the buyer or lessee of subdivided lands within the Subarea 29 project of the proximity of this site to the Chino Airport as required by AB 2776, the City shall disclose, and ensure that the developer makes disclosures, as required by law, to all future buyers.

**Hydrology and Water Quality**

**MM Hydro 1:** In order to ensure that construction activities associated with the Subarea 29 Specific Plan will not cause a violation of any water quality standard or waste discharge requirements and to assure no substantial degradation of water quality occurs, and to implement the intent of mitigation measures included in the Final Environmental Impact Report for the NMC, developments within the project area shall comply with all applicable provisions of the State's General Permit for Construction Activities (Order No. 99-08-DWQ, or most recent version) during all phases of construction. A copy of evidence of the receipt of a Waste Discharge Identification Number from the State Regional Water Quality Control Board shall be filed with the City Engineer along with a copy of the Storm Water Pollution Prevention Plan (SWPPP) maps and BMPs. The City Engineer shall review and approve the provisions of the SWPPP prior to implementation of any SWPPP provision or starting any construction activity.

**MM Hydro 2:** In order to ensure that development within the Specific Plan will not cause or contribute to violations of any water quality standard or waste discharge requirements, and to assure no substantial degradation of water quality occurs, the project will complete a Water Quality Management

Plan (WQMP) pursuant to the MS4 permit (Order No. 2002-0012) adopted by the City of Ontario. The project shall incorporate Site Design BMPs and Source Control BMPs, and potentially Treatment Control BMPs. The following tables (Table III-7-F and G) provide guidelines and BMPs that shall be incorporated as appropriate into project design (on construction drawings) and/or project specifications and implemented in the field to reduce the expected pollutants from various types of development. Prior to acceptance of the WQMP, the City shall assure that maintenance responsibilities of BMPs approved for the project are identified and enforceable. Table III-7-G correlates each BMP to the pollutants of concern which it removes/reduces and/or meets the design objectives for the BMP.

**MM Hydro 5**: In order to conserve water and to mitigate for any potential unforeseen adverse impacts to a reduction in ground water recharge, the following measure has been recommended by the Chino Basin Water Conservation District. Landscaping within individual development projects will retain and percolate both applied irrigation water and storm water in vegetated areas of parking lots and other areas, where appropriate; "depressed" planted areas bordered by shrubbery screens will be implemented rather than "mounded" grass and shrubbery planted screens.

**MM Hydro 6**: In order to reduce pollutants in post construction run-off and to implement mitigation measures included in the GPA for the NMC FEIR, the individual project owners and operators (e.g., homeowner associations, retail center owners, school district, parks department, etc.) shall ensure that all pest control, herbicide, insecticide and other similar substances used as part of maintenance of project features are handled, stored, applied and disposed of by those conducting facility maintenance in a manner consistent with all applicable federal, state and local regulations. According to Title 6, Chapter 6, Section 6 of the City's code, the City Engineer shall monitor and enforce this provision.

**Noise**

**MM Noi 1:** The construction activities of the proposed project shall comply with the City of Ontario noise ordinance that prohibits construction activities on Sundays, federal holidays, and other days between the hours of 7:00 p.m. and 7:00 a.m.

**MM Noi 2**: Construction staging areas shall not be located within 150 feet of existing sensitive receptors and construction equipment shall be fitted with properly operating and maintained mufflers.

**MM Noi 7:** Architectural plans shall be submitted to the City of Ontario for an acoustical plan check prior to the issuance of building permits to assure that second story windows are upgraded for sound reduction and proper ventilation systems are incorporated in order to meet the interior noise level requirement.

**Public Services**

**MM Serv 1:** Wood-shingled and shake-shingled roofs are prohibited.

**MM Serv 2:** Fire hydrant locations and water main sizes shall meet standards established by the City Fire Department and reviewed and implemented by the Engineering Department.

**MM Serv 3**: To reduce fire hazards, adequate fire flow pressure shall be provided for residential and non-residential projects in accordance with currently adopted City standards.

**MM Serv 4:** To reduce fire hazards, adequate water supply shall be provided as approved by the Fire Department prior to the framing stages of construction.

**MM Serv 5:** Houses located on cul-de-sacs longer than 300 feet shall be constructed with residential fire sprinklers.

**MM Serv 6:** Access roadways designed in accordance with Fire Department standards to within 150' of all structures, shall be provided prior to the framing stages of construction. This access is to be maintained in an unobstructed manner throughout construction.

**MM Serv 8:** The developer shall pay library, police, and fire service development impact fees.

**MM Serv 9:** The developer shall pay school fees or otherwise, in lieu of fees, meet project obligations to schools, as required by Mountain View and Chaffey Joint Union High School Districts.

**MM Serv 10:** Park development impact fees, Quimby fees, and/or developed parkland shall be provided to the City commensurate with the requirements of the General Plan equivalent to 24 acres.

**Transportation**

**MM Trans 1:** Construction of full width of internal roadways not specified in the Design Considerations of the project such that they shall comply with City of Ontario standards.

**MM Trans 2**: Sight distance at the project entrance roadways should be reviewed with respect to standard City of Ontario sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

**MM Trans 3**: Signing/striping should be implemented in conjunction with detailed construction plans for the project site.

**MM Trans 7:** The project shall participate in the cost of offsite improvements through the payment of "fair-share" development impact fees. These fees should be collected and utilized as needed by the City of Ontario to maintain acceptable levels of service.

**Utilities and Service Systems**

**MM Util 1:** All water and sewer pipelines within and adjacent to the project boundaries shall be constructed and/or funded for construction on a fair share basis based on the NMC Infrastructure Master Plans and to the satisfaction of the City.

**MM Util 4:** Prior to obtaining grading permit(s), the project proponent shall coordinate with the applicable natural gas, electrical, and telephone utility providers for the project site to ensure that all existing underground and overhead lines are not damaged during project construction.

**MM Util 5:** To reduce the quantity of energy used and to conserve water resources, the project developer and City of Ontario should work to include sustainable systems for use of water and energy within the project design.

**MM Util 6:** The project applicant shall plan and construct a dual pipe system to supply reclaimed water when available in the future (GP Policy 5.1.4).

## REFERENCES


| Cited As | Reference |
|---|---|
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| (CalFire, 2008) | California Department of Forestry and Fire Protection (CalFire). 2008 (November 13). *Very High Fire Hazard Severity Zones in Local Responsibility Area, SW San Bernardino County.* Web. Accessed: March 1, 2021. Available: https://osfm.fire.ca.gov/media/6783/fhszl_map62.pdf |
| (CDC, 2016) | California Department of Conservation (CDC). 2016. *California Important Farmland Finder*. Web. Accessed: February 26, 2021. Available: https://maps.conservation.ca.gov/DLRP/CIFF/ |
| (DOF, 2020a) | California Department of Finance (DOF). 2020 (May). *Table E-5 Population and Housing Estimates*. Web. Accessed March 1, 2021. Available: http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/ |
| (DTSC, 2021) | Department of Toxic Substances Control (DTSC), 2021. EnviroStor Sites and Facilities Database. Web. Accessed: February 28, 2021. Available: http://www.envirostor.dtsc.ca.gov/?surl=imk7w |
| (DWR, 2021) | Department of Water Resources (DWR), 2021. *SGMA Basin Prioritization Dashboard*. Web. Accessed: February 28, 2021. Available: https://gis.water.ca.gov/app/bp-dashboard/final/ |
| (FEMA, 2021) | Federal Emergency Management Agency (FEMA). 2021. *National Flood Hazard Layer (NFHL)Viewer*. Web. Accessed: February 28, 2021. Available: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd |
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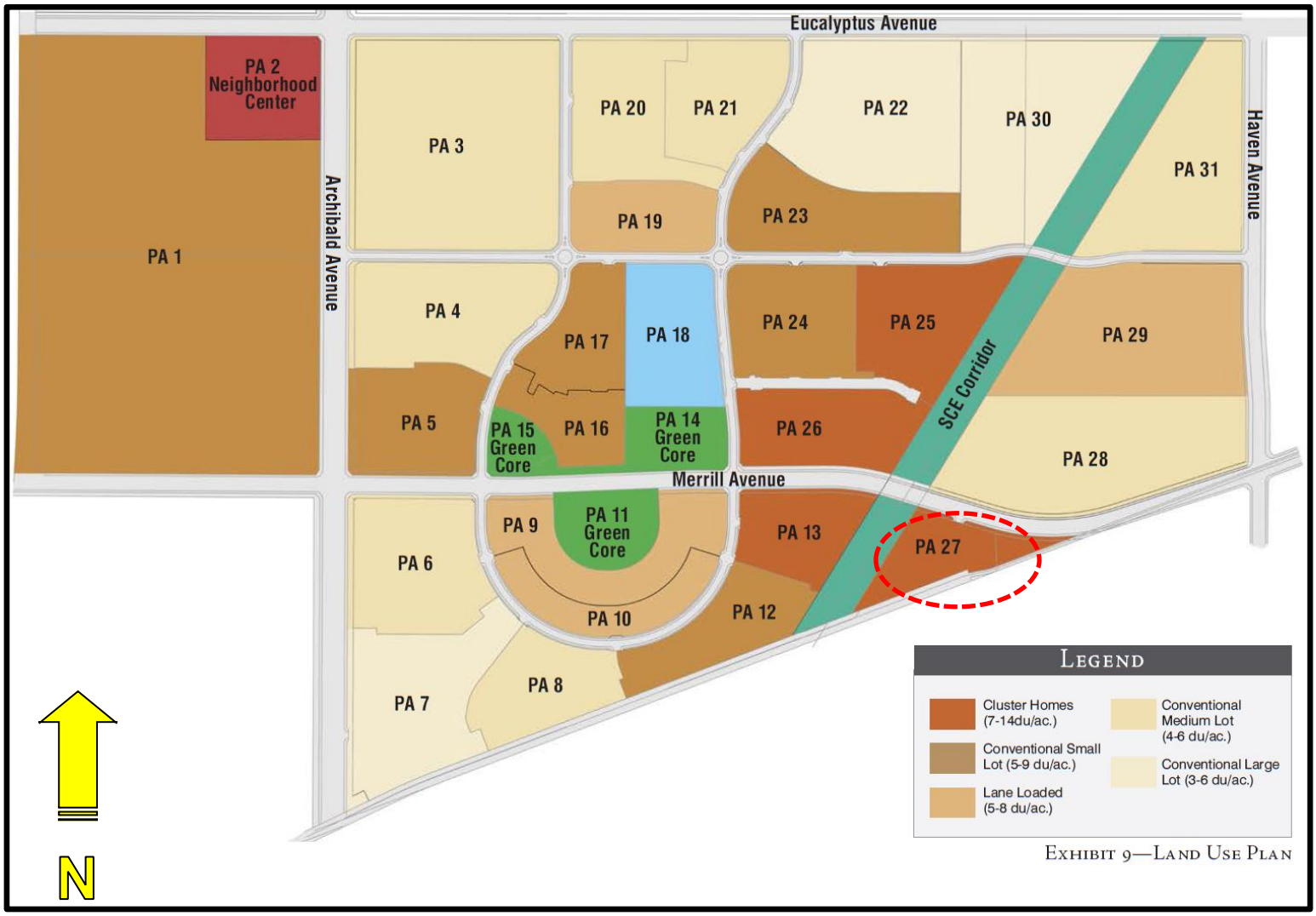
| (Ontario, 2011) | City of Ontario (Ontario). 2011. *Ontario International Airport Land Use Compatibility Plan*. Web. Accessed February 26, 2021. Available: http://www.ontarioplan.org/alucp-for-ontario-international-airport/ |
| (Ontario Municipal Utilities Company, 2018) | Ontario Municipal Utility Company. As updated through 2018 (September 14). *2015 Urban Water Management Plan.* Web. Accessed: March 1, 2021. Available: http://www.ontarioplan.org/alucp-for-ontario-international-airport/ |
| (Urban Crossroads, 2020) | Urban Crossroads. 2020 (November 17). *Park Place Specific Plan (Planning Area 27) Trip Generation Assessment.* |

## Exhibit A – Subarea 29 Specific Plan Land Use Map and Summary



## Exhibit A – Cont'd

Table 3—Specific Plan Land Use Summary

| Planning Area | Land Use | Minimum Lot Size (S.F) | Planned Dwelling Units[3,4,5] | Net Acre[1] | Planned Net Density (Du/Ac.)[3,5] | Gross Acres[2] | Planned Gross Density (Du/Ac.)[3,5] |
|---|---|---|---|---|---|---|---|
| 1* | Conventional Small Lot | 3,500 | 432 | 83.1 | 5.2 | 89.8 | 4.8 |
| 2* | Commercial | N / A | 0 | 12.1 | 0.0 | 14.5 | 0.0 |
| 3* | Conventional Medium Lot | 4,500 | 186 | 34.5 | 5.4 | 40.2 | 4.6 |
| 4** | Conventional Medium Lot | 4,250 | 88 | 10.1 | 8.7 | 17.8 | 4.9 |
| 5** | Conventional Small Lot | 3,825 | 68 | 7.2 | 9.4 | 13.7 | 5.0 |
| 6** | Conventional Medium Lot | 5,000 | 67 | 13.0 | 5.2 | 17.0 | 4.0 |
| 7** | Conventional Large Lot | 6,300 | 65 | 15.3 | 4.2 | 18.3 | 3.6 |
| 8** | Conventional Medium Lot | 4,250 | 46 | 9.1 | 5.1 | 9.6 | 4.8 |
| 9** | Lane Loaded | 3,150 | 69 | 9.9 | 7.0 | 11.9 | 5.8 |
| 10** | Lane Loaded | 3,600 | 57 | 6.6 | 8.7 | 7.8 | 7.3 |
| 11** | Neighborhood Park 2 | N / A | 0 | 5.7 | 0.0 | 6.2 | 0.0 |
| 12** | Conventional Small Lot | 3,825 | 53 | 9.5 | 5.6 | 9.5 | 5.6 |
| 13** | Cluster Homes | 2,100[A] | 75 | 7.8 | 9.6 | 7.8 | 9.6 |
| 14** | Neighborhood Park 1 | N / A | 0 | 6.3 | 0.0 | 7.7 | 0.0 |
| 15** | Recreation Center | N / A | 0 | 2.7 | 0.0 | 3.1 | 0.0 |
| 16** | Conventional Small Lot | 3,015 | 41 | 5.9 | 7.0 | 6.1 | 6.8 |
| 17** | Conventional Small Lot | 3,015 | 56 | 5.3 | 10.6 | 8.4 | 6.7 |
| 18** | School | N / A | 0 | 10.0 | N / A | 11.2 | N / A |
| 19** | Lane Loaded | 3,150 | 61 | 7.8 | 7.9 | 9.0 | 6.8 |
| 20** | Conventional Medium Lot | 4,250 | 67 | 11.8 | 5.7 | 13.3 | 5.0 |
| 21** | Conventional Medium Lot | 5,000 | 48 | 10.1 | 4.8 | 11.5 | 4.2 |
| 22** | Conventional Large Lot | 6,300 | 79 | 19.7 | 4.0 | 21.3 | 3.7 |
| 23** | Conventional Small Lot | 3,825 | 82 | 12.9 | 6.3 | 14.4 | 5.7 |
| 24** | Conventional Small Lot | 3,400 | 75 | 8.1 | 9.3 | 12.8 | 5.8 |
| 25** | Cluster Homes | 2,100[A] | 102 | 8.6 | 11.8 | 12.9 | 7.9 |
| 26** | Cluster Homes | 2,100[A] | 102 | 8.7 | 11.7 | 13.2 | 7.7 |
| 27** | Cluster Homes | 1,750[A] | 73 | 7.6 | 9.7 | 7.6 | 9.6 |
| 28* | Conventional Medium Lot | 4,050 | 121 | 23.0 | 5.3 | 25.8 | 4.7 |
| 29*** | Lane Loaded or Conventional Medium Lot | 3,150 or 4,000 | 108 | 21.4 | 5.0 | 27.2 | 4.0 |
| 30* | Conventional Large Lot | 5,040 | 110 | 21.9 | 5.0 | 28.3 | 3.9 |
| 31* | Conventional Medium Lot | 4,050 | 87 | 16.0 | 5.4 | 23.1 | 3.8 |
| Flood Control Channel | Flood Control Channel | N / A | 0 | 7.2 | 0.0 | 7.2 | 0.0 |
| Pump Station | Pump Station | N / A | 0 | 0.2 | 0.0 | 0.4 | 0.0 |
| SCE Corridor | Park Place SCE Easement | N / A | 0 | 11.2 | 0.0 | 11.2 | 0.0 |
| | | ***Sub Area 29 Total*** | ***2,418*** | ***449.9*** | ***5.4*** | ***539.7*** | ***4.5*** |

A) Minimum square footage identified is for exclusive use area on a per home basis, recorded lot size may differ.
1) Gross Acres calculated to centerlines of Master Planned streets minus SCE easements.
2) Net Acres excludes street rights-of-way and SCE easements.
3) Actual total units and gross/net density and acreage will be dependent on final lotting.
4) Target unit count based on submitted Tentative "B" Maps
5) A density transfer of 15.0% may occur between Planning Areas.

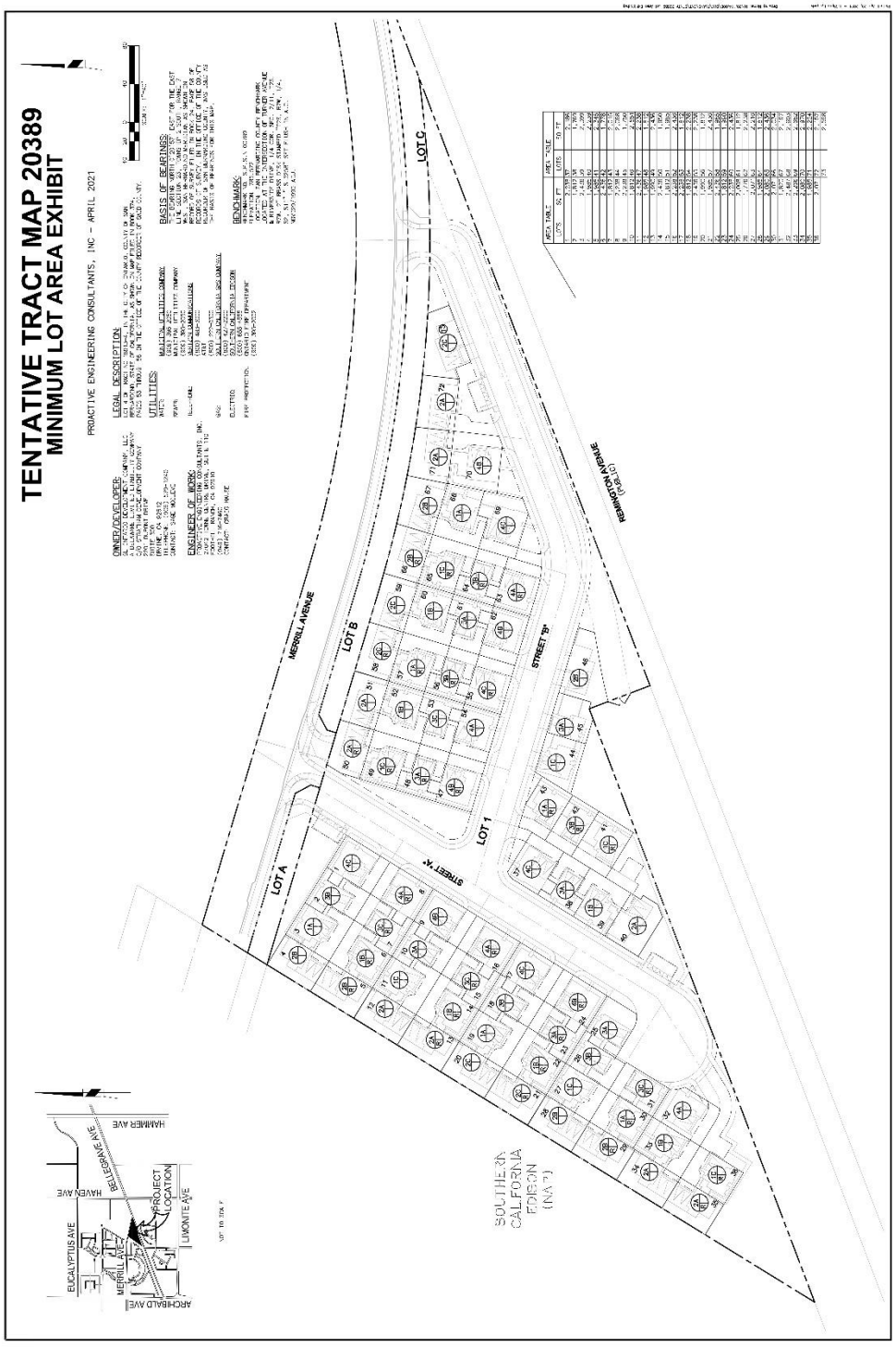
*) Indicates Planning Areas as controlled/owned by Richland Communities, Inc.
**) Indicates "Park Place" Planning Areas as controlled/owned by SL Ontario Development Company
***) Indicates Planning Areas as controlled/owned by Brookfield Homes

## Exhibit A – Cont'd

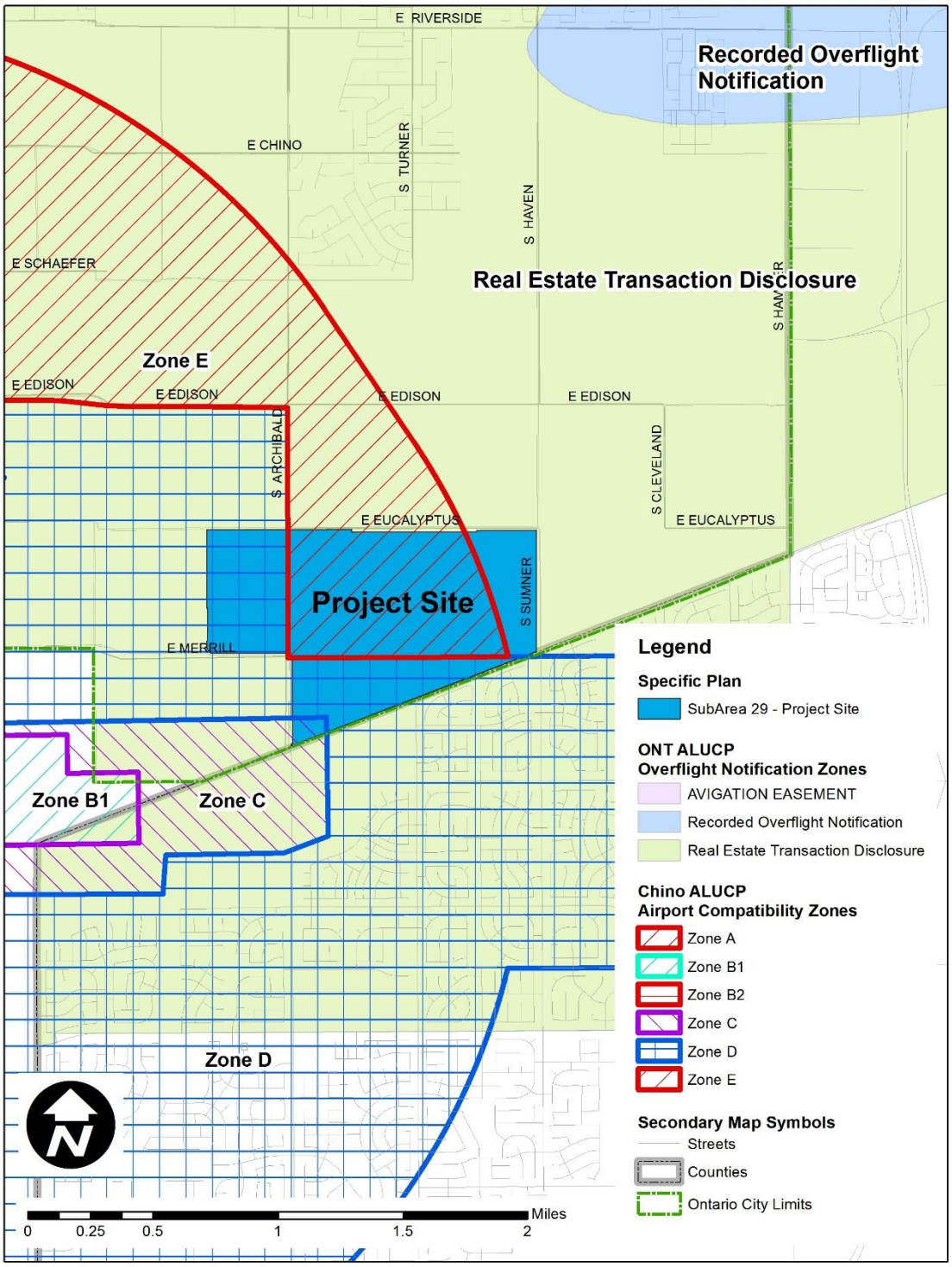
Table 3a—Subarea 29 Specific Plan Residential Allocations Summary (by Ownership)

| *Description* | *Park Place* | *Richland* | *Brookfield Homes* | *Totals* |
|---|---|---|---|---|
| Total Gross Acres | 290.7 ac | 221.7 ac | 27.2ac | 539.7 ac |
| SCE Easement | - (11.2 ac) | - (9.2 ac) | - (3.8 ac) | - (24.3 ac) |
| Elementary School (*)(**) | - (10.0 ac) | -0- | -0- | - (10.0 ac) |
| Neighborhood Center(**) | -0- | - (11.2 ac) | -0- | - (11.2 ac) |
| Residential Gross Acreage | 269.5 ac | 201.3 ac | 23.4 ac | 494.2 ac |
| Percent of Total Residential Acreage | 54.5% | 40.7% | 4.7% | 100% |
| Total Residential Lots | 1,374 du | 936 du | 108 du | 2,418 du |
| Planned Residential Gross Density (du/gross ac.) | 5.1 du/gross ac. | 4.6 du/gross ac. | 4.6du/grossac. | 4.9 du/gross ac. |
| Residential Gross Density permitted by TOP (5.0 du/gross ac.) | 1,347.4 du | 1,006.5 du | 117.0 du | 2,470.9 du |

## Exhibit B – Proposed Tentative Tract Map 20389



## Exhibit C - Airport Influence Areas



RESOLUTION NO. PC21-039

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE FILE NO. PSPA20-006, AN AMENDMENT TO THE SUBAREA 29 SPECIFIC PLAN TO INCREASE THE OVERALL DENSITY FROM 4.8 TO 4.9 DWELLING UNITS PER GROSS ACRE AND ESTABLISH A NEW RESIDENTIAL PRODUCT TYPE (MOTORCOURT CLUSTER D – 8-PLEX) WITHIN PLANNING AREA 27. THE PROJECT IS BOUNDED BY MERRILL AVENUE TO THE NORTH, SOUTHERN CALIFORNIA EDISON EASEMENT TO THE WEST, AND THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT AND THE CITY OF EASTVALE TO THE SOUTH AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0218-331-42.

WHEREAS, SL ONTARIO DEVELOPMENT COMPANY, LLC (hereinafter referred to as "Applicant") has filed an Application for the approval of a Specific Plan Amendment, File No. PSPA20-006, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 5.99 acres of land generally bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the Planning Area 28 (Conventional Medium Lot) land use designation of the Subarea 29 Specific Plan and a residential subdivision in currently under construction. The properties to the east are located in the City of Eastvale within R-1 land use district and developed with residential land uses. The properties to the south are located in the City of Eastvale within the PRD (Planned Residential Development) land use district and developed with residential land uses. The property to the west is located within the Subarea 29 Specific Plan and has an SCE Corridor land use designation that is developed with SCE 180-foot-tall transmission towers (115kV) and power lines; and

WHEREAS, the Specific Plan Amendment will increase the density of the Subarea 29 Specific Plan from 4.8 to 4.9 dwelling units per gross acre; and

WHEREAS, the Specific Plan Amendment will increase the planned gross density from 6.2 to 9.7 dwelling units per gross acre to allow an increase from 47 dwelling units to a maximum of 73 dwelling units within Planning Area 27 (Cluster Homes – 7-14 du/ac); and

WHEREAS, the Specific Plan Amendment will establish a new residential product type (Motorcourt Cluster D – 8-Plex) within Planning Area 27 (Cluster Homes – 7-14 du/ac); and

WHEREAS, all changes and additions to the Specific Plan (exhibits, tables, development standards and design guidelines) are contained within the revised Specific Plan document; and

WHEREAS, the Applicant submitted a Tentative Tract Map (File No. PMTT20-012/TTM 20389) to subdivide 5.99 acres of land into one numbered lot and three lettered lots for condominium purposes in conjunction with the Subarea 29 Specific Plan amendment; and

WHEREAS, the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was certified on October 17, 2006 (hereinafter referred to as “Certified EIR”), in which development and use of the Project site was discussed; and

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

WHEREAS, the environmental impacts of this project were thoroughly analyzed in the EIR Addendum, which concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified EIR, and that the Certified EIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an EIR Addendum has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and 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 (hereinafter referred to as "ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity. The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; 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 May 17, 2021, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Addendum and the Project, and concluded said hearing on that date, voting to issue Decision No. DAB21-020, recommending that the Planning Commission recommend the City Council approve the Addendum; and

WHEREAS, as the first action on the Project, on May 25, 2021, the Planning Commission issued a Resolution recommending the City Council adopt the EIR Addendum, finding that the proposed Project introduces no new significant environmental impacts and applying all previously adopted mitigation measures to the Project, which were incorporated by reference; and

WHEREAS, on May 25, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was certified on October 17, 2006 in conjunction with File No. PSP03-003; and

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

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

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

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

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

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

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

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

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

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

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

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 upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and with approval of the related Specific Plan Amendment (File No. PSPA20-006) the proposed project will be consistent with the number of dwelling units and density (7-14 DU/AC) within Planning Area 27, as specified in the Available Land Inventory.

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). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics. As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP and the 2011 California Airport Land Use Planning Handbook.

SECTION 5: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 and 4, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed Specific Plan, 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 Subarea 29 Specific Plan amendment will provide consistency between the Policy Plan Land Use Plan and the Subarea 29 Specific Plan Planning Area 27 land use designation. The proposed amendment will accommodate the construction of future residential land uses within the Specific Plan which is consistent with goals, policies, plans and City Council priorities of The Ontario Plan.

(2) ***The proposed Specific Plan, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The proposed amendment to the Subarea 29 Specific Plan will provide consistency between the Policy Plan Land Use Plan and the Planning Area 27 land use designation. The proposed Specific Plan Amendment will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The land use change will provide residential land uses within the Subarea 29 Specific Plan, which is consistent with the type and intensity of development specified in The Ontario Plan and evaluated by the Subarea 29 Specific Plan Environmental Impact Report.

(3) ***In the case of an application affecting specific property, the proposed Specific Plan, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The proposed amendment will accommodate the construction of future residential land uses. The Specific Plan currently allows for a Motorcourt Cluster A (6- or 8- Plex), Paseo Cluster Lots, Motorcourt Cluster B (6-Plex), Motorcourt Cluster C (5-Plex), and Green Courts. The new Motorcourt Cluster D (8-Plex) product will allow for a cluster of up to 8 single-family homes, with smaller and more efficient building footprints.

(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.*** The subject site is physically suitable to accommodate the future residential land uses. The Subarea 29 Specific Plan amendment includes development standards to facilitate the proposed land use, which will be developed with adequate lot sizes, access, and utilities to serve the 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, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," the Subarea 29 Specific Plan Document "Attachment B," and incorporated herein by this reference.

SECTION 7: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 9: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 25th day of May 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-039, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on May 25, 2021, by the following roll call vote, to wit:

AYES: DeDiemar, Gage, Gregorek, Lampkin, Ricci, Willoughby

NOES: None

ABSENT: None

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

# ATTACHMENT A:

# File No. PSPA20-006
# Departmental Conditions of Approval

*(Departmental conditions of approval to follow this page)*

City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

# Planning Department
# Land Development Division
# Conditions of Approval

**Meeting Date:** May 25, 2021

**File No:** PSPA20-006

**Related Files:** PMTT20-012

**Project Description:** An Amendment to the Subarea 29 Specific Plan to increase the overall density within Planning Area 27 (Cluster Homes – 7-14 du/ac) from 4.8 to 4.9 dwelling units per gross acre and establish a new residential product type (Motorcourt Cluster D – 8-Plex). Planning Area 27 is bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south (APN: 0218-331-42); **submitted by SL Ontario Development Company, LLC.**

**Prepared By:** Jeanie Irene Aguilo, Associate Planner
Phone: 909.395.2418 (direct)
Email: jaguilo@ontarioca.gov

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1** Specific Plan/Specific Plan Amendment. The following shall be submitted to the Planning Department within 30 days following City Council approval of the Specific Plan/Specific Plan Amendment:

**(a)** Fifteen copies of the final Specific Plan document;

**(b)** One complete, unbound copy of the final Specific Plan document;

**(c)** One CD containing a complete Microsoft Word copy of the final Specific Plan document, including all required revisions;

**(d)** Five CDs, each containing a complete PDF copy of the final Specific Plan document, including all required revisions; and

**(e)** One CD containing a complete electronic website version of the final Specific Plan document, including all required revisions.

**2.2** Environmental Review.

**(a)** The environmental impacts of this project were reviewed in conjunction with an **Addendum to The Ontario Plan Environmental Impact Report**, certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001 (City Council Resolution No. 2010-006). This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval, and are incorporated herein by this reference. All previously adopted mitigation measures shall be a condition of project approval, as they are applicable, and are incorporated herein by this reference.

**2.3** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.4** Tribal Consultation Conditions.

**(a)** Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 – SB18 (the "Tribe" or the "Consulting Tribe"). A copy of the executed contract shall be submitted to the City of Ontario Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources.

**(b)** Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery

excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

**2.5** Additional Fees.

**(a)** Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

# CITY OF ONTARIO
## MEMORANDUM

**TO:** **Jeanie Irene Aguilo, Associate Planner**
**Planning Department**

**FROM:** **Mike Gerken, Deputy Fire Chief/Fire Marshal**
**Fire Department**

**DATE:** **January 14, 2021**

**SUBJECT:** **PSPA20-006 - An Amendment to the Subarea 29 Specific Plan, to increase the number of units within Planning Area 27 (Cluster Homes) from 47 to 73 dwelling units, located south of and adjacent to Merrill Avenue, approximately 1,000 feet east of Celebration Avenue, within the PA 27 of the Subarea 29 Specific Plan (APN: 0218-331-42). Related File: PMTT20-012.**

---

☒ The plan **does** adequately address Fire Department requirements at this time.

☒ Standard Conditions of Approval apply, as stated below.

---

**SITE AND BUILDING FEATURES:**

A. 2019 CBC Type of Construction: Type V-B Wood Frame

B. Type of Roof Materials: Non-Rated

C. Ground Floor Area(s): Various

D. Number of Stories: Two Story

E. Total Square Footage: Various

F. 2019 CBC Occupancy Classification(s): R-3, U

**CONDITIONS OF APPROVAL:**

## 1.0 GENERAL

☒ 1.1 The following are the Ontario Fire Department ("Fire Department") requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards ("Standards.") It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ontarioca.gov/Fire/Prevention.

☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

## 2.0 FIRE DEPARTMENT ACCESS

☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.

☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per Standard #B-005.

☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per Standard #B-002.

☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

## 3.0 WATER SUPPLY

☒ 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is Choose an item. gallons per minute (g.p.m.) for Choose an item. hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.

☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

## 4.0 FIRE PROTECTION SYSTEMS

☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard Choose an item.. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

## 5.0 BUILDING CONSTRUCTION FEATURES

☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.

☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.

☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.

☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.

# AIRPORT LAND USE COMPATIBILITY PLANNING
## CONSISTENCY DETERMINATION REPORT

ONTARIO AIRPORT PLANNING

Project File No.: PSPA20-006 & PMTT20-012

Address: SEC Merrill Avenue & SCE Easement

APN: 0218-33-42

Existing Land Use: Vacant

Proposed Land Use: Subarea 29 SPA to increase the number of units within PA27 Tentative Tract Map to 5.99 acres into 1 lot for condominium purposes

Site Acreage: 5.99 Proposed Structure Height: N/A

ONT-IAC Project Review: n/a

Airport Influence Area: ONT & Chino

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Jeanie Aguilo

Date: 03/29/2021

CD No.: 2021-002

PALU No.: n/a

## The project is impacted by the following ONT ALUCP Compatibility Zones:

| Safety | Noise Impact | Airspace Protection | Overflight Notification |
|---|---|---|---|
| ○ Zone 1 | ○ 75+ dB CNEL | ☐ High Terrain Zone | ☐ Avigation Easement Dedication |
| ○ Zone 1A | ○ 70 - 75 dB CNEL | ☐ FAA Notification Surfaces | ☐ Recorded Overflight Notification |
| ○ Zone 2 | ☐ 65 - 70 dB CNEL | ☐ Airspace Obstruction Surfaces | ☑ Real Estate Transaction Disclosure |
| ☐ Zone 3 | ☐ 60 - 65 dB CNEL | ☐ Airspace Avigation Easement Area | |
| ○ Zone 4 | | Allowable Height: 200 FT + | |
| ○ Zone 5 | | | |

## The project is impacted by the following Chino ALUCP Safety Zones:

☐ Zone 1 ○ Zone 2 ☐ Zone 3 ○ Zone 4 ○ Zone 5 ○ Zone 6

Allowable Height: 200 FT +

## CONSISTENCY DETERMINATION

This proposed Project is: ○ Exempt from the ALUCP ○ Consistent ◉ Consistent with Conditions ○ Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airport.

See Attached Conditions

Airport Planner Signature: Lorena Mejia

CD No.: 2021-002
PALU No.:

## PROJECT CONDITIONS

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the Airport Land Use Compatibility Plan (ALUCP) for ONT. The applicant is required to meet the Real Estate Transaction Disclosure in accordance with California Codes (Business and Professions Code Section 11010-11024). New residential subdivisions within an Airport Influence Area are required to file an application for a Public Report consisting of a Notice of Intention (NOI) and a completed questionnaire with the Department of Real Estate and include the following language within the NOI:

NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Community Development Director
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Official
Khoi Do, City Engineer
Jamie Richardson, Landscape Planning Division
Ahmed Aly, Municipal Utility Company
Gabriel Gutierrez, Police Department
Mike Gerken, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Robin Lucero, Code Enforcement (Copy of memo only)
Jimmy Chang , IT Department

FROM: Jeanie Irene Aguilo, Associate Planner

DATE: January 07, 2021

SUBJECT: FILE #: PSPA20-006 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

**Note:**
- ☐ Only DAB action is required
- ☒ Both DAB and Planning Commission actions are required
- ☐ Only Planning Commission action is required
- ☐ DAB, Planning Commission and City Council actions are required
- ☐ Only Zoning Administrator action is required

**PROJECT DESCRIPTION:** An Amendment to the Subarea 29 Specific Plan, to increase the number of units within PA# by # within the (APN: 0218-331-42). Related File: PMTT20-012

☑ The plan does adequately address the departmental concerns at this time.
- ☐ No comments
- ☐ Report attached (1 copy and email 1 copy)
- ☑ Standard Conditions of Approval apply

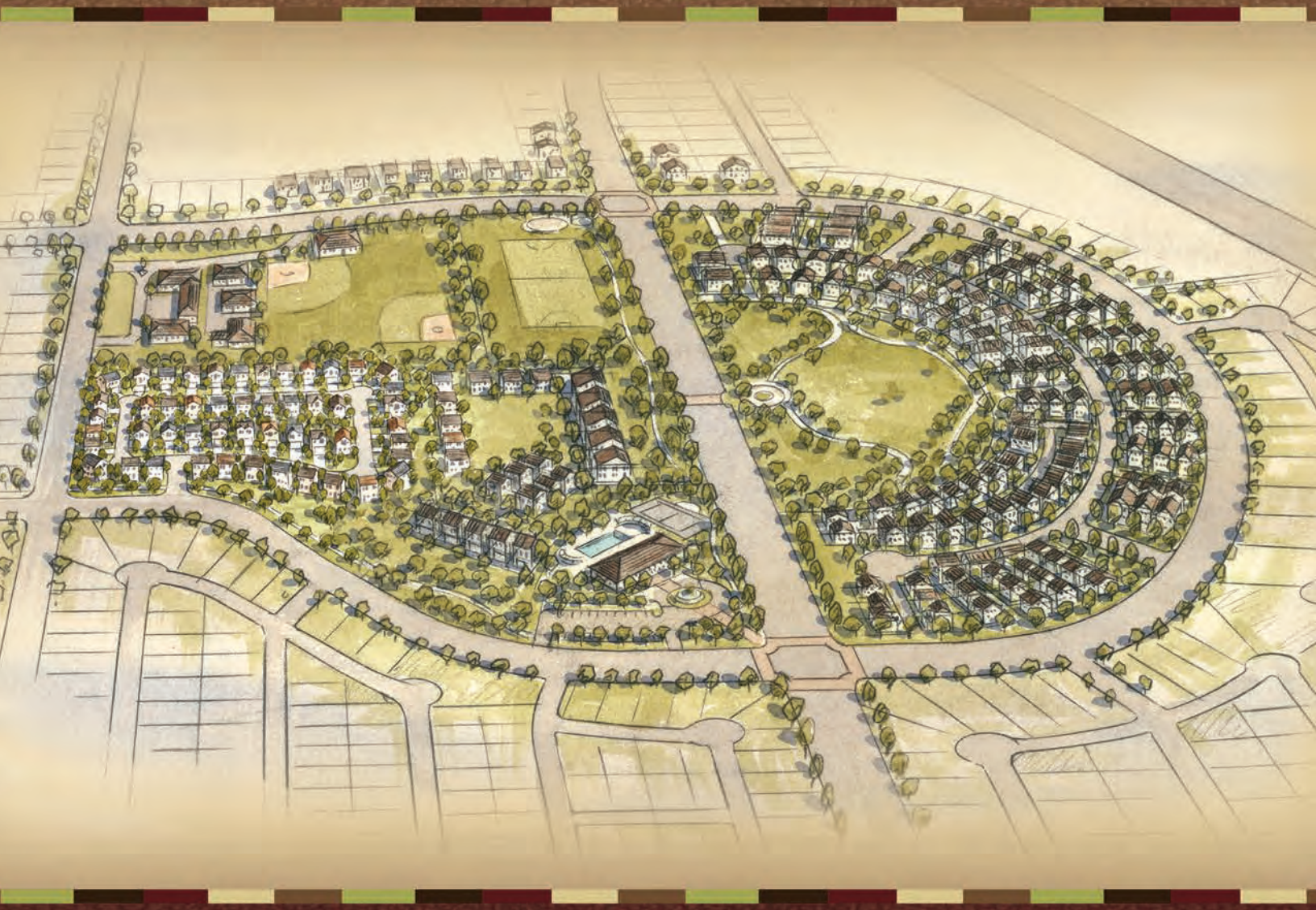
☐ The plan does not adequately address the departmental concerns.
- ☐ The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

| Department | Signature | Title | Date |
|---|---|---|---|
| Landscape Planning Division | [signature] | Landscape Planner | 1/25/21 |

# ATTACHMENT B:

# File No. PSPA20-006
# Subarea 29 Specific Plan Document

*(Subarea 29 Specific Plan document to follow this page)*



# Subarea 29

SPECIFIC PLAN ADOPTED OCTOBER 17, 2006
AMENDED MAY 1, 2007
AMENDED MARCH 19, 2008
AMENDED AUGUST 28, 2013
AMENDED APRIL 21, 2015
AMENDED XXX

## Specific Plan Amendment

# Subarea 29 Specific Plan
# at New Model Colony
# PSP 03-003; PSPA 07-003; PSPA 07-007; PSPA 13-002; PSPA 14-002

Approved by City of Ontario City Council on 10/17/2006
Approved by City of Ontario City Council on 05/01/2007
Approved by City of Ontario City Council on 03/19/2008
Approved by Zoning Administrator on 08/28/2013
Approved by City of Ontario City Council on 04/21/2015
Approved by City of Ontario City Council on 00/00/2021


***Community Developers***

SL Ontario Development Company, LLC
2201 Dupont Drive, Suite 300
Irvine, California 92612
Contact: Jeff Evans
(949) 833-1554
or
1156 N. Mountain Avenue
Upland, California 91785
Contact: (909) 985-0971

Richland Communities, Inc.
4100 Newport Place, Suite 800
Newport Beach, CA 92660
Contact: (949) 261-7010

***Community Planner, Architect***

William Hezmalhalch Architects, Inc.
2850 Redhill Ave., Suite 200
Santa Ana, California 92705
Contact: (949) 250-0607

***Landscape Architect***

Architerra
10221-A Trademark Street
Rancho Cucamonga, California 91730
Contact: (909) 484-2800

***Civil Engineer***

L.D. King, Inc.
2151 Convention Center Way, Suite 100
Ontario, California 91764
Contact: (909) 937-0200

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# 1. Specific Plan Overview

# 1.0 Specific Plan Overview

The Subarea 29 Specific Plan is comprised of approximately 539.7 gross acres. The project site is bounded by Eucalyptus Avenue to the north, Riverside County Flood Control Channel to the south, Haven Avenue to the east, Cucamonga Creek Channel to the west as illustrated in ***Exhibit 1, Regional Location and Exhibit 2, Vicinity Map.***

The net acreage of the Specific Plan area is 449.9 net acres. This excludes street right-of-ways, Southern California Edison (SCE), and County Line easements.

The regional context and local setting of the Specific Plan area are illustrated in the ***Regional Location Map, Exhibit 1, and Vicinity Map, Exhibit 2.***

The project site is consistent with and implements the gross Low Density Residential allocation (5.0 dwelling units permitted per gross acre) and broad "community design" policy requirements for the New Model Colony, including a general neo-traditional community design. These include:

- Creation of a "sense of place;"
- Diversity in housing product and architecture;
- Pedestrian connectivity;
- Smaller "neighborhoods;" and
- Elimination of the "subdivision" feel.

The New Model Colony General Plan Amendment adopted by the City of Ontario designated Planning Subarea 29 for development of residential, Neighborhood Center commercial, three (3) elementary, and one (1) middle school land uses. Residential land uses are designated within the Low Density Residential category, with a maximum permitted density of 5.0 dwelling units (du) per gross acre. A General Plan Amendment was adopted concurrently with the Specific Plan in 2006, modifying the General Plan Land Use Policy Map and Circulation Map to 1) reassign the location of one elementary school, 2) eliminate one elementary school, 3) relocate the middle school designation southeast of the intersection of Eucalyptus Ave. and Haven Ave., 4) "straighten" the Haven Ave. alignment between Merrill Ave. and Eucalyptus Ave., and 5) eliminate Neighborhood Center in the northeast portion of Subarea 29.

On January 26th, 2010, the City of Ontario adopted The Ontario Plan (TOP) which serves as the City's new business plan and includes a long term Vision and a principle based Policy Plan (General Plan). The City's Policy Plan, which acts as the City's General Plan, designates (Policy Plan Exhibit LU-1 - Land Use Plan) the project site for development of Low Density Residential (2.1 -5.0 dwelling units per acre), Neighborhood Commercial, Public Schools, and Open Space - Parkland.

Consistent with the adopted General Plan allowing for 5.0 du/gross acre, Subarea 29 is permitted to include a total of 2,470 residential units based on a gross residential acreage of 494.2 acre; see Table 3-A for calculations. The Subarea 29 Specific Plan (2006) originally allocated a total of 1,937 dwelling units. The Specific Plan Amendment (2015) reallocated a variety of residential home types in Subarea 29 resulting in a total of 2,392 dwelling units, or 4.8 du/gross residential acre, 4.4 du/gross acre overall. Adjusting the total unit count implements the land use designation of the General Plan while maintaining the neighborhood crafting and architectural design standards of the original Specific Plan. This Specific Plan Amendment increases the total number of allocated dwelling units to 2,418 or 4.9 du/gross residential acre, 4.5 du/gross acre overall.

Overall, Subarea, 29 is planned for a total of thirty-one (31) planning areas. A total of twenty-six (26) residential neighborhoods are planned within Park Place, with varying lot sizes, product design, and architectural character. ***Refer to Exhibit 3, Land Use Plan.*** Single-family detached home types range from Cluster Homes to 6,300 square foot lots. A maximum total of 1,374 dwelling units are proposed for Park Place. Richland Communities, Inc. controls a total of five (5) residential neighborhoods with varying product, and lot sizes ranging from 3,500 square feet to 5,040 square feet. A maximum total of 936 dwelling units are planned for the five (5) planning areas controlled by Richland Communities, Inc. Brookfield Homes owns Planning Area 29. This planning area is planned for 108 lots featuring either lane or conventionally loaded designs. Combined these three land holders may develop 2,418 potential dwelling units within Subarea 29 Specific Plan area. ***Refer to Table 3a on page 4-4.***

Non-residential uses proposed in the Specific Plan include a commercial parcel (Planning Area 2) consisting of 14.5 gross acres on the southwest corner of Eucalyptus Ave. and Archibald Ave. An elementary school (Planning Area 18) made up of 11.2 gross acres is included at the center of Subarea 29, directly adjacent to a neighborhood park (Planning Area 14) consisting of 7.7 gross acres.

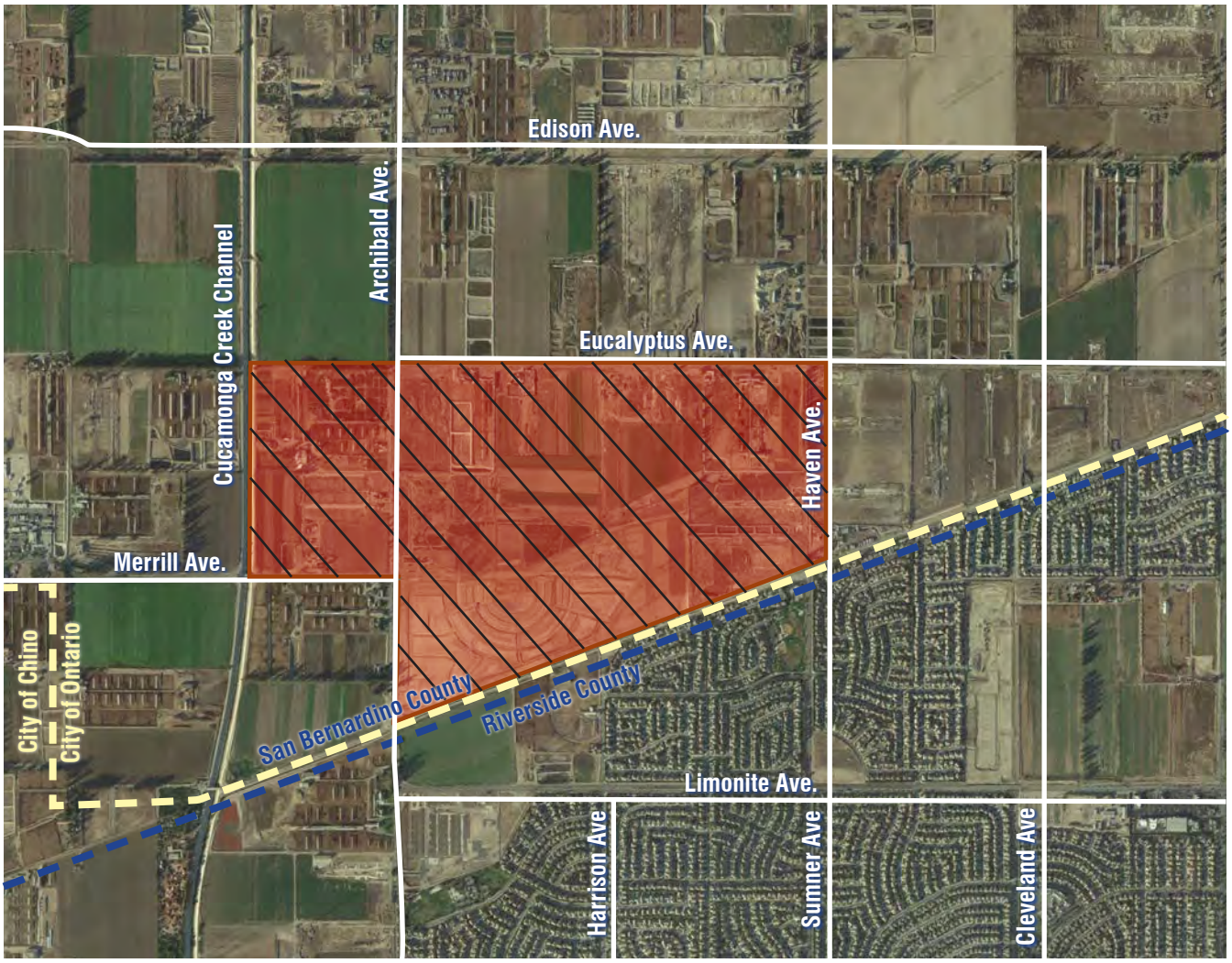
Parks and the private Recreation Center form the "heart" of the Specific Plan and entire planned community. These include a private 3.1-acre private Recreation Center (Planning Area 15) and two (2) neighborhood parks (Planning Area 11 and 14) north and south of Merrill Ave. The two (2) neighborhood parks amount to 7.7 gross acres (north) and 6.2 gross acres (south) of Merrill Ave. Subarea 29 is planned as a walkable community.

A system of pedestrian trails link all residential neighborhoods with the planned school, parks, and recreation amenities. Additionally, connections to the SCE Corridor trail and County Line Channel trail are also planned.

The internal street system includes a modified grid and landscaped parkways in all local residential streets. ***Refer to Exhibit 3, Land Use Plan.***

*Cantu - Galleano Ranch Road Realignment

Exhibit 1—Regional Location




## Legend

- Specific Plan Area
- County Boundaries
- City Boundaries

Exhibit 2—Vicinity Map

Exhibit 3—Land Use Plan

## Table 1—Specific Plan Land Use Summary

| Planning Area | Land Use | Minimum Lot Size (S.F) | Planned Dwelling Units[3,4,5] | Net Acre[1] | Planned Net Density (Du/Ac.)[3,5] | Gross Acres[2] | Planned Gross Density (Du/Ac.)[3,5] |
|---|---|---|---|---|---|---|---|
| 1* | Conventional Small Lot | 3,500 | 432 | 83.1 | 5.2 | 89.8 | 4.8 |
| 2* | Commercial | N / A | 0 | 12.1 | 0.0 | 14.5 | 0.0 |
| 3* | Conventional Medium Lot | 4,500 | 186 | 34.5 | 5.4 | 40.2 | 4.6 |
| 4** | Conventional Medium Lot | 4,250 | 88 | 10.1 | 8.7 | 17.8 | 4.9 |
| 5** | Conventional Small Lot | 3,825 | 68 | 7.2 | 9.4 | 13.7 | 5.0 |
| 6** | Conventional Medium Lot | 5,000 | 67 | 13.0 | 5.2 | 17.0 | 4.0 |
| 7** | Conventional Large Lot | 6,300 | 65 | 15.3 | 4.2 | 18.3 | 3.6 |
| 8** | Conventional Medium Lot | 4,250 | 46 | 9.1 | 5.1 | 9.6 | 4.8 |
| 9** | Lane Loaded | 3,150 | 69 | 9.9 | 7.0 | 11.9 | 5.8 |
| 10** | Lane Loaded | 3,600 | 57 | 6.6 | 8.7 | 7.8 | 7.3 |
| 11** | Neighborhood Park 2 | N / A | 0 | 5.7 | 0.0 | 6.2 | 0.0 |
| 12** | Conventional Small Lot | 3,825 | 53 | 9.5 | 5.6 | 9.5 | 5.6 |
| 13** | Cluster Homes | 2,100[A] | 75 | 7.8 | 9.6 | 7.8 | 9.6 |
| 14** | Neighborhood Park 1 | N / A | 0 | 6.3 | 0.0 | 7.7 | 0.0 |
| 15** | Recreation Center | N / A | 0 | 2.7 | 0.0 | 3.1 | 0.0 |
| 16** | Conventional Small Lot | 3,015 | 41 | 5.9 | 7.0 | 6.1 | 6.8 |
| 17** | Conventional Small Lot | 3,015 | 56 | 5.3 | 10.6 | 8.4 | 6.7 |
| 18** | School | N / A | 0 | 10.0 | N / A | 11.2 | N / A |
| 19** | Lane Loaded | 3,150 | 61 | 7.8 | 7.9 | 9.0 | 6.8 |
| 20** | Conventional Medium Lot | 4,250 | 67 | 11.8 | 5.7 | 13.3 | 5.0 |
| 21** | Conventional Medium Lot | 5,000 | 48 | 10.1 | 4.8 | 11.5 | 4.2 |
| 22** | Conventional Large Lot | 6,300 | 79 | 19.7 | 4.0 | 21.3 | 3.7 |
| 23** | Conventional Small Lot | 3,825 | 82 | 12.9 | 6.3 | 14.4 | 5.7 |
| 24** | Conventional Small Lot | 3,400 | 75 | 8.1 | 9.3 | 12.8 | 5.8 |
| 25** | Cluster Homes | 2,100[A] | 102 | 8.6 | 11.8 | 12.9 | 7.9 |
| 26** | Cluster Homes | 2,100[A] | 102 | 8.7 | 11.7 | 13.2 | 7.7 |
| 27** | Cluster Homes | 1,750[A] ~~2,100~~ | 73 ~~47~~ | 7.6 | 9.7 ~~6.2~~ | 7.6 | 9.6 ~~6.2~~ |
| 28* | Conventional Medium Lot | 4,050 | 121 | 23.0 | 5.3 | 25.8 | 4.7 |
| 29*** | Lane Loaded or Conventional Medium Lot | 3,150 or 4,000 | 108 | 21.4 | 5.0 | 27.2 | 4.0 |
| 30* | Conventional Large Lot | 5,040 | 110 | 21.9 | 5.0 | 28.3 | 3.9 |
| 31* | Conventional Medium Lot | 4,050 | 87 | 16.0 | 5.4 | 23.1 | 3.8 |
| Flood Control Channel | Flood Control Channel | N / A | 0 | 7.2 | 0.0 | 7.2 | 0.0 |
| Pump Station | Pump Station | N / A | 0 | 0.2 | 0.0 | 0.4 | 0.0 |
| SCE Corridor | Park Place SCE Easement | N / A | 0 | 11.2 | 0.0 | 11.2 | 0.0 |
| | | ***Sub Area 29 Total*** | ***2,418*** ~~2,392~~ | ***449.9*** | ***5.4*** ~~5.3~~ | ***539.7*** | ***4.5*** ~~4.4~~ |

A) Minimum square footage identified is for exclusive use area on a per home basis, recorded lot size may differ.
1) Gross Acres calculated to centerlines of Master Planned Streets minus SCE easements.
2) Net Acres excludes street rights-of-way and SCE easements.
3) Actual total units and gross/net density and acreage will be dependent on final lotting.
4) Target unit count based on submitted Tentative "B" Maps
5) A density transfer of 15.0% may occur between Planning Areas.

*) Indicates Planning Areas as controlled/owned by Richland Communities, Inc.
**) Indicates "Park Place" Planning Areas as controlled/owned by SL Ontario Development Company
***) Indicates Planning Areas as controlled/owned by Brookfield Homes

## 1.1 Purpose for Amendment

This Specific Plan Amendment (2021) modifies PA-27 to permit a greater number of units. This unit increase would change the overall Subarea 29 density from 4.8 dwelling units per gross acre to 4.9 dwelling units per gross acre. This Amendment also permits an additional cluster housing typology.

## 1.2 Governing Documents

Development of the Subarea 29 Specific Plan will be regulated by the following documents:

- The Ontario Plan (TOP) Policy Plan (General Plan) which establishes policies governing land use, circulation, housing, conservation and open space, noise, safety, and public facilities within the Specific Plan area;
- The Specific Plan, to include a Land Use Plan, Infrastructure Plan, Design Guidelines, and Development Regulations;
- The City of Ontario Development Code, as applicable to the project site, where the Specific Plan is silent on development standards and regulations;
- The City of Ontario Subdivision Ordinance, regulating the subdivision of land within the project site area;
- The Airport Land Use Compatibility Plans of Chino Airport and Ontario International Airport;
- The approved Subarea 29 Environmental Impact Report; and
- Covenants, Conditions, and Restrictions (CC&R's) to be established by the developer of Park Place, and other developers in Subarea 29 as a means of ensuring and enforcing quality design and development of the master planned community.

### Specific Plan Components

The Subarea 29 Specific Plan is organized into the following sections in addition to Section 1, Specific Plan Overview.

### 2.0 Introduction

The Introduction provides:

- The project site setting;
- A general description of the project site proposal;
- The goals and policies of the Specific Plan;
- The entitlements to accompany the Specific Plan; and
- The relationship of the Specific Plan to The Ontario Plan (TOP) Policy Plan (General Plan) and the City on Ontario Development Code.

### 3.0 Existing Conditions

This section describes the setting for the project site, outlining the existing physical conditions on and around the site at the time of the original approval.

### 4.0 Land Use

The Land Use section describes the various residential planning areas and residential types, commercial planning area, school planning area, and the parks and trails within the planned community.

### 5.0 Infrastructure and Public Improvements

This section provides information on proposed circulation improvements, the planned backbone water, sewer, and storm drain systems, the grading concept for the project site, and a discussion of public utilities and services to serve the Specific Plan area.

## 6.0 Development Regulations

The Development Regulations identify permitted uses and standards regulating the development of various residential product types and commercial uses. The relationship of the Specific Plan development regulations to the City of Ontario Development Ordinance is also provided. The policies and procedures for the City's review and approval of future development proposals within the Specific Plan are included in this section. This section provides the methods and procedures for interpreting and amending the Specific Plan, as necessary in the future.

## 7.0 Design Guidelines

The Specific Plan Design Guidelines are intended to direct the site planning, landscaping, and architectural quality of the development. Streetscapes, entries, edge treatments, walls and fencing, lighting, signage, and architectural design are addressed in the Design Guidelines.

## 8.0 Commercial Design Guidelines

This section will direct site planning, architectural design, and landscaping for the commercial parcel.

## 9.0 General Plan Consistency

This section includes the City of Ontario General Plan consistency matrix describing the relationship of the Specific Plan to each policy of The Ontario Plan (TOP) Policy Plan (General Plan).

# 2. Introduction

# 2.0Introduction

The Specific Plan is comprised of 539.7 gross acres designated as Planning Subarea 29 of the New Model Colony, within the City of Ontario. The Specific Plan area illustrated in Exhibit 2, Vicinity Map, is bounded by Eucalyptus Ave. on the north, Haven Ave. on the east, County Line Channel on the south, and Cucamonga Channel and Archibald Ave. on the west. The Specific Plan is a comprehensive plan proposed by SL Ontario Development Company, Richland Communities, Inc, and Brookfield Homes, for the development of residential neighborhoods designed to reflect the small town character of older established communities.

The Specific Plan also includes a commercial site, parks, and school uses. The Specific Plan establishes Development Standards and Design Guidelines for a commercial land use area within Planning Subarea 29.

It should be noted that use of the term "Park Place" throughout this document applies only to the SL Ontario Development Company ownership.

## 2.1 Purpose and Objectives

### 2.1.1 Purpose

The Subarea 29 Specific Plan serves to implement the City's Policy Plan (General Plan) for the project site and provides zoning regulations for development of the project site by establishing permitted land use, development standards, infrastructure requirements, and implementation requirements for development. A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, landscape, and architectural character within the community ensuring that excellence in community design is achieved during project development. The Subarea 29 Specific Plan establishes the procedures and requirements to approve new development within the project site.

The Specific Plan is designed to address the following guiding planning principles:

- Diversity and choice of single-family housing types and opportunities to address a variety of lifestyles, home sizes, and economic segments of the marketplace;
- Connectivity among land uses within the Specific Plan area and to surrounding public facilities and the existing Ontario community;
- Use of traditional development patterns as found in older established neighborhoods in Southern California;
- Recreational amenities within walking distance of all residential neighborhoods;
- Bicycle and pedestrian accessibility and mobility to encourage alternative modes of travel;
- Diversity in architectural design; and
- Sustainable development practices addressing energy efficiency.

### 2.1.2 Objectives

The following objectives are established for the Subarea 29 Specific Plan.

#### Residential Areas

- Residential neighborhoods designed at a "human scale" and oriented to pedestrian activity;
- Connectivity provided among residential neighborhoods and recreational areas through a network of pedestrian sidewalks and on-street bicycle trails;
- Connectivity provided between residential neighborhoods and the adjacent commercial land use, as well as to the central elementary school, by means of pedestrian and bicycle trail linkages;
- A variety of housing types incorporated into the land use plan addressing lifestyle considerations of singles, families, and empty nesters;
- Residential neighborhoods designed around a central park "green core," "framing" green spaces, promoting active and passive recreational activity and casual social interaction among neighbors; and
- Residential neighborhoods with diverse architectural styles and traditional design elements reflecting the characteristics of older established Ontario neighborhoods.

#### Commercial Area

- Neighborhood commercial uses to meet the needs of the residential community within the project site as well as the larger surrounding market area;
- Provision for trails connecting the residential community with the commercial center and adjacent uses;
- The development of plaza areas and other amenities within the commercial center providing space for social interaction; and
- Orientation of commercial buildings to the street wherever possible to create an urban edge and sense of arrival.

### Streets and Pedestrian/Bicycle Mobility

- Streets and lanes (private alleys) designed in a modified grid pattern, reminiscent of traditional neighborhood streets;
- Streets with landscaped parkways and pedestrian walkways separated from the street, to create a pleasant and safe pedestrian environment, promoting friendly interaction among neighbors;
- Several traffic calming techniques within the project site street design including enhanced parkway landscaping, median landscaping, and tapered street intersections and lane entrances to influence a driver's peripheral vision and encourage motorists to drive more slowly; and
- Inside turning radii at corners reduced to slow traffic at corners.

### Recreation / Trails

- New recreational opportunities for residents through the development of two (2) neighborhood parks centered within the community "green core" to include play fields, tot lots, and picnic areas. Additionally, a private Recreation Center including a recreation building with swimming pool for Park Place residents (3.13 acres), community tennis courts, and other areas for passive recreation. The two (2) neighborhood parks amount to 7.7 acres (north) and 6.2 acres (south) of Merrill Ave.;
- A portion of the City's Multipurpose Trails and Bikeway Corridor Master Plan provided through development of a multipurpose trail within the SCE property connecting County Line Channel and Merrill Ave. with Eucalyptus Ave.; and
- A system of on-street multipurpose trails and bicycle lanes integrated into the project site providing bicycle access from the residential community to surrounding areas.

### Sustainable Development

- The opportunity for development of residential units designed with living areas on the second floor and home office areas on the first floor;
- Native plant materials and non-invasive ornamental landscape materials will be incorporated into the landscaping plan for portions of the SCE property developed for trail purposes;
- Residential development will be connected to the commercial land use area located within the site through pedestrian and bicycle trails promoting walking and bicycling as an alternative means of travel to the automobile to and from these areas;
- Residential development will be equipped with the latest technology for internet access allowing residents to shop and work on-line, thereby reducing vehicle trips to employment centers and shopping;
- Canopy trees will be utilized in public areas such as parkways, medians, and the public parks to provide shade to counteract the heat island effect;
- Roadway widths will be reduced as much as possible to minimize heat generating asphalt surfaces; and
- Recycled water will be utilized for the central public parks, neighborhood edges, and other common landscape areas.

## 2.2 Specific Plan Proposal

### 2.2.1 Project Summary

The Specific Plan Land Use Plan is described below and in the Specific Plan Statistical Summary, Tables 1-1b, pages 4-3 through 4-4.

### Residential Uses

The Subarea 29 Specific Plan will provide for development of a variety of residential housing types, oriented toward park and open space amenities and designed to promote walkability and interaction among residents. Residential development within 494.2 acres of the Specific Plan area (per Table 1a, Specific Plan Land Use Summary) will contain up to 2,392 dwelling units, providing a varied mix of single-family detached housing types, as described below.

### Residential Detached

Five (5) types of single-family detached residential development products are planned for the site; Planning Areas may be identified with more than one type of planned development product to allow for flexibility within the maximum number of permitted dwelling units. These include:

### Cluster Homes (PA 13, 25, 26 & 27)

Cluster Homes are single-family detached residential development with vehicular access from lanes (private alleys or motorcourts) via interior streets, with direct access garages. These residential areas will be developed at an approximate net density of 7-14 dwelling units per acre with a exclusive use area size of at least ~~2,100~~ 1,750 square feet.

### Conventional Small Lot (PA 1, 5, 12, 16, 17, 23 & 24)

Conventional single-family detached residential development will consist of cottage style residential homes designed with vehicular access provided from local interior streets. Residential areas will be developed at an approximate net density of 5-9 dwelling units per acre with a minimum lot size of at least 3,015 square feet.

### Lane Loaded (PA 9, 10, 19 & 29)

Detached single-family residential development consists of lane-served residential units designed with an orientation to the street or green spaces, by locating garages to the rear of residential units. Residential areas will be developed at an approximate net density of 5-8 dwelling units per acre with an minimum lot size of at least 3,100 square feet.

### Conventional Medium Lot (PA 3, 4, 6, 8, 20, 21, 28, 29 & 31)

Conventional single-family detached units with orientation to local streets and direct access garages, in varying orientations. Residential neighborhoods will be developed at an approximate net density of 4-6 dwelling units per acre, with a minimum lot size of 4,000 square feet.

### Conventional Large Lot (PA 7, 22 & 30)

These are the largest single-family detached lots in the Specific Plan, conventionally accessed from local streets. Net densities average approximately 3-6 dwelling units per acre, with a minimum lot size of 5,000 square feet.

## 2.3 Authority and Requirements

### 2.3.1 Authority

State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450-57 grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of their General Plans. The Government Code specifies that specific plans may be adopted either by resolution or by ordinance and that the Specific Plan is required to be consistent with the General Plan. The City of Ontario adopts specific plans by ordinance, thereby establishing the zoning regulations for development of the project site. The requirements of the Specific Plan shall take precedence over the City of Ontario Development Code. In instances where the Specific Plan is silent, the City of Ontario Development Code shall prevail.

### 2.3.2 Requirements of the Specific Plan

California Government Code Section 65451 sets forth the minimum requirements and review procedures for Specific Plans as follows:

A Specific Plan shall include a text and a diagram or diagrams, which specify all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
- Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable; and
- A program of implementation measures including regulations, programs, public works projects and the financing measures necessary to carry out paragraphs 1, 2, and 3 above. The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

The Subarea 29 Specific Plan meets the requirements of the State of California Government Code.

### 2.3.3 Development Agreement Required

Unless done in a coordinated manner and with adequate fiscal planning, development projects within the New Model Colony are likely to present a challenge in their implementation because of the lack of existing public facilities, including, streets, sewerage, transportation, drinking water, school, and utility facilities. California law has established a mechanism for ensuring the adequate provision of such facilities, while at the same time providing assurances to applicants that, upon approval of the project, the applicants can proceed with their projects. Approval of this Specific Plan without a development agreement may result in a waste of resources, escalate the cost of housing to the consumer, and discourage investment in and commitment to comprehensive planning, as envisioned by the City, which seeks to make maximum efficient utilization of resources at the least economic cost to the public.

Therefore, a statutory development agreement, authorized pursuant to California Government Code sections 65864 et seq., shall be required as part of the approval of this Specific Plan. For the above-mentioned reasons, the development agreement for this Specific Plan shall include, among other things, methods for financing acquisition and construction of infrastructure, acquisition and development of adequate levels of park land, and schools, as well as the provision of adequate housing opportunities for various segments of the community consistent with the regional housing needs assessment. SL Ontario Development Company, Richland Communities, Inc., and Brookfield Homes may each enter into separate development agreements with the City.

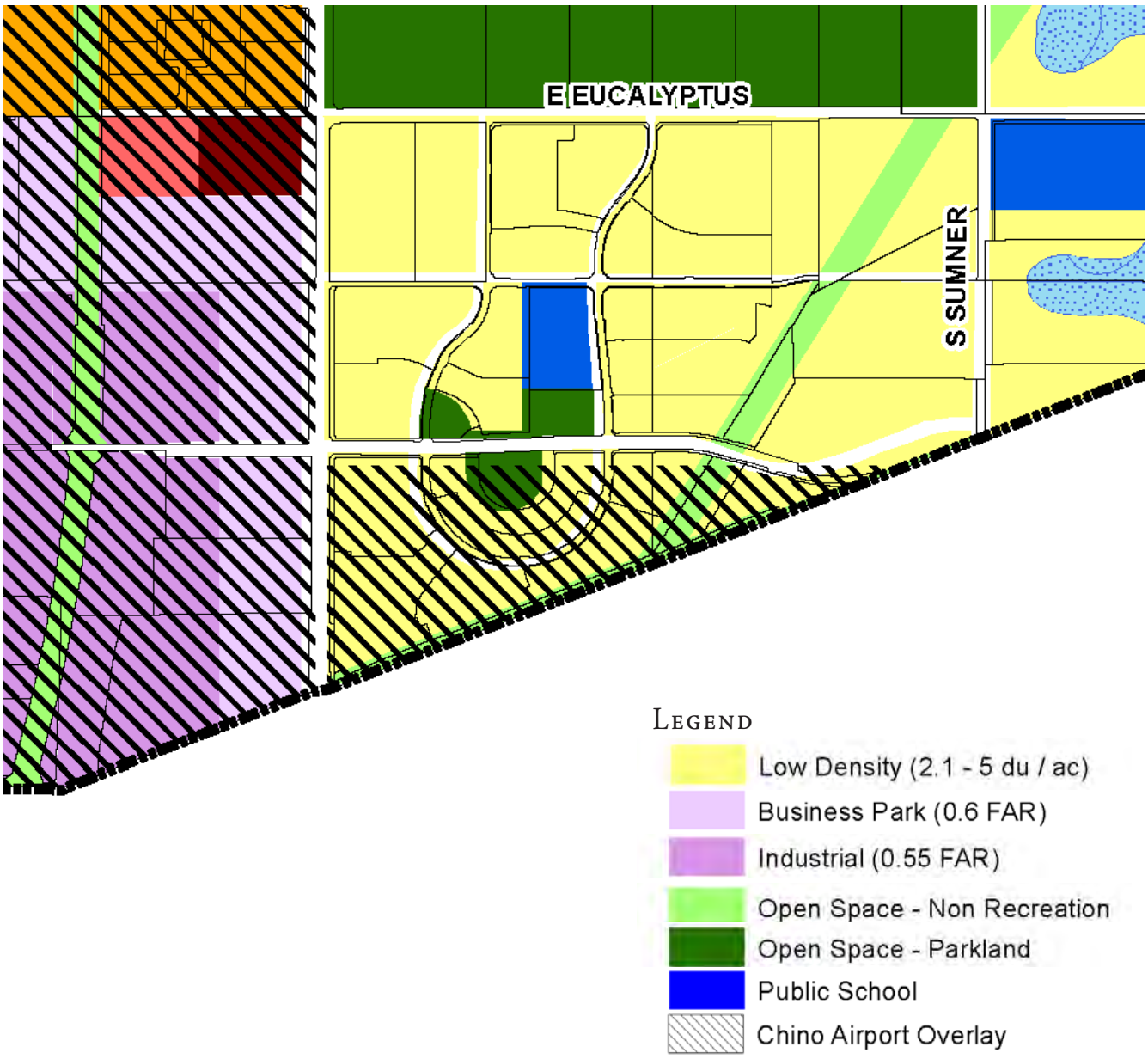



Exhibit 4—Policy Plan Land Use Plan (Exhibit LU_01)

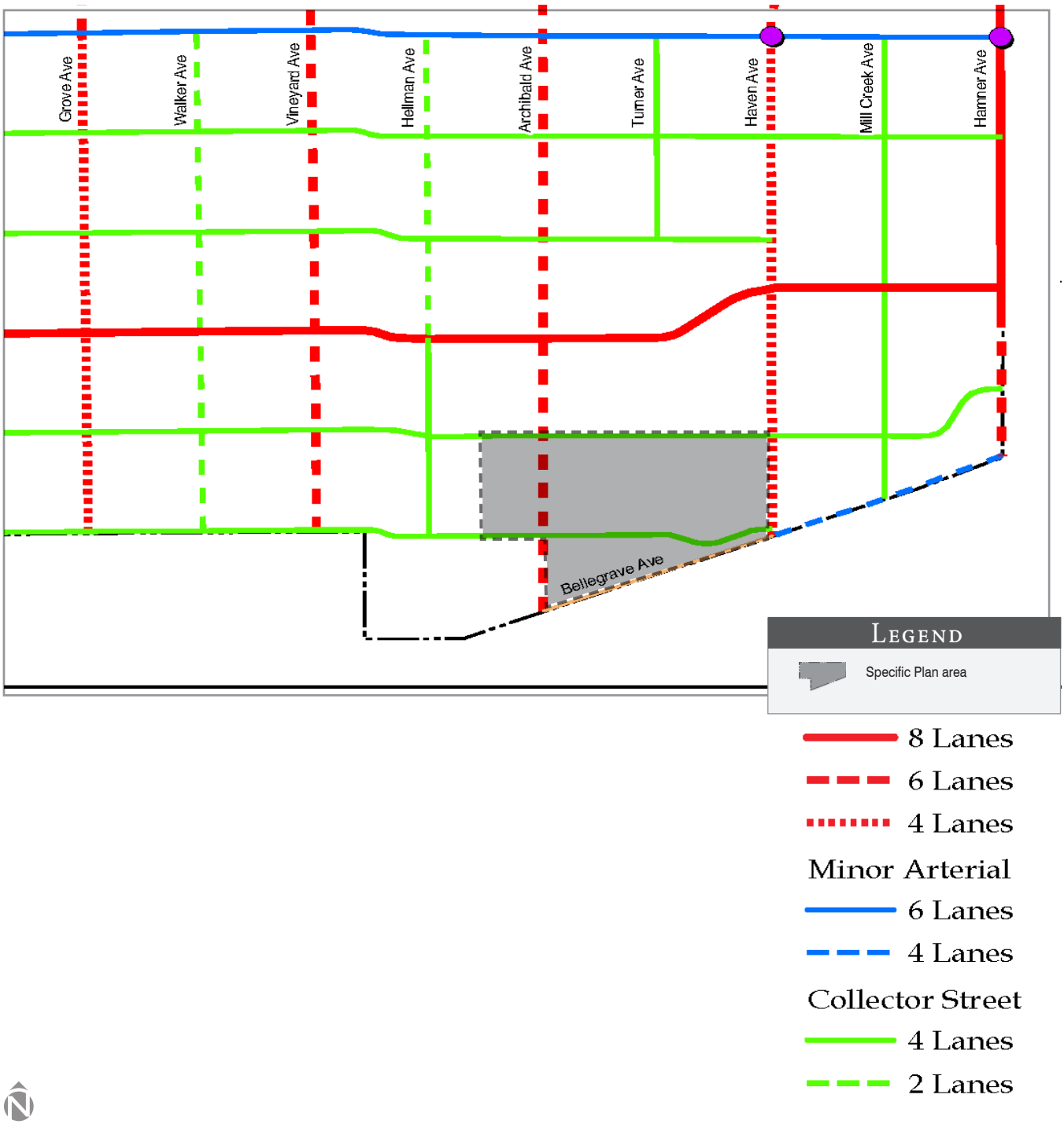



Exhibit 5—Policy Plan Functional Roadway Classification Plan

## 2.4 Development Approval Components

The components of the development approval process for the Specific Plan are as follows:

### General Plan (Policy Plan)

The Ontario Plan (TOP) establishes the direction and vision for the City of Ontario providing a single guidance system that will shape the Ontario community for the future. TOP provides for policies to accommodate change over a 30 year period commencing in 2010, the beginning of the planning period. TOP consists of a six part Component Framework: 1) Vision, 2) Governance Manual, 3) Policy Plan, 4) City Council Priorities, 5) Implementation, and 6) Tracking and Feedback.

### Specific Plan

The Policy Plan (General Plan) requires the approval of a Specific Plan for development of the project site to ensure that sufficient land area is included to achieve unified districts and neighborhoods. The City of Ontario has zoned the project site as AG-Specific Plan. The zoning designation of AG-Specific Plan requires that a Specific Plan be approved to guide development of the project site and to implement the goals and policies of the Policy Plan. The Specific Plan provides the zoning regulations to govern development of the project site. The requirements of the Specific Plan shall take precedence over the City of Ontario Development Code. In instances where the Specific Plan is silent, the City of Ontario Development Code shall prevail.

### Subdivision Maps

A tentative tract map(s) will be reviewed by the City of Ontario for the residential portion of the Specific Plan indicating the approximate location of lot lines, streets, and proposed grading. Following approval by the City of the tentative tract map(s), a final map(s) will be prepared. Parcel maps will be approved by the City of Ontario for development proposed within the commercial portion of the Specific Plan.

## 2.5 CEQA Compliance

A project site Environmental Impact Report (EIR) prepared by the City of Ontario for the Specific Plan, in accordance with the California Environmental Quality Act (CEQA), addressed impacts associated with the Specific Plan and subdivision map. The EIR recommended mitigation measures to reduce impacts of the project site to a less than significant level. The EIR was prepared as the basis for the environmental review for all subsequent discretionary and ministerial actions.

## 2.6 Relationship to General Plan and Zoning

The City's Policy Plan, which acts as the City's General Plan, designates the project site for development as follows:

- Low Density Residential (2.1 -5.0 dwelling units per acre)
- Neighborhood Commercial
- Public Schools
- Open Space - Parkland
- Open Space - Non-Recreation

The Policy Plan (General Plan) establishes a development capacity of 2,228 dwelling units and approximately

189,486 square feet of commercial use and 369,171 of commercial office use for the project site. The Policy Plan Residential Capacity is further broken down as follows:

Table 2—Policy Plan Residential Capacity

| *Gross Acres* | *TOP Land Use Designation* | *Maximum Permitted Dwelling Units* |
|---|---|---|
| 495.2 | Low Density Residential | 2,228 |
| Total: 495.2 | | 2,228* |

*Densities do not reflect maximum allowable densities by the Policy Plan and are based on TOP EIR densities (average) of 4.5 du/ac for Low Density.

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan. The Subarea 29 Specific Plan has been prepared in conformance with the goals and policies of the City of Ontario Policy Plan (General Plan). The policy analysis is located in the Appendix of this document, describes the manner in which the Subarea 29 Specific Plan complies with the Policy Plan policies applicable to the project.

## 2.7 Development Plan Review

Following the approval of the Specific Plan, all development proposals for individual residential neighborhoods or product areas within the Specific Plan will be subject to the Development Plan Review process pursuant to Article 8: Development Plan Review of the City of Ontario Development Code.

## 2.8 Airport Land Use Compatibility Planning Consistency

All development proposals or Specific Plan Amendments are required to be consistent with the Airport Land Use Compatibility Plans of Chino Airport and Ontario International Airport.

3. Existing Conditions

# 3.0 Existing Conditions

## 3.1 Property Ownership

The 539.7 gross acre Subarea 29 Specific Plan consists of twenty-two (22) parcels with eight (8) separate ownerships. Three (3) separate developers, SL Ontario Development Company, Richland Communities, Inc., and Brookfield Homes are involved in the entitlement process to develop portions of the study area at this time. ***Exhibit*** 6, ***Existing Property Ownership & Williamson Act Contract Status*** illustrates this information.

## 3.2 Williamson Act Status

The Williamson Act program is designed as a mechanism for the preservation of agricultural and open space lands in the State of California. Within the Subarea 29 Specific Plan, only one Williamson Act contract is active. ***Exhibit*** 6, ***Existing Property Ownerships & Williamson Act Contract Status*** illustrates the location and status of the Williamson Act contract within the Subarea 29 Specific Plan.

## 3.3 Airport Land Use Compatibility Plan Consistency

The Project Site is located within the Airport Influence Areas of Chino Airport and Ontario International Airport (ONT) as depicted in Exhibit 10, Airport Influence Areas.

## 3.4 Existing Site Conditions and Improvements

Existing on-site land uses include dairy farming, agriculture, and the SCE transmission corridor. The 539.7 gross acre Specific Plan area has historically been used for general agricultural purposes. Agricultural activities remain within the Specific Plan area and include operations such as dairy farming and row crop production. The site contains farm buildings supporting the existing agricultural activities.

## 3.5 Surrounding Land Uses

Uses surrounding the Specific Plan area include residential, dairy farming, agriculture, vacant open space, and roadways. Refer to ***Exhibit 8, Aerial Photo***, which documents existing and surrounding land uses.

## 3.6 Topography

The project site is relatively flat with gently sloping topography of approximately 2%, sloping in a northeasterly to southwesterly direction. ***Exhibit 18, Conceptual Grading Plan***, illustrates existing and proposed topographic contours on the site. There are no significant landforms or rock outcroppings within the project site.

## 3.7 Hydrology

Most of the project site is presently in agricultural use, and only a limited portion is now covered with impervious surfaces. Normal rainfall in the area is, therefore, able to percolate through on-site soils and does not result in high volumes of surface runoff, typically associated with urban areas. During periods of heavy rainfall, when ground surfaces are saturated, surface runoff is collected in the existing storm drains, culverts, and retention basins located within the surrounding area.

Groundwater within and surrounding the project site as a whole, contains high concentrations of salt, attributable to historic agricultural activities such as dairy farming. The high organic content of on-site soils has contributed incrementally to the degradation of surface and groundwater quality. Removal of the organic materials which constitute by-products of those dairy operations and compliance with National Pollution Discharge Elimination System (NPDES) and other storm water permit requirements will be required as part of project site development.

## 3.8 Existing Circulation/Access

### 3.8.1 Regional Circulation

The Pomona Freeway, State Route (SR-60), is located approximately one (1) mile to the north of the New Model Colony General Plan area. In this area, SR-60 has full diamond-type interchanges with Euclid Ave., Grove Ave., Vineyard Ave., Archibald Ave., Haven Ave., and Milliken Ave. SR-60 carries approximately 160,000 vehicles per day near the City of Ontario sphere of influence area, also referred to as the New Model Colony (NMC) General Plan area.

The Ontario Freeway, Interstate 15 (I-15), is located approximately one-half mile to the east of the New Model Colony General Plan area, and carries approximately 90,000 vehicles per day in the vicinity of the NMC General Plan area. The closest arterial interchange to the NMC General Plan area is located at Limonite Road in Riverside County, approximately 3-¼ miles south of the SR-60 interchange with I-15.

State Highway SR-83 (Euclid Ave.) extends along the western boundary of the NMC General Plan area. Another major freeway in the area is SR-71 (Chino Valley Freeway), located between SR-91 and SR-60, and is approximately 2-3 miles southwest of the NMC General Plan area. This freeway is a major commuter route in southwestern San Bernardino County, connecting the SR-91 freeway with SR-60 and I-10 freeways.

Regional access to the project site is provided from Interstate 15 (I-15) located approximately 1.5 miles east of the project site and from SR-60, located approximately 2.2 miles north of the project site. Refer to ***Exhibit 1, Regional Location,*** page 1-2.

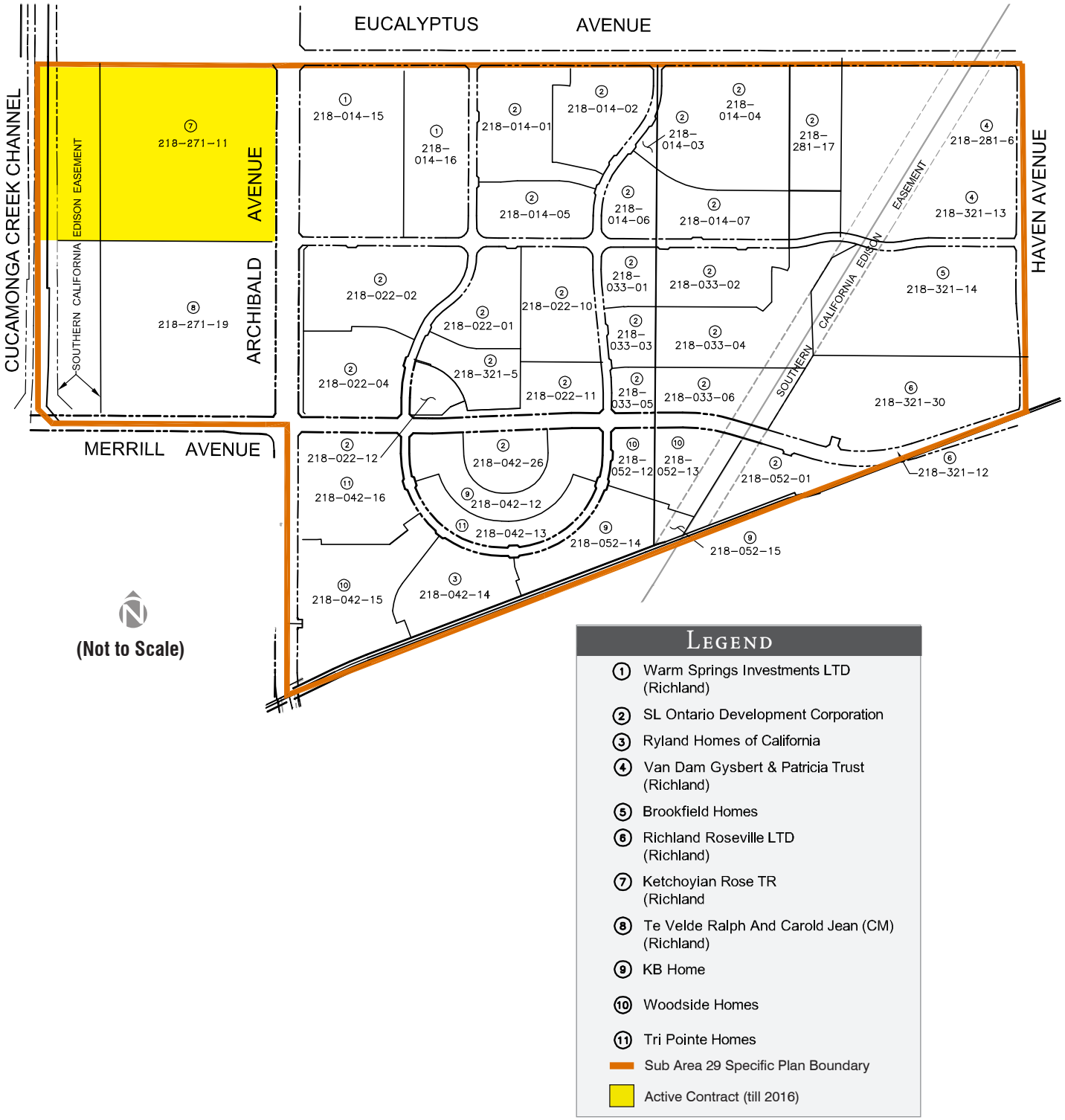



Exhibit 6—Existing Property Ownerships and Williamson Act Contract Status

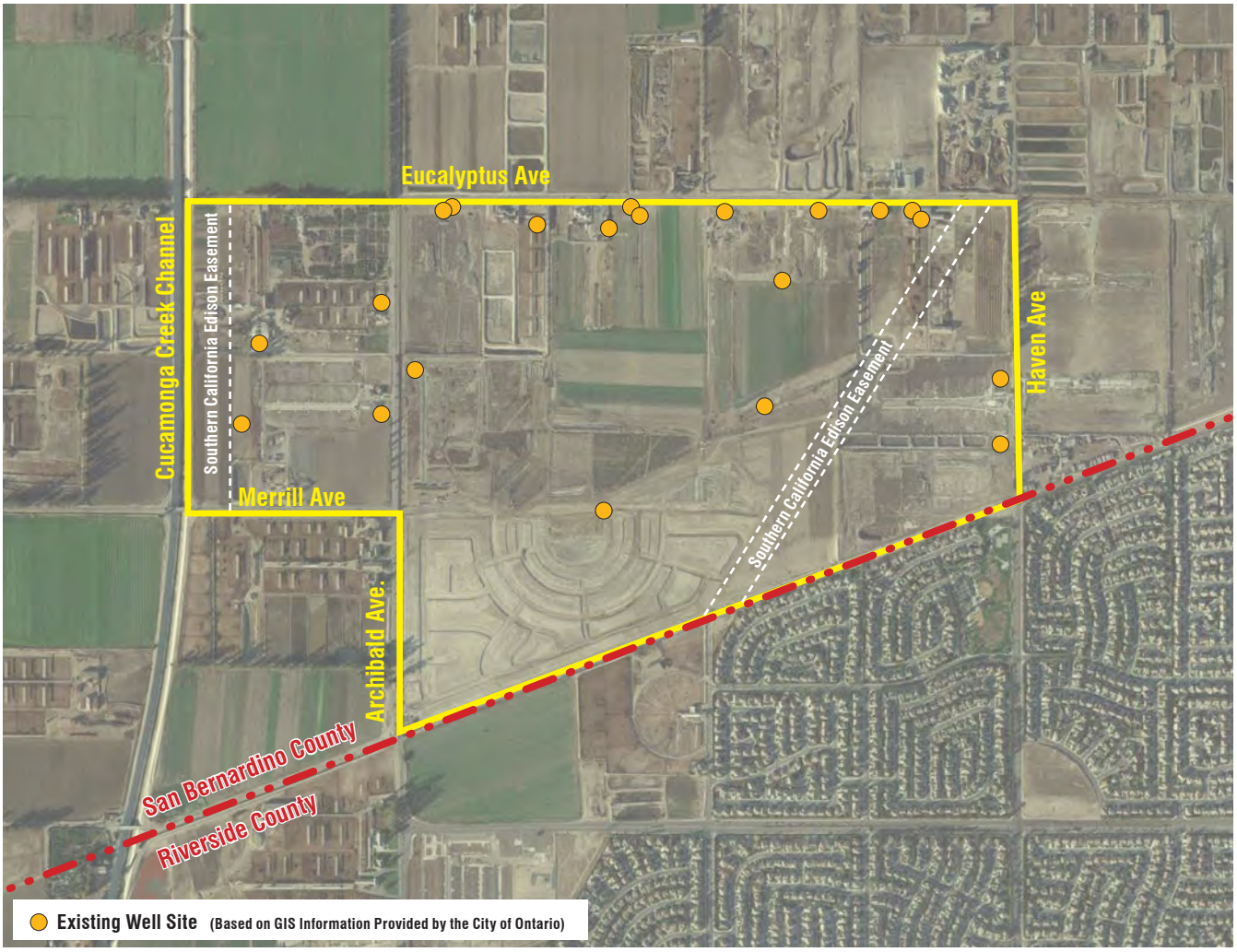



Exhibit 7—Aerial Photo

### 3.8.2 Local Circulation

No local streets exist at present to serve the project site. Archibald Ave. provides arterial access. It has an existing intersection with Eucalyptus Ave. west of the project site.

Archibald Ave. is improved with approximately 36 (thirty-six) feet of paved area from the southerly boundary of the site to Eucalyptus Ave. A five-foot wide shoulder is located adjacent to Archibald Ave. on both sides of the street. Eucalyptus Ave. is improved with approximately 26.5 feet of paved area between Archibald Ave. and the Cucamonga Channel. Haven Ave. is improved with a paved area varying in width from fourteen (14) feet to seventeen (17) feet. Refer to ***Exhibit 8, Policy Plan Functional Roadway Classification Plan,*** which illustrates the General Plan Circulation network for the New Model Colony.

## 3.9 Existing Infrastructure/Utilities

### 3.9.1 Water Supply Facilities

The closest water mains to the project site are located over 1.5 miles north of the Specific Plan area in Riverside Drive. This water main has not been sized to serve significant development within the New Model Colony. A 16-inch water main, owned and operated by the Jurupa Community Services District, is located within Riverside County along the east side of Milliken Avenue, east of the site. As part of the development of the project site, the construction of new water systems shall be consistent with the City's approved Water Master Plan.

On-site residential and agricultural uses are served by private wells, as illustrated on ***Exhibit 7, Aerial Photo***. Please note that the well sites depicted on this exhibit may not be all inclusive, and existing wells will be identified at the Tentative Map stage. Upon development of the well site areas, these wells, or any other wells found on the property, will be abandoned per California Department of Water Resources Health Guidelines and the City of Ontario Guidelines. In compliance with the Chino Basin Water Master's *Well Procedure for Developers*, a well use/destruction plan and schedule for all existing private/agricultural wells shall be submitted to the City of Ontario for approval prior to the issuance of permits for any construction activity. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's water system (residential to the domestic water system and agricultural to the recycled water system) when available. Wells shall be destroyed/abandoned per the California Water Resource Guidelines and require permitting from County Health Department. A copy of such permit shall be provided to the Engineering and Public Works Agency prior to issuance of grading and/or building permits. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

The City of Ontario does not have recycled water facilities on or within the area of the Specific Plan. Construction of new recycled water facilities will be required of the developer as part of development of the project. Construction of these recycled water facilities will be consistent with the City's approved Recycled Water Master Plan.

### 3.9.2 Sewer

The City of Ontario does not have sewer facilities within the vicinity of the project site. Wastewater disposal within the Specific Plan area is currently provided through septic tanks and subsurface disposal fields. Prior to grading operations, existing septic tanks and subsurface disposal fields will need to be abandoned in accordance with Department of Health Services requirements. The City of Ontario's Sewer Master Plan provides for significant new facilities to serve the project site.

### 3.9.3 Stormwater/Drainage Facilities

There are no existing storm drain facilities located within the vicinity of the site. The existing storm drainage system surrounding the site generally consists of open earthen swales adjacent to area roadways. Storm water run-off from the site is generally by sheet flow. As part of the development of the project site, construction of new storm drain facilities will be required consistent with the City's approved Storm Drain Master Plan.

### 3.9.4 Solid Waste Disposal

There is no solid waste disposal in the vicinity of the project site.

### 3.9.5 Natural Gas Lines

Natural gas service in the vicinity of the site is provided by the Southern California Gas Company.

### 3.9.6 Electrical Facilities

Electrical service in the vicinity of the site is provided by Southern California Edison.

### 3.9.7 Communications Systems

Time Warner provides telephone service within the project area. Currently, telephone service is provided to the residences, dairies and farms in the area.

## 3.10 Geology and Soils

The City of Ontario General Plan identified the project site as containing Delhi series soils, as mapped by the United States Department of Agriculture, Soil Conservation Service in 1971 and 1980. Delhi series soils have been used for agriculture, primarily for grapes and citrus, since the 1800's.

## 3.11 Seismicity

The General Plan identified numerous earthquake faults within a 50-mile radius of the project site. Major mapped faults include, but are not limited to, the Chino, Whittier and North Elsinore, and Cucamonga Faults. For the "maximum probable earthquake" (MPE), defined as the 100-year event normally considered in the design of non-critical structures, the values range from about 0.13 to 0.20 g (i.e., the unit force of gravity). In the design of certain critical or important facilities such as hospitals and dams, the "maximum credible earthquake" (MCE) should yield an estimated peak horizontal acceleration in the range of 0.33 to 0.52 g.

A zone of concentrated, relatively low-magnitude seismicity extends to the southwest from the San Jacinto fault zone (Rialto-Colton branch) along an inferred fault near Fontana. Where the inferred fault (Fontana trend) stops, this zone of micro-seismicity continues in a southwesterly to westerly direction terminating in the New Model Colony area. It is expected that the MPE for this fault structure could produce horizontal accelerations in the range of 0.3 to 0.5 g. More distant faults are capable of larger earthquakes with a higher probability of occurrence. The San Andreas fault is expected to generate a MCE event every 150 to 200 years, yielding a peak horizontal ground acceleration of approximately 0.21 to 0.26 g. The Uniform Building Code (UBC), establishes procedures designed to ensure that all development occurs in a safe manner relative to those known hazards.

## 3.12 Vegetation

The project site has been extensively used for agricultural operations, including both dairy use and the cultivation of row crops. Those areas not in active agricultural production are occupied by rural residential housing, farm buildings, and other ancillary facilities. The natural vegetation and soils conditions that once occurred throughout the site have been significantly altered through human uses.

## 3.13 Biological Resources

The Program EIR prepared for the City's NMC General Plan Amendment states that the Ontario NMC General Plan area has been greatly altered from natural conditions, under the influence of intensive agriculture and dairy industry.

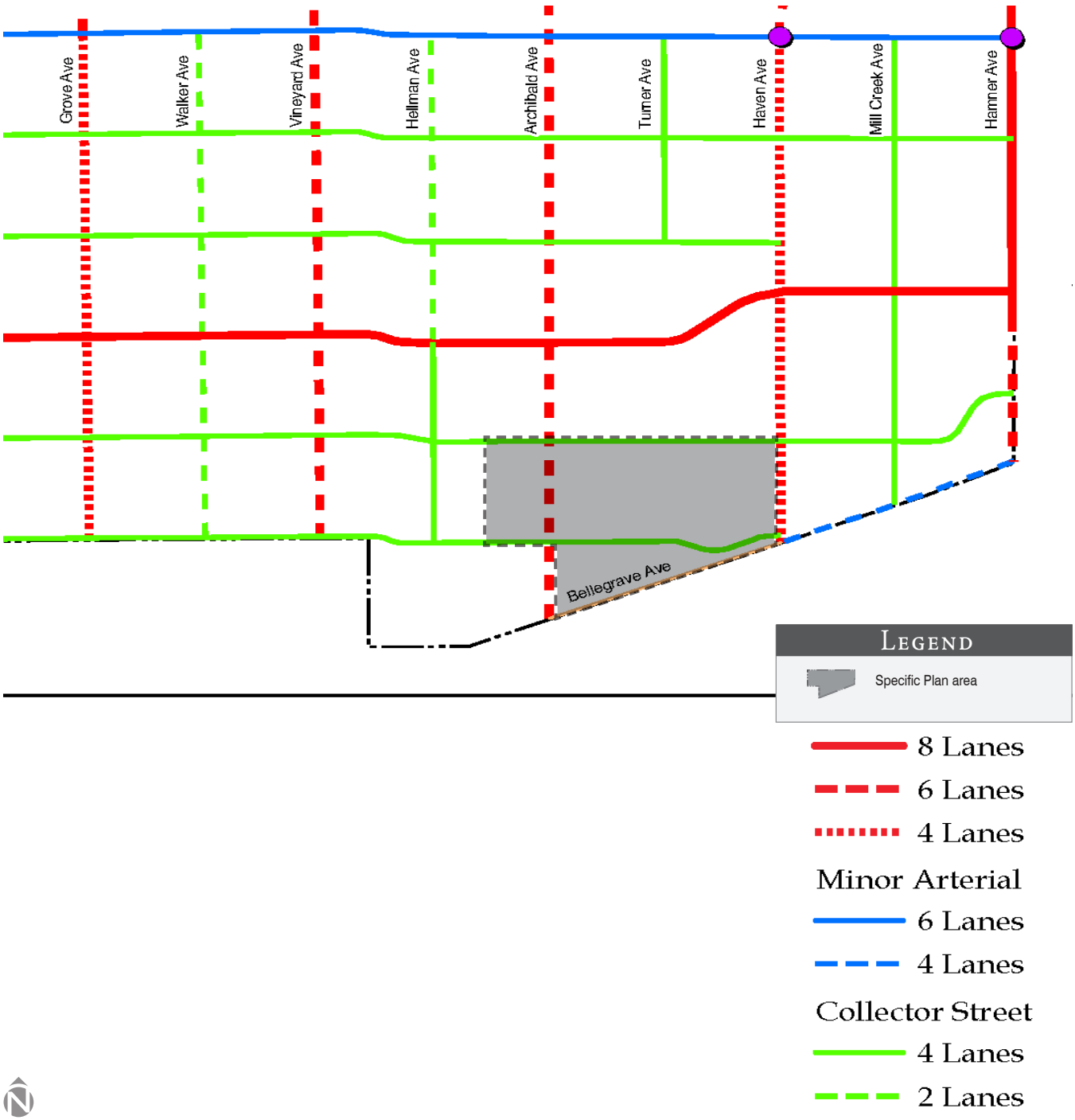



Exhibit 8—Policy Plan Functional Roadway Classification Plan

# 4. Land Use

# 4.0Land Use

## 4.1 Introduction

The 539.7 gross acre Specific Plan is envisioned to provide a neighborhood lifestyle featuring a variety of residential housing types designed within easy walking distance to the school, recreational amenities, and commercial retail uses. Connectivity within the Specific Plan is provided through a system of pedestrian and bicycle trails linking residential neighborhoods to one another, to parks, to school, and to the commercial land use area. A component of the trail system will be provided through the improvement of a portion of the SCE owned property (SCE Corridor) within the Specific Plan. These improvements represent a part of the City's Master Planned multi-purpose trail system planned for the New Model Colony.

Residential development is designed to address a variety of income levels and lifestyles, such as singles, families, executives, and "empty nesters." Housing types will include single-family detached homes ranging from cluster homes and lane loaded homes with significant architectural street and "green" frontage and garages facing courts or lanes, to conventional single-family detached cottage homes with lot sizes from approximately 3,015 square feet, and scaling up to larger single-family detached homes on lot sizes varying between 5,000 and 6,300 square feet.

A commercial land use is provided for in the Specific Plan, in Planning Area 2. The Specific Plan allows for the development of approximately 87,000 square feet of neighborhood commercial, retail, and service uses in Planning Area 2 conveniently located adjacent to Archibald Ave. and Eucalyptus Ave. on approximately 12.1 net acres.

The Land Use diagram shown in ***Exhibit 10, Land Use Plan*** illustrates the overall land use pattern within Subarea 29. Table 1 documents statistical totals for the entire Subarea, Table 1a provides residential allocations for Subarea 29 by ownership, and Table 1b provides the Specific Plan Land Use Summary. ***Refer to pages 4-3 through 4-5, Tables 1-1b.***

## 4.2 Residential Use

Residential land uses within the Subarea 29 Specific Plan comprise approximately 494.2 gross acres. The Specific Plan will permit the development of up to 2,418 single-family detached residential dwelling units. Residential land use areas are contained within 26 distinctive neighborhoods, linked by a network of sidewalks and on-street bicycle paths connecting all the neighborhoods to the central neighborhood parks, the elementary school, and a private Community Recreation Center (Planning Area 15).

### 4.2.1 Variety of Housing Types

A total of five (5) housing types or product lines are included in the Specific Plan; these single-family detached housing types proposed for Park Place include:

- Cluster Homes: minimum 1,750-square foot exclusive use area per home;
- Conventional Small Lot Homes: minimum 3,015-square foot lots;
- Lane Loaded Homes: minimum 3,100-square foot lots;
- Conventional Medium Lot Homes: minimum 4,000-square foot lots; and
- Conventional Large Lot Homes: minimum 5,000-square foot lots.

### 4.2.2 Traditional Neighborhood Design

The community plan for Park Place offers a strong neighborhood character and identity for residents and visitors through a traditional approach to street design, architecture, and landscape design elements to reflect a similar character to that of older traditional Southern California neighborhoods, including Ontario. The design features described below "activate" the streetscene and promote friendly interaction between neighbors.

- A traditional grid and geometric street design in residential neighborhoods, with sidewalks separated by landscaped parkways, which provide visual interest, slower traffic, lower traffic volumes, and enhance a pedestrian orientation for neighborhoods. Sidewalks separated by a landscaped parkway promote pedestrian mobility, beautify the streetscene, and lend a pedestrian scale.
- The primary entry street into the residential area (Merrill Ave.) shall include on-street parking for park and recreation uses to the north and south, and a "linear" landscape treatment on both sides of the street. Parkways adjacent to both sides of the street are planned to be heavily landscaped. This street leads directly to the central neighborhood parks (Planning Areas 11 and 14) and the private Recreation Center (Planning Area 15), the focal point designed to reinforce the sense of arrival and establish a sense of community.
- The architecture of residences within Park Place will be designed to focus on human scale details which will enhance the pedestrian friendly character of the community. These features may include the use of front porches, railings, enhanced entries, a mix of materials and textures, and authentic detailing on elements such as windows and doors, columns, balconies, and lighting.

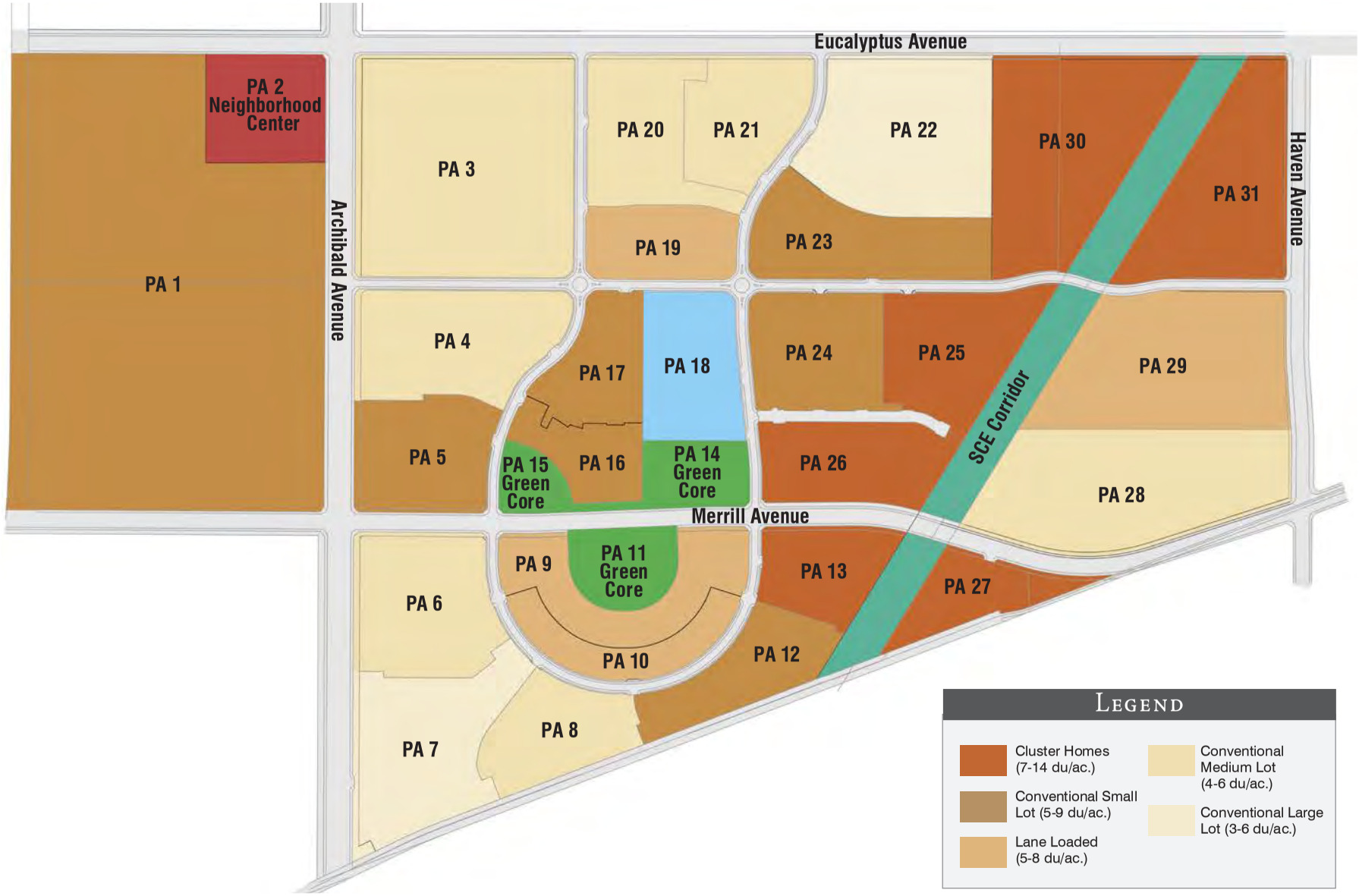



Exhibit 9—Land Use Plan

## Table 3—Specific Plan Land Use Summary

| Planning Area | Land Use | Minimum Lot Size (S.F) | Planned Dwelling Units[3,4,5] | Net Acre[1] | Planned Net Density (Du/Ac.)[3,5] | Gross Acres[2] | Planned Gross Density (Du/Ac.)[3,5] |
|---|---|---|---|---|---|---|---|
| 1* | Conventional Small Lot | 3,500 | 432 | 83.1 | 5.2 | 89.8 | 4.8 |
| 2* | Commercial | N / A | 0 | 12.1 | 0.0 | 14.5 | 0.0 |
| 3* | Conventional Medium Lot | 4,500 | 186 | 34.5 | 5.4 | 40.2 | 4.6 |
| 4** | Conventional Medium Lot | 4,250 | 88 | 10.1 | 8.7 | 17.8 | 4.9 |
| 5** | Conventional Small Lot | 3,825 | 68 | 7.2 | 9.4 | 13.7 | 5.0 |
| 6** | Conventional Medium Lot | 5,000 | 67 | 13.0 | 5.2 | 17.0 | 4.0 |
| 7** | Conventional Large Lot | 6,300 | 65 | 15.3 | 4.2 | 18.3 | 3.6 |
| 8** | Conventional Medium Lot | 4,250 | 46 | 9.1 | 5.1 | 9.6 | 4.8 |
| 9** | Lane Loaded | 3,150 | 69 | 9.9 | 7.0 | 11.9 | 5.8 |
| 10** | Lane Loaded | 3,600 | 57 | 6.6 | 8.7 | 7.8 | 7.3 |
| 11** | Neighborhood Park 2 | N / A | 0 | 5.7 | 0.0 | 6.2 | 0.0 |
| 12** | Conventional Small Lot | 3,825 | 53 | 9.5 | 5.6 | 9.5 | 5.6 |
| 13** | Cluster Homes | 2,100[A] | 75 | 7.8 | 9.6 | 7.8 | 9.6 |
| 14** | Neighborhood Park 1 | N / A | 0 | 6.3 | 0.0 | 7.7 | 0.0 |
| 15** | Recreation Center | N / A | 0 | 2.7 | 0.0 | 3.1 | 0.0 |
| 16** | Conventional Small Lot | 3,015 | 41 | 5.9 | 7.0 | 6.1 | 6.8 |
| 17** | Conventional Small Lot | 3,015 | 56 | 5.3 | 10.6 | 8.4 | 6.7 |
| 18** | School | N / A | 0 | 10.0 | N / A | 11.2 | N / A |
| 19** | Lane Loaded | 3,150 | 61 | 7.8 | 7.9 | 9.0 | 6.8 |
| 20** | Conventional Medium Lot | 4,250 | 67 | 11.8 | 5.7 | 13.3 | 5.0 |
| 21** | Conventional Medium Lot | 5,000 | 48 | 10.1 | 4.8 | 11.5 | 4.2 |
| 22** | Conventional Large Lot | 6,300 | 79 | 19.7 | 4.0 | 21.3 | 3.7 |
| 23** | Conventional Small Lot | 3,825 | 82 | 12.9 | 6.3 | 14.4 | 5.7 |
| 24** | Conventional Small Lot | 3,400 | 75 | 8.1 | 9.3 | 12.8 | 5.8 |
| 25** | Cluster Homes | 2,100[A] | 102 | 8.6 | 11.8 | 12.9 | 7.9 |
| 26** | Cluster Homes | 2,100[A] | 102 | 8.7 | 11.7 | 13.2 | 7.7 |
| 27** | Cluster Homes | 1,750[A] ~~2,100~~ | 73 ~~47~~ | 7.6 | 9.7 ~~6.2~~ | 7.6 | 9.6 ~~6.2~~ |
| 28* | Conventional Medium Lot | 4,050 | 121 | 23.0 | 5.3 | 25.8 | 4.7 |
| 29*** | Lane Loaded or Conventional Medium Lot | 3,150 or 4,000 | 108 | 21.4 | 5.0 | 27.2 | 4.0 |
| 30* | Conventional Large Lot | 5,040 | 110 | 21.9 | 5.0 | 28.3 | 3.9 |
| 31* | Conventional Medium Lot | 4,050 | 87 | 16.0 | 5.4 | 23.1 | 3.8 |
| Flood Control Channel | Flood Control Channel | N / A | 0 | 7.2 | 0.0 | 7.2 | 0.0 |
| Pump Station | Pump Station | N / A | 0 | 0.2 | 0.0 | 0.4 | 0.0 |
| SCE Corridor | Park Place SCE Easement | N / A | 0 | 11.2 | 0.0 | 11.2 | 0.0 |
| | | ***Sub Area 29 Total*** | ***2,418*** ~~2,392~~ | ***449.9*** | ***5.4*** ~~5.3~~ | ***539.7*** | ***4.5*** ~~4.4~~ |

A) Minimum square footage identified is for exclusive use area on a per home basis, recorded lot size may differ.
1) Gross Acres calculated to centerlines of Master Planned Streets minus SCE easements.
2) Net Acres excludes street rights-of-way and SCE easements.
3) Actual total units and gross/net density and acreage will be dependent on final lotting.
4) Target unit count based on submitted Tentative "B" Maps
5) A density transfer of 15.0% may occur between Planning Areas.

*) Indicates Planning Areas as controlled/owned by Richland Communities, Inc.
**) Indicates "Park Place" Planning Areas as controlled/owned by SL Ontario Development Company
***) Indicates Planning Areas as controlled/owned by Brookfield Homes

Table 3a—Subarea 29 Specific Plan Residential Allocations Summary (by Ownership)

| *Description* | *Park Place* | *Richland* | *Brookfield Homes* | *Totals* |
|---|---|---|---|---|
| Total Gross Acres | 290.7 ac | 221.7 ac | 27.2ac | 539.7 ac |
| SCE Easement | - (11.2 ac) | - (9.2 ac) | - (3.8 ac) | - (24.3 ac) |
| Elementary School (*)(**) | - (10.0 ac) | -0- | -0- | - (10.0 ac) |
| Neighborhood Center(**) | -0- | - (11.2 ac) | -0- | - (11.2 ac) |
| Residential Gross Acreage | 269.5 ac | 201.3 ac | 23.4 ac | 494.2 ac |
| Percent of Total Residential Acreage | 54.5% | 40.7% | 4.7% | 100% |
| Total Residential Lots | 1,374 du | 936 du | 108 du | 2,418 du |
| Planned Residential Gross Density (du/gross ac.) | 5.1 du/gross ac. | 4.6 du/gross ac. | 4.6 du/gross ac. | 4.9 du/gross ac. |
| Residential Gross Density permitted by TOP (5.0 du/gross ac.) | 1,347.4 du | 1,006.5 du | 117.0 du | 2,470.9 du |

Table 3b—Subarea 29 Specific Plan Total Units Record

| *Description* | *Dwelling Units* |
|---|---|
| Original Subarea 29 (2006) | 1,937 du, 3.6 du/gross ac. |
| March 2008 Amendment | 2,293 du, 4.2 du/gross ac. |
| Subarea 29 Amendment (2015) | 2,392 du, 4.8 du/gross ac. |
| Subarea 29 Amendment (2021) | 2,418 du, 4.9 du/gross ac. |

(*) Only one (1) Elementary School, No Residential Allocation for Deleting,
(**) Elementary School and Neighborhood Center are "Useable" (excluding Street, Right-of-Way, and Additional Neighborhood Edge)

- Innovative garage designs will be utilized in order to de-emphasize the visual impact of garage doors on the streetscene. Design techniques may include varied garage setback requirements, split-garages, turn-in garages, garages located on rear lanes (private alleys), garages located on motorcourts, or other similar techniques that de-emphasize the view of garage doors from the street.
- Lane Loaded Homes permitted in Planning Areas 9, 10, 19, and 29 will front directly on green spaces and local streets, framing these spaces with architecture.

## 4.3 Parks, Open Space and Recreational Facilities

The Park Place portion of the Specific Plan will have a central, "Green Core" that consists primarily of open space for recreation and passive use, linked to the elementary school. Exterior walkways and paseos lead to this centralized area. Several opportunities exist for community interaction and recreation within these parklands. The "Green Core" is comprised of several facilities and amenities to meet the needs of the community. The following areas make up the "Green Core": two (2) neighborhood parks, the linear park system, a private Community Recreation Center, and the paseo trail system, which are all linked to the elementary school (Planning Area 18).

### 4.3.1 Parks

An integral part of the development of the residential program within the development boundary of the Specific Plan is park and recreational areas, providing active and passive recreational opportunities for residents of the project site. A total of 12.0 net acres of usable neighborhood park is included in Park Place. The Quimby Act for the City of Ontario, provides for the dedication of three (3) acres of parkland per 1,000 residents. However, pursuant to the GPA Goal 12.0, Objective 12.2, Policy 12.1.3, each specific plan is required to define a park acquisition and improvement financing plan to ensure the achievement of a park standard of five (5) acres of parkland per 1,000 residents through a combination of Neighborhood and pocket parks. Pursuant to the foregoing policy, the total parkland requirement for the project is 45.5 gross acres. However, at the City of Ontario election, it was determined that the developers of Subarea 29 may pay park area fees in lieu of park dedication. Neighborhood parks shall be dedicated to the City and pocket parks shall be transferred to a homeowners association. Refer to Chapter 7.6, Landscape Design, included in the overall Residential Design Guidelines for the project, for park plans for Park Place, including the overall core plan and detailed site plans of the two (2) neighborhood parks and the private Community Recreation Center.

### 4.3.2 Trails

Bicycle trails are an integral element in creating accessibility and mobility within the Specific Plan. An off-street Class I bicycle trail system will be provided within the right-of-way of Haven Ave. (west side of street) adjacent to the project site as part of the ultimate development of the Specific Plan area. An off-street Class I bicycle trail system will also be provided within the right-of-way of Archibald Ave. (west side of street) adjacent to the development area between Merrill Ave. and Eucalyptus Ave. Adequate right-of-way will be provided for on-street bicycle routes with the improvement of Archibald Ave. adjacent to the development area south of Eucalyptus Ave., Eucalyptus Ave. adjacent to the development area, and Merrill Ave. serving the central portion of the community. The bicycle trail system will link residential neighborhoods to the planned parks and the elementary school site located within the project site, as well as providing connectivity to future development areas within the Specific Plan area and to the proposed school site located adjacent to the project site at the southeast corner of Haven Ave. and Eucalyptus Ave.

Refer to ***Exhibit 11, Master Circulation Plan***, for the location of Class 1 bike paths.

## 4.4 SCE Corridor Trail

A link within the City's Master Plan of Trails proposed for SCE easements and corridors includes a portion of the trail which will be developed in the Specific Plan, extending a multi-purpose bicycle trail from Eucalyptus Ave. south to County Line Channel Trail. Access to the SCE Corridor Trail will be provided at key points within residential areas to provide pedestrian and bicycle accessibility. A conceptual plan for the SCE Corridor Trail is illustrated in ***Exhibits 13, Pedestrian and Bicycle Circulation Plan, and Exhibit 29, SCE Easement Paseo System,*** in Chapter 7, Design Guidelines.

## 4.5 Commercial / Neighborhood Center

The Specific Plan includes approximately 12.1-net acres (11.2 usable acres) designated for development of commercial uses as a neighborhood center in Planning Area 2. Approximately 87,000 square feet of neighborhood center commercial land uses are planned adjacent to Archibald and Eucalyptus Avenues. Commercial development at this location is conveniently located to serve Subarea 29. Pedestrian and bicycle connectivity between residential land use areas within the Specific Plan area and the future commercial center will be provided through an extensive network of trails. Commercial uses which could be developed within this land use district include local servicing commercial uses, such as small restaurants, small retail shops, and personal services.

## 4.6 Schools

The Specific Plan is located within the Mountain View School District, which serves the school needs for grades K-8 and the Chaffey Joint Union School District, which serves the school needs for grades 9-12.

One elementary school (Planning Area 18) is included within Park Place and Subarea 29 Specific Plan. A 10.0 net acre (10-acre usable) K-5 elementary school is located in the heart of Park Place, adjacent to the northern neighborhood park, north of Merrill Ave. Joint use school/park facilities are envisioned, serving the K-5 school needs generated by the project. A middle school of approximately 20 acres is conceptually planned east of the Specific Plan area, east of Haven Ave. and south of Eucalyptus Ave. The developers of Park Place and other developers in Subarea 29 will be required to pay school fees or construct school facilities, as required by the State of California.

Final approval of the elementary school site rests with the State of California Department of Education. It shall be the responsibility of the school district to seek such approval and to comply with all applicable regulations and procedures. Should the Mountain View School District find it necessary to build the elementary school or another public school in a location other than Planning Area 18, the placement of a school at another location within Subarea 29 Specific Plan shall be considered consistent with the provisions of Specific Plan.

In the event that the Mountain View School District elects to construct the elementary school at an alternate location outside the Subarea 29 Specific Plan, the designated school site (Planning Area 18) will be developed with residential uses. Should this site be developed with residential uses, in lieu of the school, it will be developed as Low Density Residential within a density of 4.6 dwelling units per acre and with a development target of 46 dwelling units; and the total number of dwelling units within the specific plan will be increased to 2,438 dwelling units with the approval of a Specific Plan Amendment (SPA).

In order to develop Planning Area 18 with residential uses in lieu of the elementary school, the developer shall be required to obtain written confirmation from the Mountain View School District that it will not utilize the planning area for development of an elementary or other school. The written confirmation will be submitted to the City of Ontario Planning Department concurrently with any development application for Planning Area 18, which would require an amendment to the Specific Plan.

## 4.7 Dairy Farming

The Specific Plan Area contains existing dairies and feed lots. A minimum 100-foot separation shall be required between a new residential, commercial, or industrial development, or structures used for public assembly and an existing animal feed trough, corral/pen, or an existing dairy/feed lot including manure stockpiles and related wastewater detention basins. The 100-foot separation requirement may be satisfied by an off-site easement acceptable to the Planning Director with adjacent properties, submitted with the initial final map and recorded prior to or concurrent with the final map.

## 4.8 Airport Land Use Compatibility Planning (ALUCP)

### 4.8.1 Ontario Airport (ONT) Requirements

The ALUCP for ONT was adopted in April of 2011 and the project site is located outside noise and safety impact zones but is located within the Real Estate Transaction Disclosure zone due to overflight and does not place development restrictions on the property but does require disclosure to new property owners. The Business and Professions Code Section 11010 and Civil Code Sections 1102.6, 1103.4, and 1353 require that, as part of many residential real estate transactions, information be disclosed regarding whether the property is situated within an Airport Influence Area (AlA). The Business and Professions Code applies the disclosure requirement to the sale or lease of newly subdivided lands and condominium conversions and to the sale of certain existing residential property.

The Civil Code applies the disclosure requirement to existing residential property transfers only when certain natural conditions (earthquake, fire, or flood hazards) warrant disclosure. State Law provides the following disclosure language:

> NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

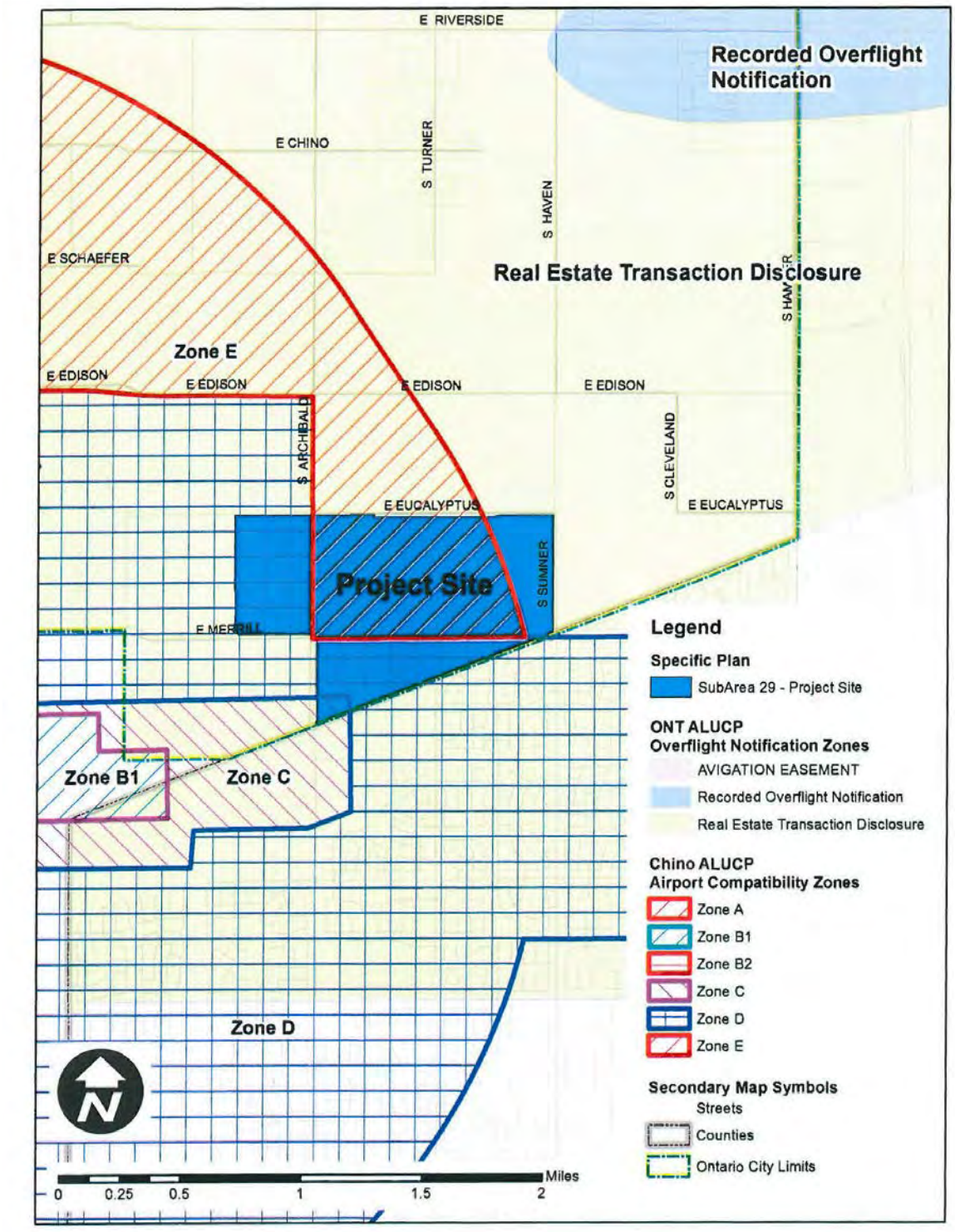



Exhibit 10—Airport Influence Areas

## 4.8.2 Chino Airport Requirements

The most recent ALUCP for Chino Airport was completed by the County of Riverside Airport Land Use Commission in 2008 and is being used by the City as a guide for development around Chino Airport. The project site is partially located within Zones C, D and E.

- The portions located within Zone C are considered existing land uses.
- Residential land uses within Chino Airport Compatibility Zone D are required to have a Recorded Overflight Notification appearing on the Property Deed and Title incorporating the following language:

  (NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.)
- Zone D requires that 10% of the area be set aside as Open Land. Open Land must have a minimum dimensions of (75 feet by 300 feet). Open Land area must be free most structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires. Small trees and shrubs that exceed 4 feet in height and/or thickness of 4 inches may be allowed along the edge of Open Land areas where the area abuts a wall or similar feature, provided that they are planted within 4 feet of the wall. Roads and automobile parking lots are acceptable as Open Land areas if they meet the above criteria.
- Zone D requires residential densities to be at or above 5.0 dwelling units per acre or have an average parcel size of less than 0.2 gross acres (8,712 SF).
- Zone D limits building/structure heights to 70 feet. Any permanent or temporary object greater than 70 feet in height are required to file a FAA Form 7460-1 and receive a determination of No Hazard from the FAA prior to project approval. During construction or grading of the site construction equipment such as cranes that exceed 70 feet will also be required to file a FAA Form 7460-1 and receive a No Hazard determination.
- Zone E and does not place any land use restrictions on the property but due to flight patterns the height of any structure cannot exceed 100 feet without FAA approval. If a structure exceeds 100 feet in height or has the potential to be a hazard to flight due to visual glare or electronic interference the project applicant is required to notify the FAA by electronically filing a 7460-1 Form.

# 5. Infrastructure and Services

# 5.0 Infrastructure and Services

The infrastructure, utilities, and public services to be provided to support development of the Subarea 29 Specific Plan are discussed in this section.

## 5.1 Circulation

The circulation plan for the Specific Plan area will provide efficient movement of vehicular traffic throughout the project as well as an environment for pedestrian circulation and bicycle traffic, reducing the reliance on the automobile as a means of travel. The plan reinforces the concept of traditional neighborhood design with a grid street pattern and traffic calming measures. The ***Master Circulation Plan, Exhibit 11*** illustrates the roadway system planned for the Specific Plan area, as well as new backbone street traffic signals.

The project site will be served by a system of new arterial roadways to be improved per the requirements of the City Council Approved 2010 The Ontario Plan (TOP), General Plan, the 2012 Master Plan of Streets and Highways, and through proposed new local streets to be constructed as part of project development. Improvements will be constructed to Archibald Ave., Haven Ave., and Eucalyptus Ave. adjacent to the site and elsewhere to accommodate traffic increases as specified in the traffic impact analysis and as required by the City. Proposed Merrill Ave. will be fully developed through the site to provide access to and from the project.

Within the development area, local collector roadways and local interior streets will provide for efficient movement of vehicles and pedestrians through the project. The developer will be required to submit a parking analysis to the City of Ontario to ensure the proposal is in conformance with the City's Parking Code for residential developments.

### 5.1.1 Streets

The developer(s) of the Subarea 29 Specific Plan area will be responsible for all offsite improvements for the entire project frontage or as otherwise indicated. Phasing of the improvements will be implemented as required by the City Engineer and pursuant to the mitigation measures identified in the EIR and/or the Conditions of Approval established on the approved tentative maps for the project. Additionally, bus turnouts within the Specific Plan area may be required to be constructed to the satisfaction of the City of Ontario and Omnitrans.

The minimum design speeds to be used for centerline curve radii, superelevation, corner sight distance, vertical and horizontal alignment, and sight distance, etc. are listed:

| | |
|---|---|
| Eucalyptus Ave. | 45 m.p.h. |
| Merrill Ave. | 45 m.p.h. |
| Haven Avenue | 45 m.p.h. |
| Archibald Ave. | 50 m.p.h. |

The traffic study prepared for the Subarea 29 Specific Plan will verify the need for additional rights-of-way at critical intersections in order to accommodate additional left and right turn lanes.

On-street parking is prohibited on all master planned roadways, except that section of Merrill Ave. along the neighborhood parks.

Any walls and/or fencing exceeding 3 feet in height proposed within the 10-foot street (interior street) side yard setback area shall be setback a minimum of 5-feet from side yard property line. The 5-foot setback area shall be landscaped and maintained by the home owner and/or HOA.

#### Archibald Ave.

Per the City's 2012 Master Plan of Streets and Highways, Archibald Ave. is designated as a Principal Arterial. The Street Sections for Archibald Ave. are per the approved Archibald Ave. Street Improvement Plans. Per this plan set, Archibald Ave. has a 165-foot right-of-way (north of Merrill Ave. to Edison Ave) and a 160-foot right-of-way (south of Merrill Ave. to the County Line). Archibald Ave. will provide north/south access along the western portion of the Specific Plan. Per The Ontario Plan (TOP) Figure M-3: Multipurpose Trails and Bikeway Corridor Plan, Archibald Ave. is to include an off-street multipurpose trail. Access to this street via driveways from residential units and on-street parking will be prohibited. Improvements to Archibald Ave. are illustrated on ***Exhibit 12, Arterial Street Sections, Archibald Ave. and Archibald Ave. (East Side).***

#### Merrill Ave. (Minor Arterial Street)

Merrill Ave. is designated as a Minor Arterial street with a 108-foot right-of-way and will provide east/west access through the Specific Plan. Access to this street via driveways from residential units and on-street parking will be prohibited (on-street parking along the Neighborhood Parks will be allowed). Improvements to Merrill Ave. are illustrated on ***Exhibit 12, Arterial Street Sections Merrill Ave. and Merrill Ave. (North Side).***

Per TOP Figure M-3: Multipurpose Trails and Bikeway Corridor Plan, Merrill Ave. is to include a class II (on-street striped and signed bike lanes) bicycle system and an off-street multipurpose trail.

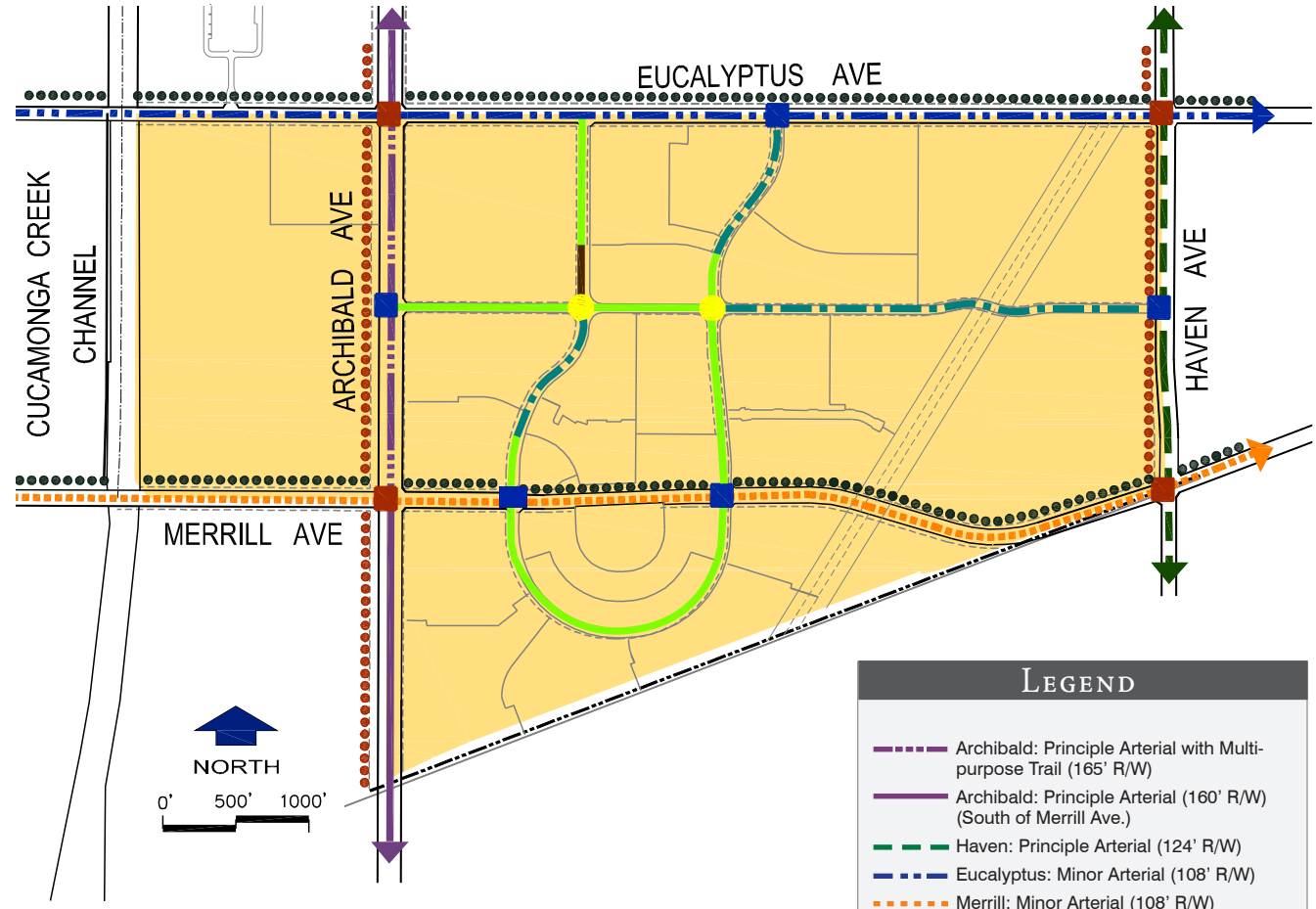
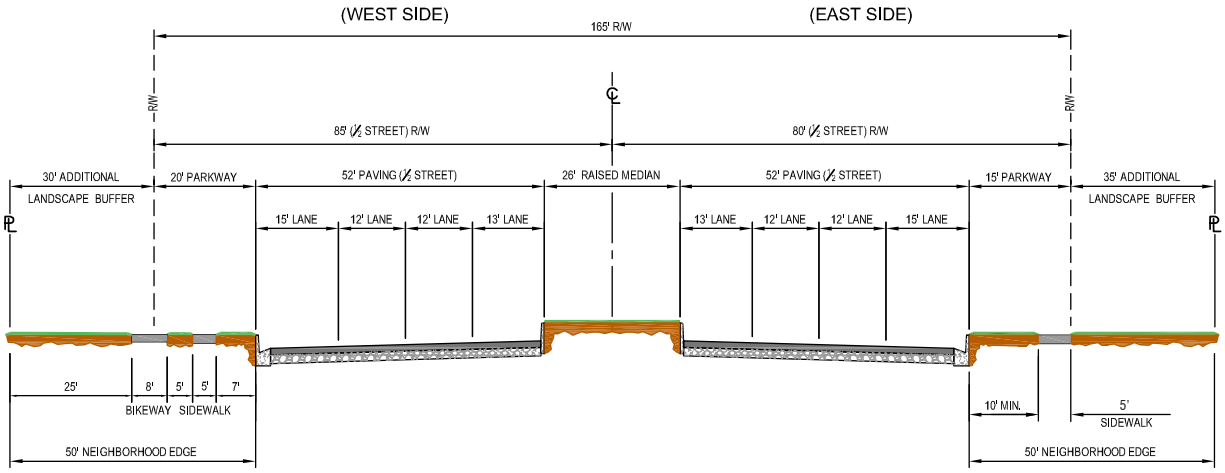
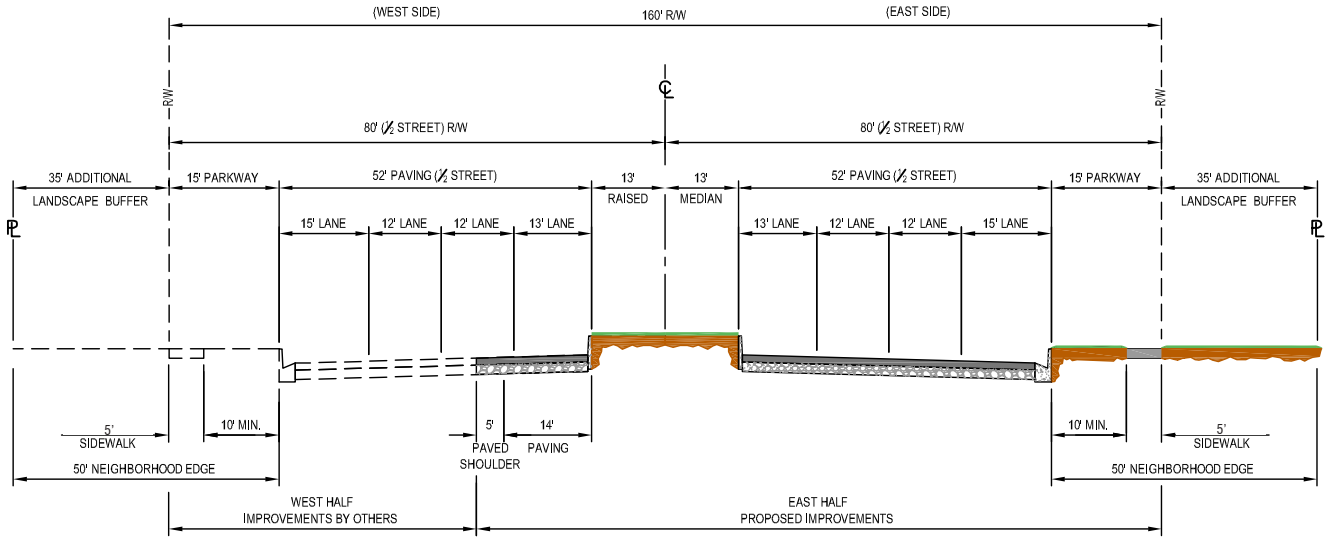



Exhibit 11— Master Circulation Plan




## Archibald Ave.

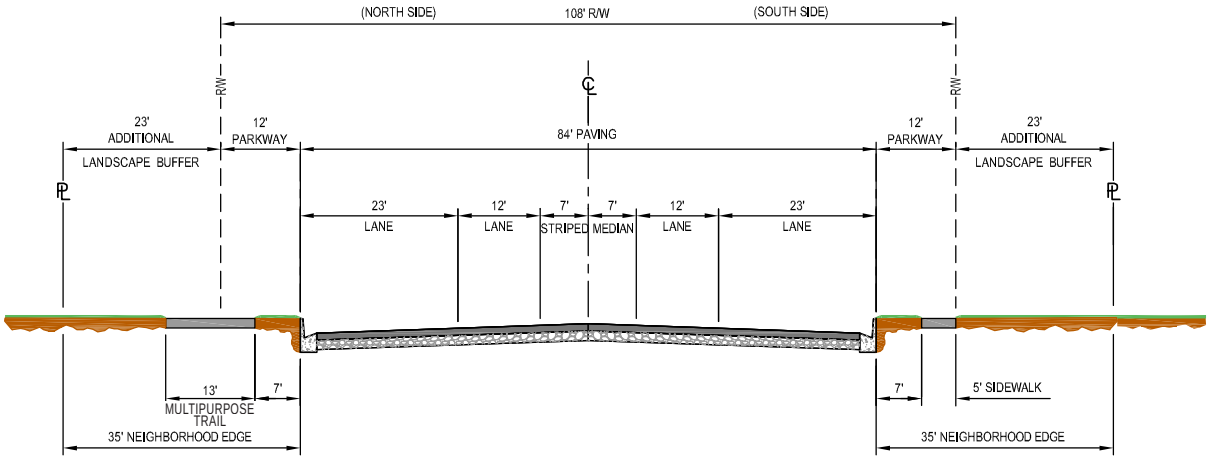
Divided Principal Arterial With Bikeway
South of Eucalyptus Avenue to Merrill
(On-Street Parking is Prohibited)
N.T.S.




## Archibald Ave. (East Side)

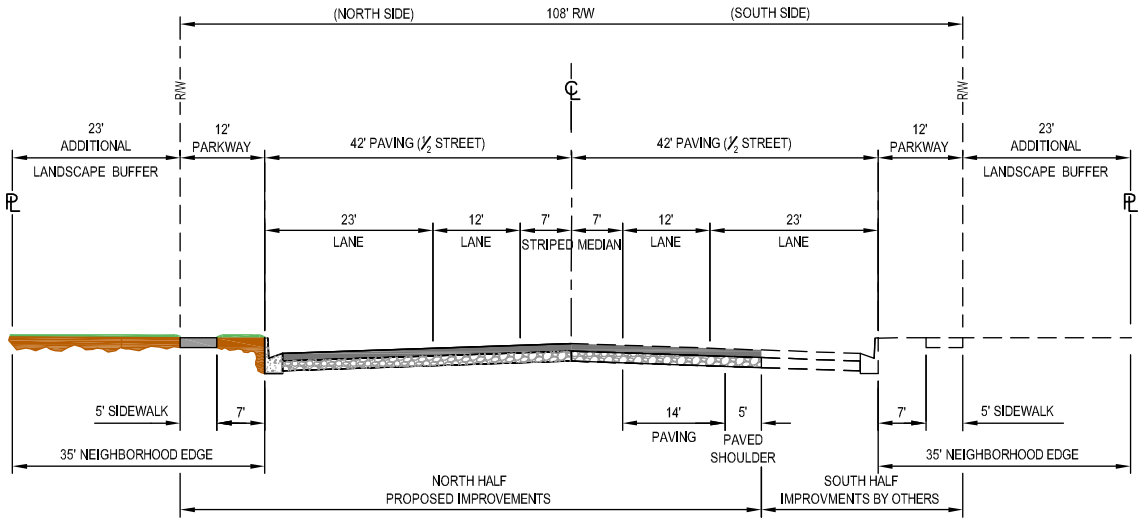
Principal Arterial
South of Merrill
(On-Street Parking is Prohibited)
N.T.S.

Exhibit 12— Arterial Street Sections




## Merrill Ave.

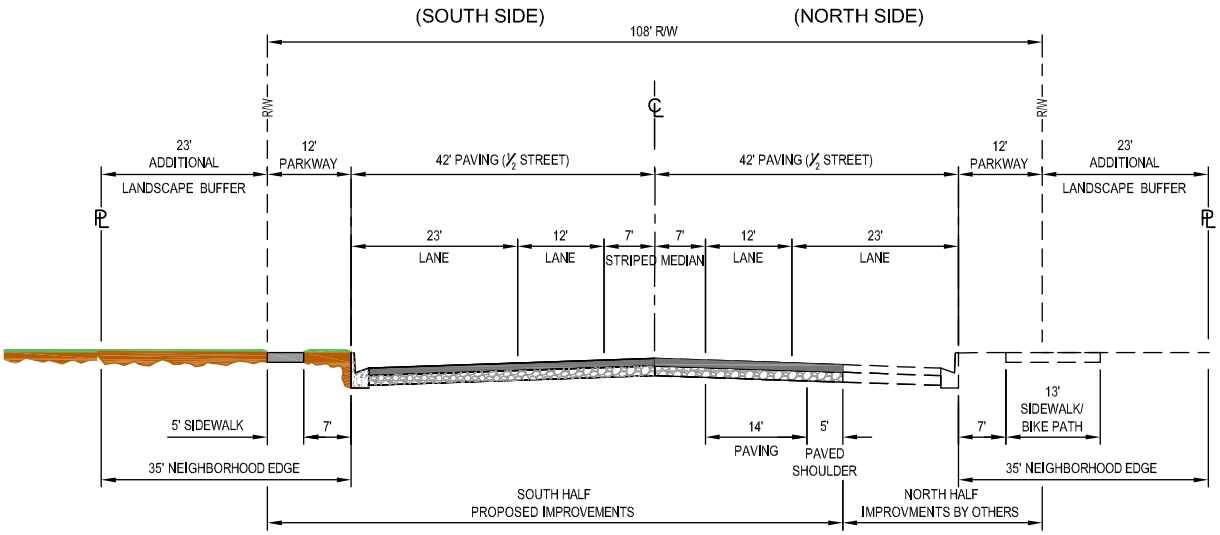
**Collector**
**(On-Street Parking is Permitted along the Neighborhood Parks)**
**N.T.S.**




## Merrill Ave. (North Side)

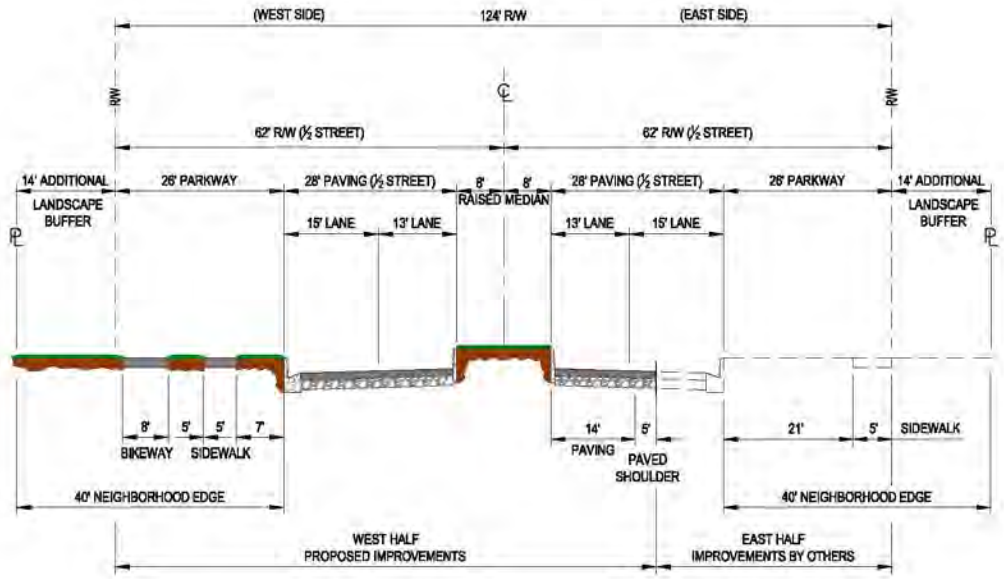
**Collector**
**West of Archibald Avenue to the Cucamonga Creek Channel**
**(On-Street Parking is Prohibited)**
**N.T.S.**
**Note: "Multipurpose Trail" Indicates a Combined Bikeway / Sidewalk Use**

Exhibit 12— Arterial Street Sections




## Eucalyptus Ave. (South Side)

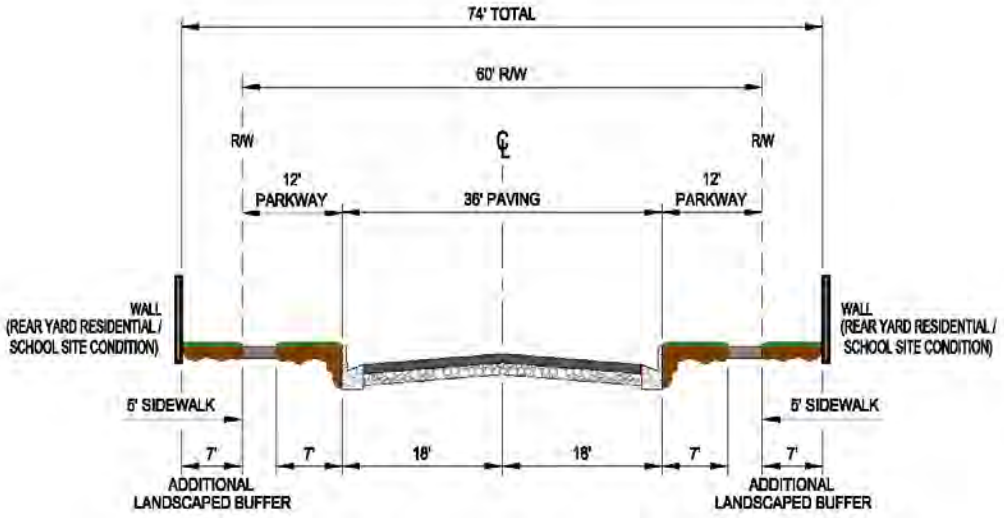
**Collector**
**(On-Street Parking is Prohibited)**
**N.T.S.**




## Haven Ave. (West Side)

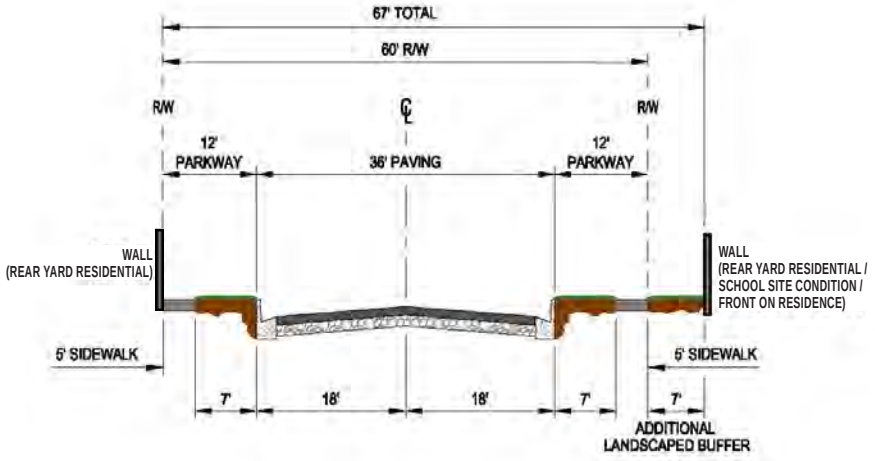
**Principal Arterial**
**(On-Street Parking is Prohibited)**
**N.T.S.**

Exhibit 12— Arterial Street Sections




## Local Street

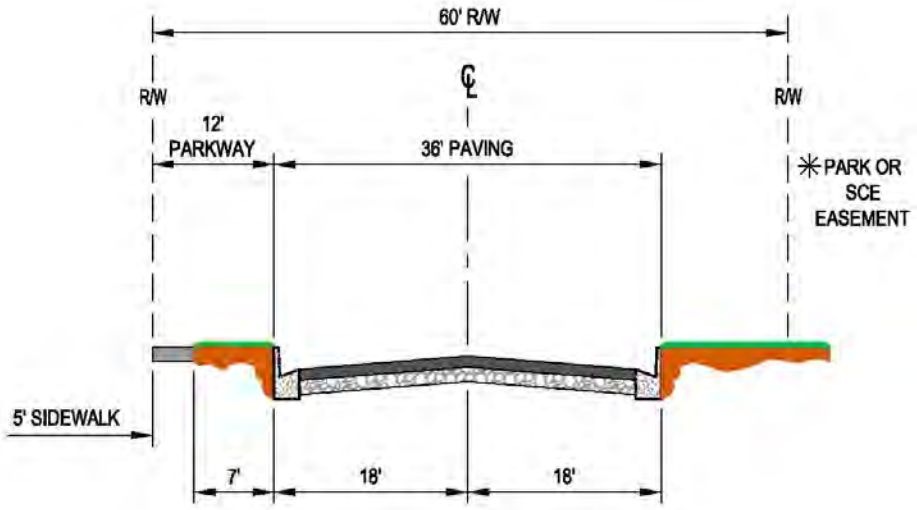
**(60′ R/W with 14′ Total Additional Landscaped Buffer)**
**On-Street Parking is Allowed**
**N.T.S.**




## Local Street

**(60′ R/W with 7′ Additional Landscaped Buffer)**
**On-Street Parking is Allowed**
**N.T.S.**

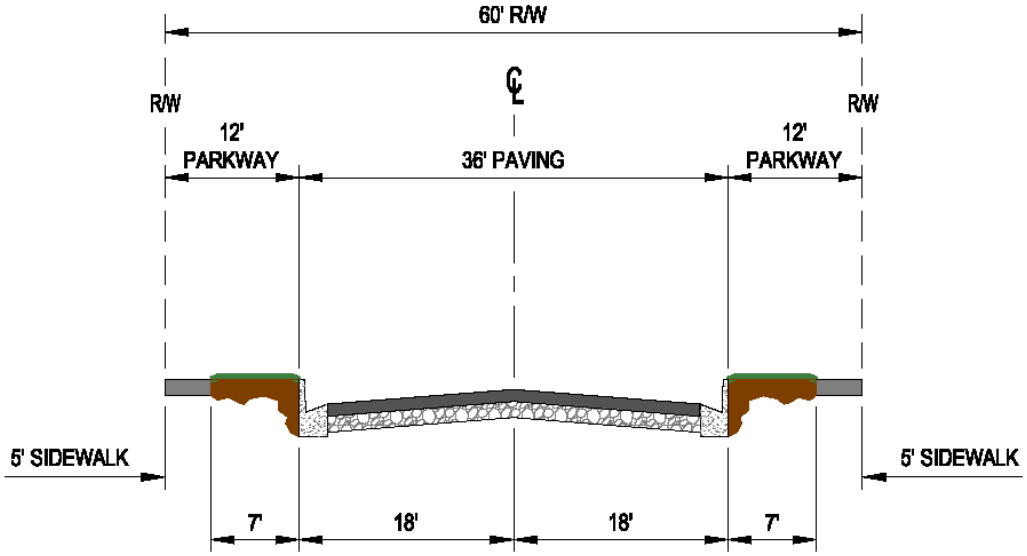
Exhibit 12a— Local Street Sections




## Local Street & Cul-de-sac Street Along Park/SCE Easement

**(60′ R/W)**
**On-Street Parking is Allowed**
**N.T.S.**
***5′ sidewalk/paseo to be placed within the park/SCE Easement**
**(Location and widths to be determined by the city)**

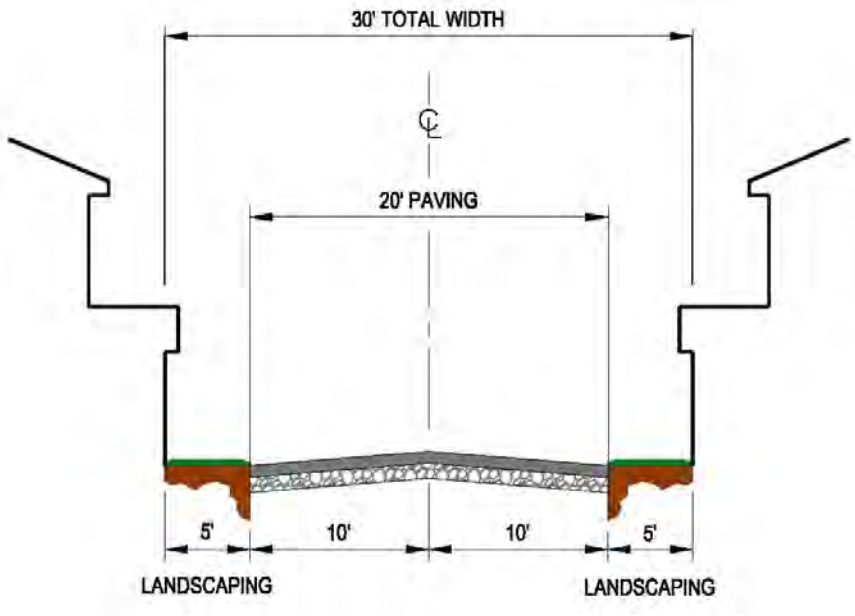
Exhibit 12a— Local Street Sections




## Local Street & Cul-De-Sac Street

**(60′ R/W)**
**On-Street Parking is Allowed**
**N.T.S.**

Exhibit 12a— Local Street Sections



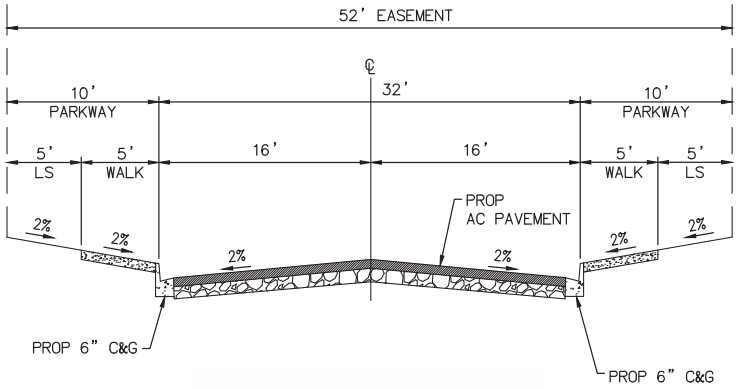

## Lanes (Private Alleys)

**20′ Paved Section/30′ Width to Garage**
**N.T.S.**

**NOTE: Where emergency access lanes are to be used within the residential development, a 24-foot paved section with 3-foot Minimum.* Landscaping will be utilized (30-feet total)**

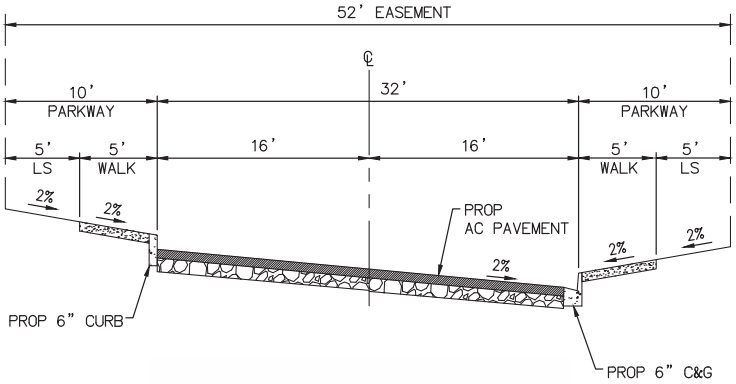
***Measurement taken from inside of curb**

Exhibit 12b— Lane (Private Alley) Sections



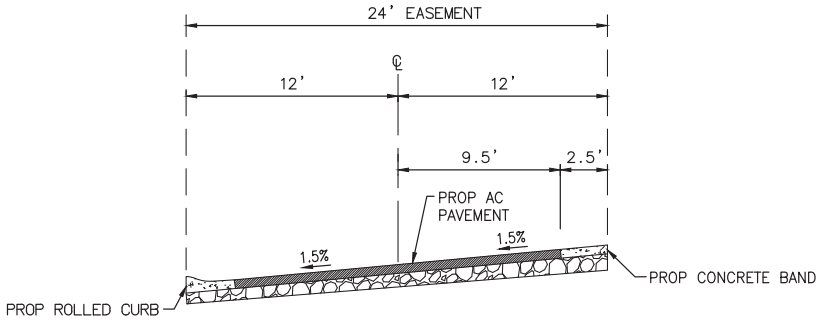

## Private Street A(PA-27 only)

**(52' Easement)**
**On-Street Parking is Allowed on One Side of Street**
**N.T.S.**



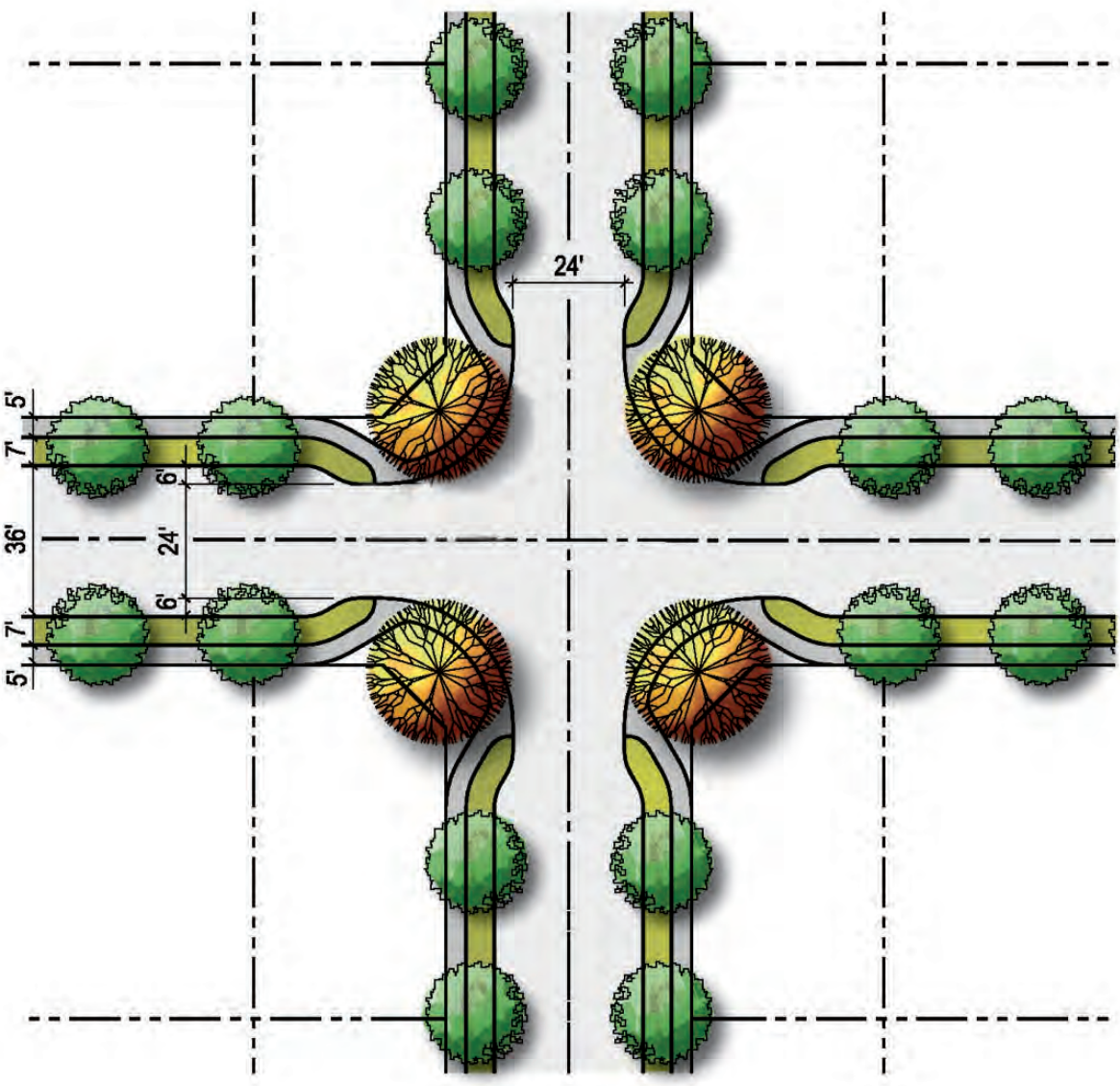

## Private Street B (PA-27 only)

**(52′ Easement)**
**On-Street Parking is Allowed on One Side of Street**
**N.T.S.**




## Private Alley (PA-27 only)

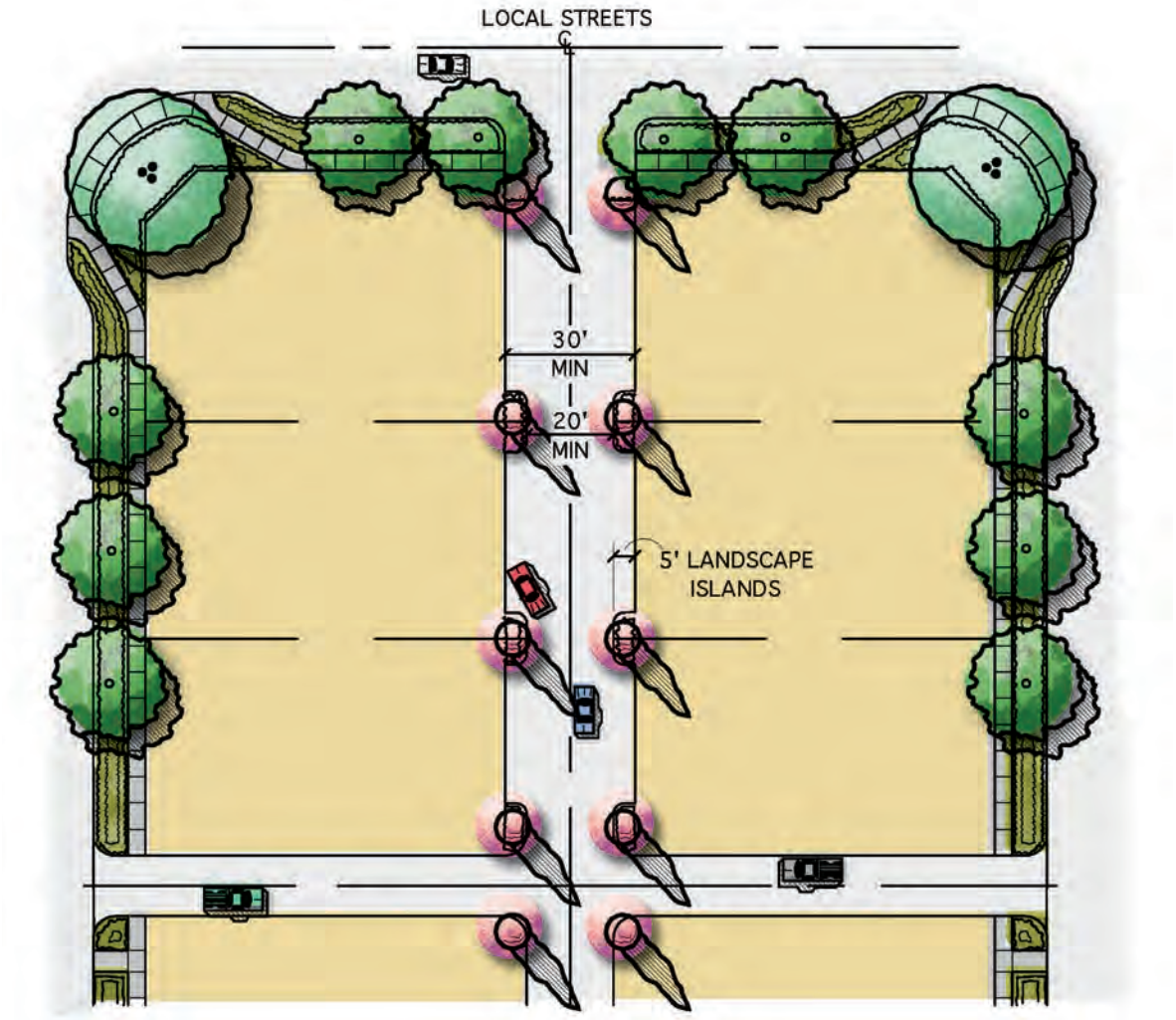
**(24′ Easement)**
**N.T.S.**




N.T.S.

**Note: Refer to the City of Ontario Standard Drawing for Local Street Chokers.**

Exhibit 12c—Neighborhood Street Chokers




N.T.S.

Exhibit 12d— Lane (Private Alley)

### Eucalyptus Ave. (Minor Arterial Street)

The Minor Arterial roadway, Eucalyptus Ave., abuts the project site on the north. Eucalyptus Ave. will be improved as a half-street along the project's northern boundary (from the Cucamonga Creek Channel to Haven Ave.). Improvements to be constructed to Eucalyptus Ave. will include the south half-street and parkway improvements of the 108-foot right-of-way, as well as the additional neighborhood edge landscaped buffer. These improvements include 42 feet of pavement, including two (2) lanes for eastbound traffic, a 12-foot landscaped parkway, which includes a 5-foot sidewalk separated from the street by a 7-foot landscaped buffer; as well as 23 feet of additional landscaped buffer (35-foot total neighborhood edge), provided from the street right-of-way extending to the property line. Additionally, north side improvements to Eucalyptus Ave. include a 7-foot painted median, a 14-foot paved lane and 5 feet of graded shoulder. ***Exhibit 12, Eucalyptus Ave. (South Side)***, illustrates the half-street improvements for Eucalyptus Ave. The Project Level EIR will determine the need for constructing additional lanes for westbound traffic.

Per TOP Figure M-3: Multipurpose Trails and Bikeway Corridor Plan, Eucalyptus Ave. is to include a class II (on-street striped and signed bike lanes) bicycle system and an off-street multipurpose trail.

### Haven Ave.

Haven Ave. is designated as a Principle Arterial with 124-foot right-of-way. Haven Ave and will provide north/south access along the eastern boundary of the Specific Plan. Access to this street via driveways from residential units and on-street parking will be prohibited. Improvements to Haven Ave. are illustrated on ***Exhibit 12, Arterial Street Sections, Haven Ave. (West Side)***.

Refer to ***Exhibit 13, Pedestrian and Bicycle Circulation Plan***, which illustrates all pedestrian and multipurose trails in Park Place.

### Primary Local Streets

Primary Local Streets include a 60-foot right-of-way and provide for circulation between the varying Planning Areas within the Specific Plan. Refer to ***Exhibit 12a, Local Street Sections, Primary Local/Interior Street and Cul-De-Sac Street***, which illustrates these improvements. Varying additional landscaped buffers are provided along the Primary Street where specific conditions apply, as detailed below. Development conditions, where walls are proposed on either side of the roadway will include seven (7) feet of additional landscaped buffers between the rights-of-way and the proposed walls. Refer to ***Exhibit 12a, Local Street Sections, Primary Local Street (60′ R/W with 14′ Total Additional Landscaped Buffer)***, which illustrates this condition. Development conditions where a wall is proposed on one (1) side of the roadway will include seven (7) feet of additional landscaped buffers between the right-of-way and the proposed wall. ***Exhibit 12a, Local Street Sections: Primary Local Street (60' R/W with 7' Total Additional Landscaped Buffer)*** illustrates this condition.

### Local Streets

Local Streets include a 60-foot right-of-way and provide for circulation within the residential planning areas of the project site. Exhibit 12a, Local Street Sections: Primary Local/Interior Street & Cul-De-Sac Street, illustrates these improvements. Where any local street is adjacent to a park, paseo area, or paseo link, the street parkway will be included as park/paseo area/acreage. ***Exhibit 12a, Local Street Sections, Primary Local/Interior Street & Cul-De-Sac Street*** along Park/SCE Easement, illustrates these improvements.

### Lanes

Private lanes are to be utilized within the residential development. These lanes will be private, but will offer a public utility easement along the paved section. Where private lanes are utilized for non-emergency access a 20-foot minimum paved section with 5-foot minimum (measurement taken from inside of curb) landscaping on each side will be used as illustrated on ***Exhibit 12b, Lane (Private Alley) Sections***. Where emergency access lanes or public utility easements are proposed within the residential development, a 24-foot minimum paved section with 3-foot minimum landscaping (measurement taken from inside of curb) on each side will be utilized.

### Motorcourts

Motorcourts shall be scaled and developed consistent with the development standards of the typical product plotting diagram of the applicable residential product (Motorcourt Cluster A, B, C); see Section 7.5.2 for home type criteria.

## 5.1.2 Traffic Calming

The Specific Plan area provides for traffic calming within residential neighborhoods to slow traffic and reduce traffic noise on streets contributing to livable neighborhoods in which to walk, bike, and drive.

Traffic calming within the Specific Plan is designed to address the following:

- Reduction in traffic speeds;
- Reduction in traffic related noise;
- Reduction in "cut-through" traffic within residential neighborhoods;
- A secure pedestrian friendly circulation system to encourage walking;

- Allowance for non-restricted access for emergency services vehicles such as police, fire, and ambulances; and
- Reduction in radii of streets.

Factors affecting traffic speeds are those that influence the driver's perception of the roadway such as:

- Type of adjacent development and the distance of development from the roadway;
- Frequency of access points onto the roadway;
- Roadway alignment and curvature;
- Type and massing of landscaping adjacent to the roadway;
- Frequency of traffic control devices along the roadway;
- Width of travel lanes; and
- Roundabout locations.

The following traffic calming techniques may be implemented in the design of the roadways within the Specific Plan.

### Local Neighborhood Street Design

Neighborhood streets within the Specific Plan are designed in a grid with landscaping on either side within parkways to add interest in the street, encouraging drivers to slow their travel speed and observe their surroundings. Traffic speeds on local residential streets may be reduced by incorporating tapered intersections for local streets as illustrated in ***Exhibit 12c, Neighborhood Street Chokers.*** Tapers may not be appropriate at all intersections.

### Lanes (Private Alleys)

The lanes (private alleys) within the Specific Plan will incorporate tapers at the entrance to lanes to slow traffic in these areas and to provide a visual element to discourage drivers from using lanes as a through street. Speeds for traffic entering the lanes and cut-through traffic can be reduced by incorporating tapers at the entrance to these lanes as illustrated on ***Exhibit 12d, Lane (Private Alley) Tapers.***

### Landscaping

Landscaping adjacent to streets within the Specific Plan area will combine the use of shade trees, shrubs, and ground cover adjacent to sidewalks to create a more intimate streetscape, encouraging drivers to reduce driving speeds. The landscape concept for the Specific Plan is designed to contribute a sense that the street system is a pedestrian "protected area" to promote slower traffic speeds.

## 5.1.3 Pedestrian Circulation

Off-street pedestrian circulation will be available throughout the Specific Plan by means of the interconnected paved sidewalk system within the roadway right-of-way separated from vehicular travel lanes by a landscaped parkway. All pedestrian circulation improvements within the SCE corridor and County Line Channel require approval from the appropriate public entity prior to the construction of any improvements.

## 5.1.4 Bicycle Trails

Bicycle trails are an integral element creating accessibility and mobility within the Specific Plan. A multi-purpose pedestrian and bicycle trail will be provided within the SCE Corridor between Eucalyptus Ave. and County Line Channel. This multi-purpose trail will provide a link within the City's Master Planned trail system proposed for SCE easements and corridors throughout the City. All bicycle trail improvements within the SCE corridor and County Line Channel require approval from the appropriate public entity prior to the construction of any improvements. Refer to ***Exhibit 13, Pedestrian and Bicycle Circulation Plan.***

## 5.2 Water Master Plans

All pipe improvements, sizing and alignment shall follow the most currently approved version of the Master Plan (currently 2012), in case there are discrepancies between pipe improvements, sizing and/or alignment as shown on the utility exhibits versus the Master Plans.

## 5.2.1 Domestic and Recycled Water Master Plan

Domestic water will be provided by the City of Ontario. The New Model Colony Water Master Plan Phase 1 (Phases 1a–1e) identifies new water facilities to include three reservoirs, four groundwater wells, and potable and recycled transmission water lines. Construction of the on-site and off-site Master Plan water service improvements shall be the responsibility of the developer(s) and is required prior to issuance of occupancy permits for the Specific Plan. One of the waterlines included in the Phase 1 improvements is a 24-inch water main in Eucalyptus Ave., which borders the Specific Plan on the north. Master planned domestic and recycled water main lines serving surrounding and within the Specific Plan, as identified in the Water Master Plan, shall be constructed prior to issuance of first occupancy.

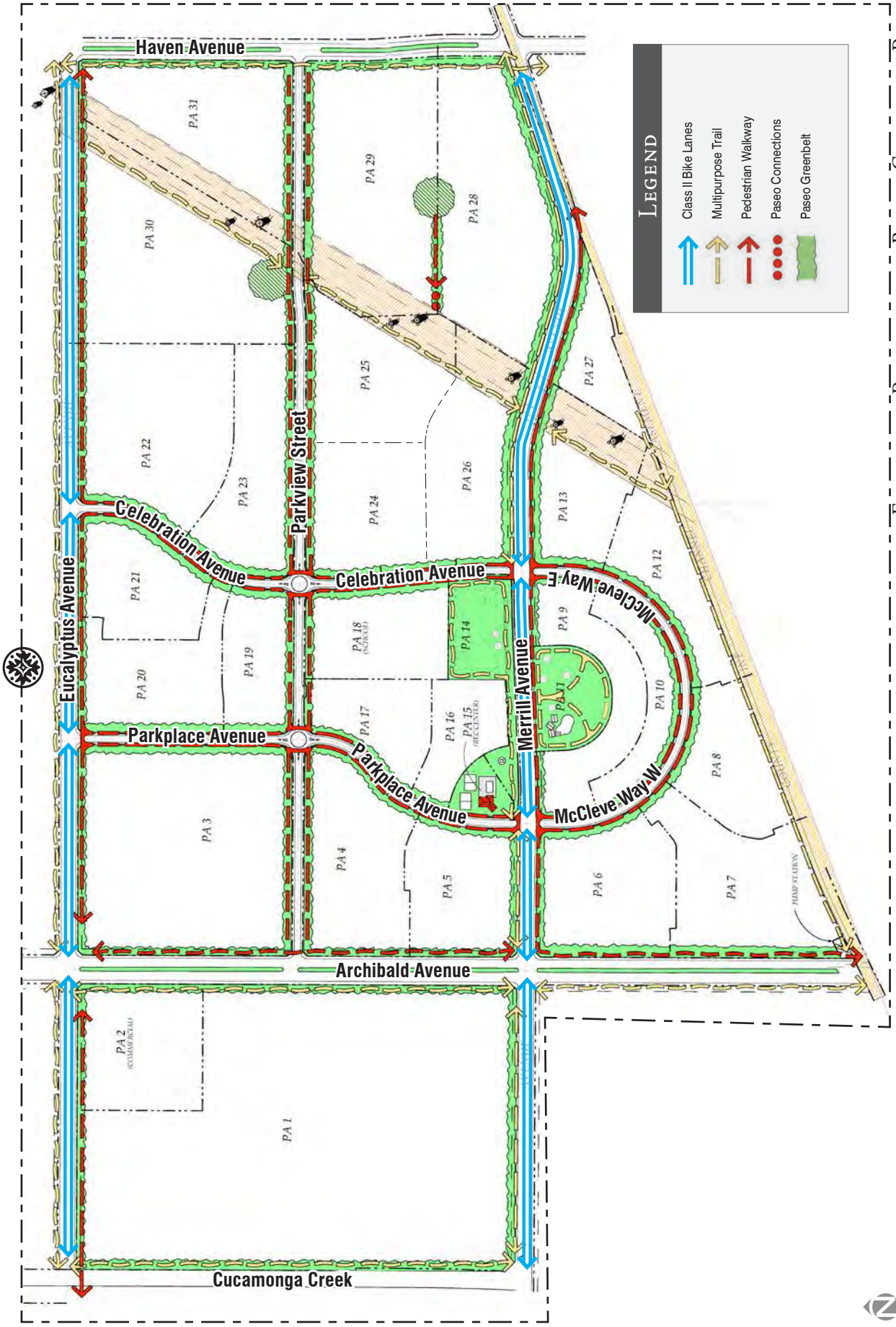



Exhibit 13 — Pedestrian and Bicycle Circulation Plan

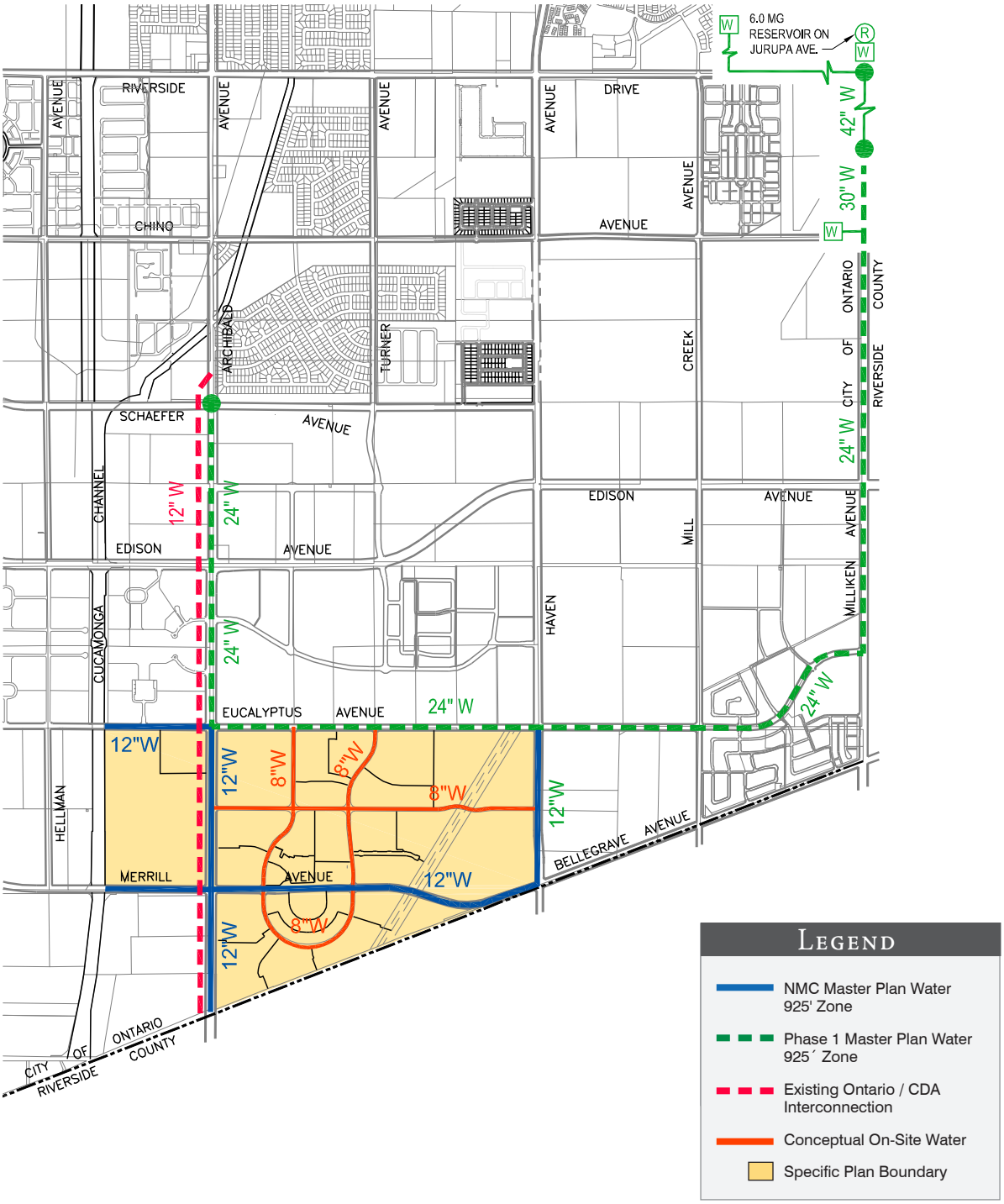



Exhibit 14— Conceptual Domestic Water Master Plan

### 5.2.2 Domestic Water

The project site lies within the 925 Pressure Zone. Master Plan water mains to be constructed as part of the development of the Specific Plan will include a 12-inch water main in Merrill Ave., Haven Ave., and Archibald Ave. Within the project site, a network of minimum 8-inch water lines will be installed. The proposed on-site public water system sizing is subject to the recommendations and approval of the required hydraulic analysis.

The Master Plan for domestic water for the Specific Plan is illustrated on Exhibit 14, Conceptual Domestic Water Improvement Plan.

### 5.2.3 Recycled Water System

New recycled water lines in conformance with the City of Ontario's Recycled Water Master Plan will be constructed as part of the development of the Specific Plan. The source of recycled water is an Inland Empire Utilities Agency (IEUA) Facility located east of the Cucamonga Creek Channel and north of Riverside Drive. The project site lies within the 930 Pressure Zone. The master plan improvements, adjacent to the project site, will include a 16-inch recycled water line in Eucalyptus Ave., a 12-inch recycled water line in Archibald Ave., and in Merrill Ave. (west of Archibald Ave.), and 8-inch recycled water lines in Merrill Ave. (east of Archibald Ave.) and in Haven Ave. The planned recycled water line along Riverside Drive will be constructed generally as follows: Easterly along Riverside Drive from RP-1, southerly along Haven to Chino Avenue, including the pressure reducing station at Haven & Chino. This pipeline shall be fully operational prior to occupancy. Within the project site, a network of minimum 8-inch recycled water lines will be installed. The proposed on-site public water system sizing is subject to the recommendations and approval of the required hydraulic analysis. The Subarea 29 Specific Plan shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to irrigation of parks, schools, street landscaping, recreational trails, HOA maintained on-site common areas, and commercial/industrial landscaping. An Engineering Report approved by the City and the Department of Health Services is required prior to the use of recycled water.

There may be an interim period where recycled water supply does not have adequate pressure depending on the timing of development and construction of a regional booster station. In this case, the recycled water system will connect to the potable system initially, until such point that recycled water service is available.

The Recycled Water Master Plan for recycled water for the Specific Plan is illustrated on ***Exhibit 15, Conceptual Recycled Water Master Plan.***

## 5.3 Sewer Master Plan

All pipe, improvements, sizing, and alignment shall follow the most current approved version of the Sewer Master Plan (currently 2012), in case there are discrepancies between pipe improvements, sizing, and/or alignments as show on the utility exhibits versus the Master Plan. Sewer service for the Specific Plan area will be provided by the City of Ontario. The City's Sewer Master Plan identifies ultimate sewer facilities from the project site to the Eastern Trunk Sewer. Master Planned facilities within the project area include a 24-inch sewer main extending along Merrill Ave. from the easterly project boundary to the Eastern Trunk Sewer. Completion of these Master Plan improvements is required to provide ultimate sewer service to the project area. Within the project site, a network of minimum 8-inch sewer lines will be installed. The proposed on-site public sewer system sizing is subject to the recommendations and approval of the required sewer analysis.

The Sewer Master Plan for the Specific Plan is illustrated on ***Exhibit 16, Conceptual Sewer Master Plan.***

## 5.4 Drainage

All pipe, improvements, sizing, and alignment shall follow the most current approved version of the Storm Drain Master Plan (currently 2012), in case there are discrepancies between pipe improvements, sizing, and/or alignments as show on the utility exhibits versus the Master Plan. The City's Storm Drain Master Plan identifies two new storm drain systems to serve the site and properties north of the site. The storm drain systems, namely the Turner Storm Drain and the Archibald Storm Drain, will connect to the County Line Channel. Completion of these Master Plan improvements will provide permanent storm drain service to the Specific Plan area.

That portion of the Master Planned line, which lies within the Specific Plan, will be constructed as a part of the development of the Specific Plan. The Archibald Ave. storm drain includes a 90-inch storm drain in Archibald Ave., which transitions to a 96-inch storm drain and connects to the County Line Channel. The Celebration Ave. storm drain includes a 84-inch storm drain in Turner Ave., which transitions to an 90-inch storm drain, then transitions to a 96-inch storm drain and connects to the County Line Channel.

On-site storm drains will be constructed to convey the on-site flows to the proposed Master Planned lines. Size and location of proposed SD may change based on final design. On-site storm flows from the Specific Plan west of Archibald Ave. will be collected at an outlet into the Cucamonga Creek Channel.

The Storm Drain Master Plan for the Specific Plan is illustrated in ***Exhibit 17, Conceptual Storm Drain Master Plan.*** Size and location of proposed storm drain may change based on final design.

### 5.4.1 NPDES Compliance

The grading and drainage of the Specific Plan area shall be designed to detain, filter, and treat surface runoff, in a manner and combination which is practical, to comply with the most recent requirements of the San Bernardino County NPDES Storm Water Program's Quality Management (WQMP) for significant new development projects. The objective of the WQMP for this project is to minimize the detrimental effects of urbanization on the beneficial uses of receiving waters, including effects caused by increased pollutants and changes in hydrology. These effects may be minimized through the implementation of site designs that reduce runoff and pollutant transport by minimizing impervious surfaces and maximizing on-site infiltration, Source Control Best Management Practices (BMP's) and/or either on-site Structural Treatment Control BMP's, or participation in regional or watershed-based Treatment Control BMP's.

Prior to the issuance of a grading or construction permit, a Storm Water Pollution Prevention Plan (SWPPP) will also be prepared. The SWPPP will be prepared to comply with the California State Water Resources Control Board's (State Water Board) current, "General Permit to Discharge Storm Water Associated With Construction Activity" and the current Area Wide Urban Storm Water Runoff (Regional NPDES Permit). The SWPPP will identify and detail all appropriate Best Management Practices (BMP's) to be implemented or installed during construction of the project.

In addition to the preparation of a SWPPP for construction-related activities, and as part of the approval of any grading plans within the Specific Plan Area, the applicant will be required to submit a Water Quality Management Plan (WQMP) on the regional model form provided by the City. The WQMP shall identify and detail all Site Design BMP's, Source Control BMP's and Treatment Control BMP's to be implemented or installed at this site in order to reduce storm water pollutants and site runoff.

The Mill Creek Wetlands, a regional runoff treatment facility for the sub-watershed area that this project lies within has been constructed. This regional treatment facility is part of an overall solution for storm water treatment.

## 5.5 Schools

The Specific Plan area is located within the Mountain View School District which serves the school needs for grades K-8 and the Chaffey Joint Union School District, which serves the school needs for grades 9-12.

Development of the Subarea 29 Specific Plan area will generate an estimated student population as follows (based on student generation numbers supplied by the City of Ontario, "School Generation for NMC Subareas," July 2, 2004):

Grades K-5 - Generation Factor 0.38/du - 0.38 x 2,392 = 909

Grades 6-8 - Generation Factor 0.22du - 0.22 x 2,315 = 527

Grades 9-12 - Generation Factor 0.20/du - 0.20 x 2,315 = 479

One 10-acre elementary school is included within the Subarea 29 Specific Plan (Planning Area 18). The school is located north of Merrill Ave. in the heart of Park Place, adjacent to the two (2) neighborhood parks. Joint use school/park facilities are envisioned, serving the K-5 school needs generated by the project.

A 20-acre middle school site is conceptually located east of Subarea 29, east of Haven Ave. and south of Eucalyptus Ave. (not within the Specific Plan area).

The developers of the Specific Plan will be required to pay school fees or construct school facilities as required by the State of California.

## 5.6 Public Utilities

Public utilities including telephone, gas, and electrical service will be available to the site and will be extended into the planned community as part of the development of the Specific Plan. All existing overhead utilities shall be under-grounded, including all on-site utilities and those within the public right-of-way along streets fronting the project. All new facilities will be under-grounded by developer and according to the City of Ontario adopted ordinance.

### 5.6.1 Telecommunications

Proposed Fiber Optics (conduits and fiber) will be placed underground within a duct and structure system to be installed by the Developer. The fiber optic conduits along the backbone streets shall be installed in a joint trench by each Developer as the last lane improvements are completed. In-tract fiber optic conduits shall be installed by the Developer in joint trenches with City Street Light conduits where possible. Maintenance of the installed system will be the responsibility of the City/Special District. Development of the Project requires the installation by the Developer of all fiber optic conduits and pullboxes as well as payment of Development Impact Fees to cover the installation of the fiber optic cable.

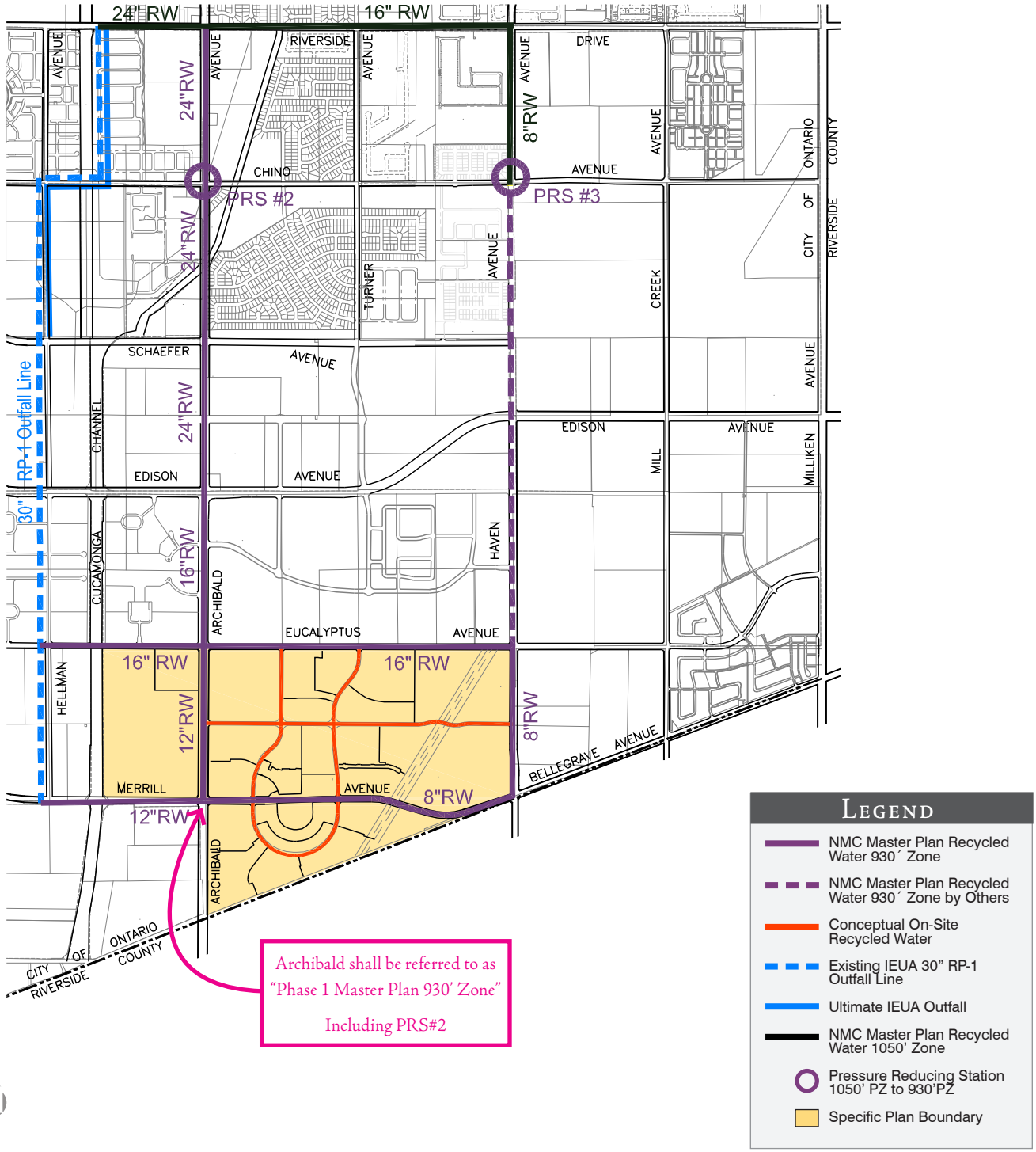



Exhibit 15— Conceptual Recycled Water Master Plan

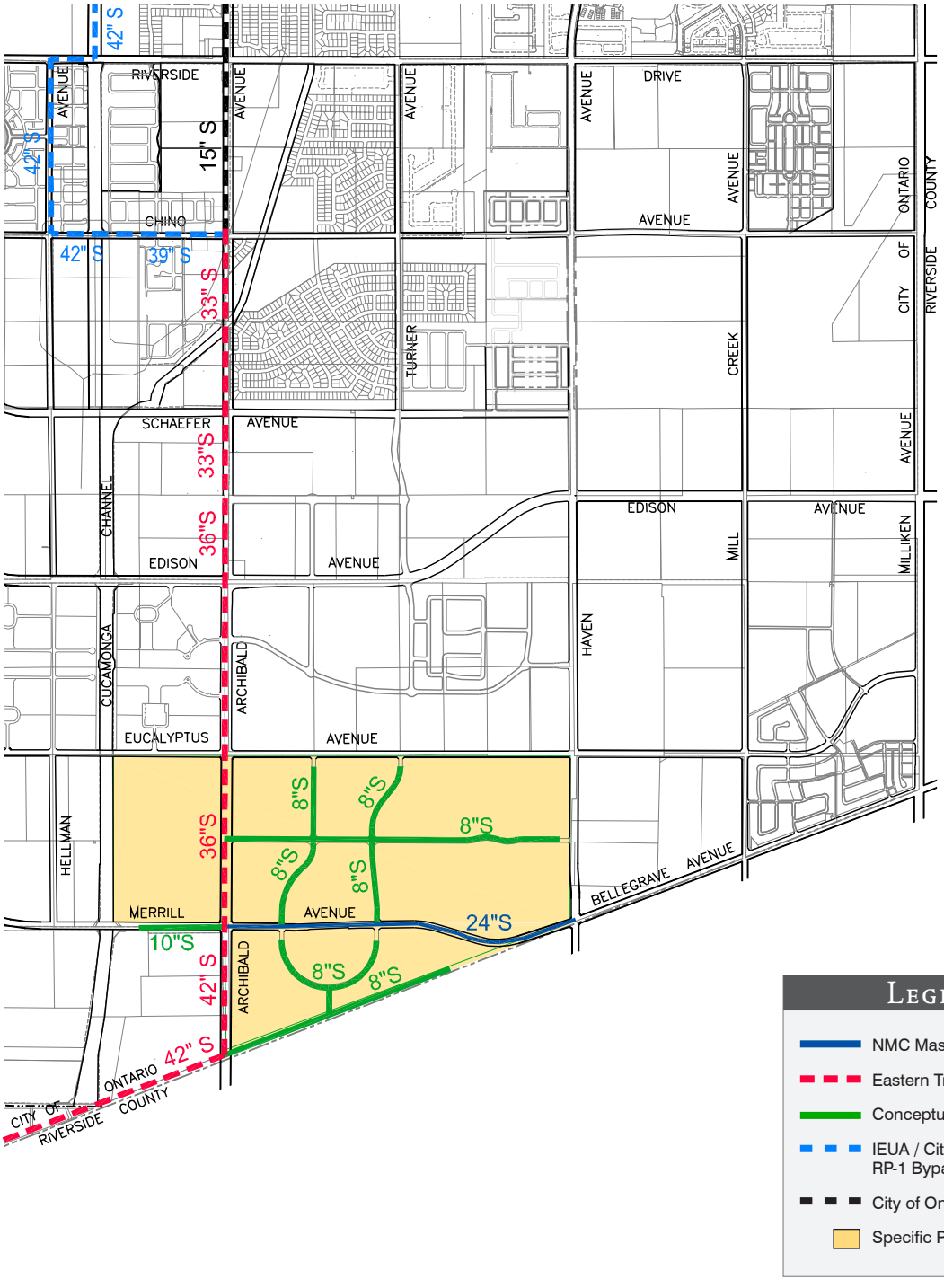



Exhibit 16— Conceptual Sewer Master Plan

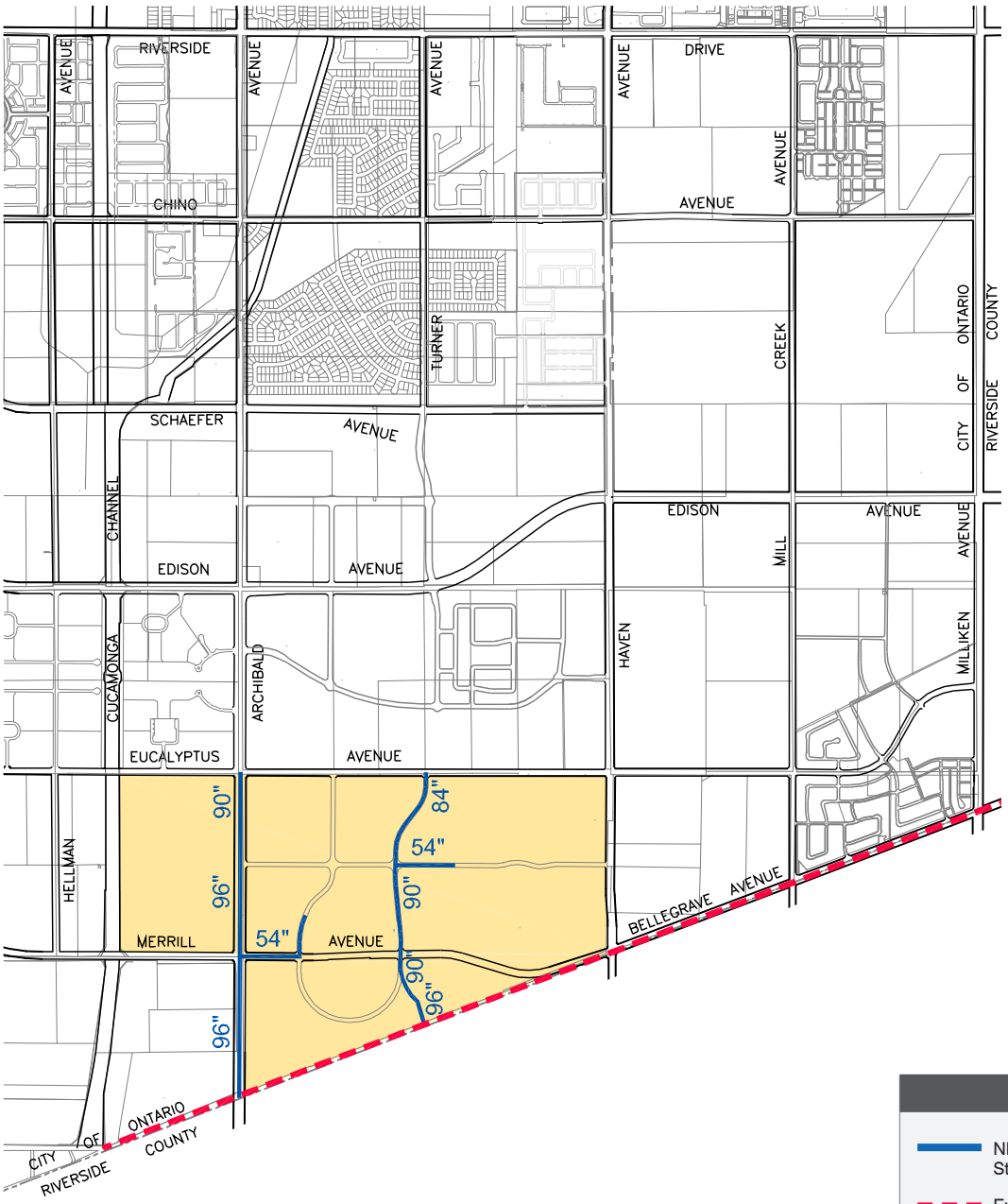



Exhibit 17—Conceptual Storm Drain Master Plan

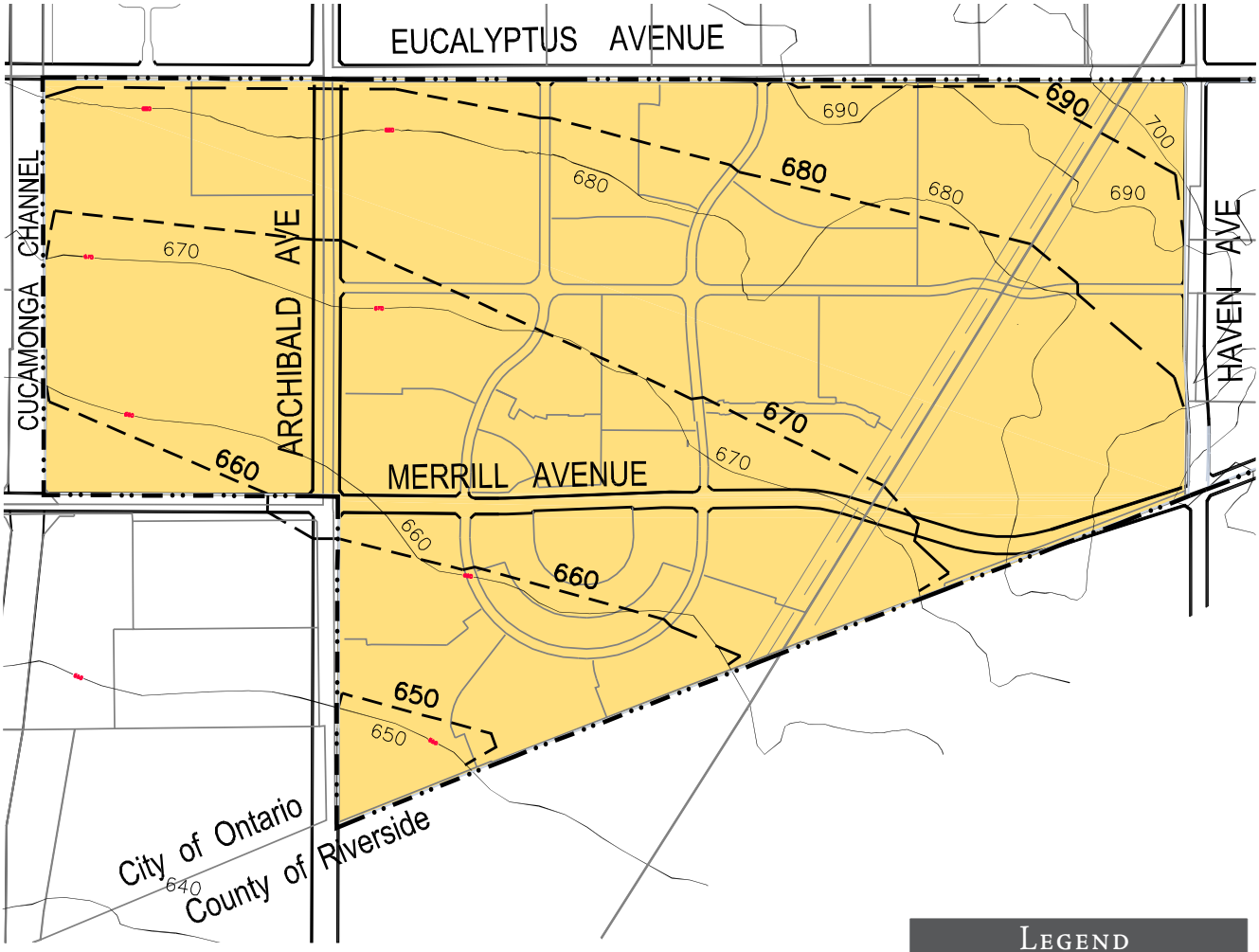



Exhibit 18—Conceptual Grading Plan

### 5.6.2 Natural Gas

The Southern California Gas Company will provide natural gas to the site.

### 5.6.3 Electricity

Southern California Edison will provide electricity to the site from existing facilities in the vicinity of the site. Proposed on-site facilities will be located underground.

### 5.6.4 Solid Waste

- Commercial - Developer shall comply with Municipal Code Sec. 6-3.314 Commercial Storage Standards, and Sec. 6-3.601 Business Recycling Plan.
- Apartment - For apartments using commercial bin service developer shall comply with Municipal Code Sec. 6-3.314 Commercial Storage Standards and Sec. 6-3.601 Business Recycling Plan.
- Residential - For curbside automated container service developer shall comply with Municipal Code Sec. 6-3.308.9(a) and (d), Residential Receptacles, Placement.
- Recycling Requirements - Developer shall comply with Municipal Code Article 6. Recycling Requirements for Specified Business Activity, Sec. 6-3.601 Business Recycling Plan, and Sec. 6-3.602 Construction and Demolition Recycling Plan.
- Site Improvement Plans shall follow the City of Ontario refuse collections standards.
- Standard two bin enclosures (for solid waste) may be used to service the residents. Modification to the standard two bin enclosure may be allowed to accommodate architectural/design layout for the cluster products.
- CC&Rs/HOA shall define areas where tenants place their waste cans for pickup by service vehicles. Said policy shall be reviewed/ approved by the Solid Waste Department.

## 5.7 Grading Concept

The existing ground has a gentle, uniform slope to the south, at approximately 1.0 to 2.0% and will not require a large grading operation, nor will it result in noticeable cut or fill slope banks. The grading operation will generally consist of the removal of any manure left over from dairy operations, clearing and grubbing, demolition of existing structures, and movement of surface soils to construct residential building pads and streets.

The grading and drainage of the Subarea 29 Specific Plan shall be designed to retain, infiltrate, and treat surface runoff, in a manner and combination which is practical, to reach NPDES compliance. Landscaped strips and landscaped setback areas can be swaled and depressed to retain and infiltrate irrigation water and runoff from smaller storm events. Pedestrian paseos, open space, and paseo connectors are examples of the landscaped strips that work well for this purpose in residential areas. If slopes are required on the property, the top of the slopes shall be set at the property lines. In areas adjacent to a ridgeline or in moderate slope areas, dwelling units and structures should be sited to use the natural ridgeline as a backdrop for structures; use landscape plant materials as a backdrop; and use structure to maximize concealment of cut slope. If retaining walls are constructed, they shall be kept to a minimum height and step with the contours of the property. Where retaining walls or fences face roadways, they shall be built, when feasible, of decorative materials consistent with the wall theme of the neighborhood. Exposed walls and fences facing roadways shall be no greater than six feet (6) in height, except as necessary for acoustical purposes to satisfy the intent of the noise ordinance.

### 5.7.1 Preliminary Earthwork Calculations

Based on the Conceptual Grading Plan, the estimated total amount of cut/fill for the project would be approximately 1,200,000 cubic yards.

### 5.7.2 Preliminary Grading/Drainage Concept

Grading plans for each tract in the Specific Plan area will be reviewed and approved by the City of Ontario Building, Planning, and Engineering Departments prior to the issuance of grading permits. All grading plans and activities will conform to the City grading ordinance and dust control and erosion control requirements.

A Conceptual Grading Plan for the project site is illustrated in Exhibit 18.

## 5.8 Phasing

Development of the Specific Plan area will be phased to meet the following objectives:

- Orderly build-out of the community based upon market and economic conditions;
- Provisions for adequate infrastructure and public facilities as determined and deemed necessary by the City Engineer; and
- Protection of public health, safety and welfare.

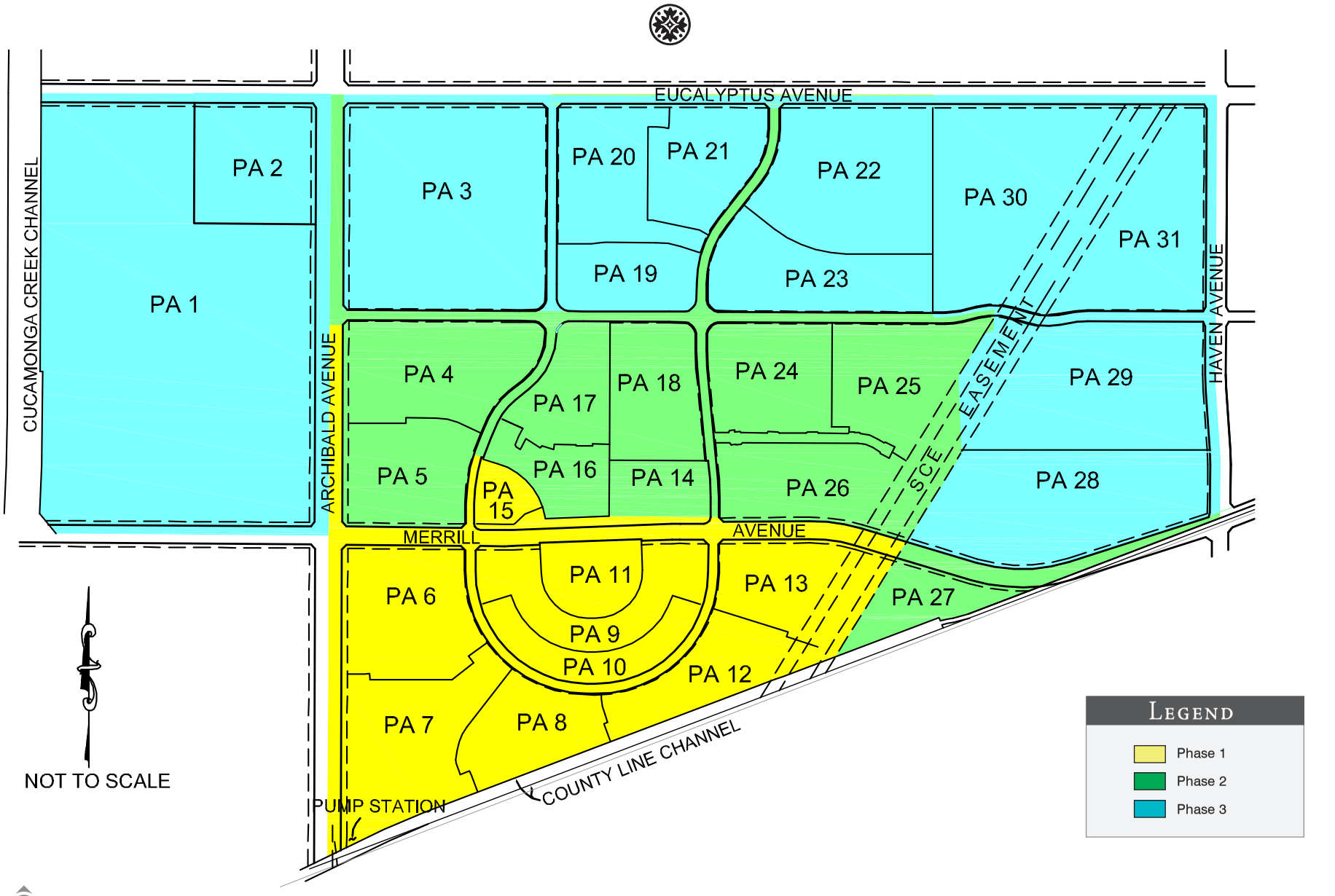



Exhibit 19—Conceptual Phasing Plan

Development phasing of the project site will be determined by the landowner and/or developer based upon real estate market conditions. Phasing will occur as appropriate levels of infrastructure, community facilities, and open space dedications are provided. Phasing sequencing is subject to change over time to respond to these various factors and individual phases may overlap or develop concurrently. Phased infrastructure improvements, as required and approved by the City Engineer to support each phase, will be installed by the developer. Refer to ***Exhibit 19, Conceptual Phasing Plan***. This plan describes three general phases of development, starting in the southern portion of Park Place and extending north over time.

Infrastructure required to serve the commercial development area will be installed by the developer(s) of these areas. The timing for installation of infrastructure and utilities and the provision of public services for the commercial development within the Specific Plan will be determined as part of the City's approval of parcel maps. Facilities will be constructed and services made available in a timely manner as development progresses.

Backbone infrastructure to serve all areas of the Specific Plan shall be installed by the developer(s) in accordance with the City's adopted Master Plan for the areas or any approved amendments to it. Infill service mains will be installed/constructed in phases as development proceeds and conditioned by the City Engineer's office to support individual phases of development. This may require installation of off-site infrastructure improvements beyond a given phase boundary.

Flexibility to adjust final product selection in Phases 2 and 3 shall be provided to the master developer, based on evolving market conditions. In particular, parcels designated for lane loaded product may be re-designated to conventionally loaded product in the future, at the time Phases 2 and 3 are underway. Other single-family detached product lines may also be adjusted over time, while not sacrificing the overall integrity of the proposed land plan and with the approval of the City of Ontario. Should a new product be introduced, a Specific Plan Amendment will be required.

A "Model Home Permit" is required and will be approved through the "Temporary Use Permit" process. Flexibility to adjust final product

## Land Use, Infrastructure and Services

Water, recycled water and sewer utilities may be designated as "public utilities" if located within public or private streets. All public utilities within private streets shall be designed and constructed per City standards and contained within acceptable easements. The CC&RS shall contain language that requires all proposed work by the HOA within said easements to be plan checked and inspected by the City, including applicable fees. Generally, utilities will not be accepted as public within lanes, parking areas or driveways. Utilities within commercial and industrial parking lots and loading areas shall be designated as private. The extent to which said utilities will be accepted as public utilities shall be determined, at the full discretion of the City, during final design plan review.

# 6. Development Regulations

# 6.0 Development Regulations

## 6.1 Introduction

The provisions contained herein will regulate design and development within the Subarea 29 Specific Plan. The regulations contained herein provide for the development of all land use categories with development regulations established for residential uses, commercial uses, parks and recreation, and landscaping.

## 6.2 Definition of Terms

The meaning and construction of words, phrases, titles, and terms shall be the same as provided in the City of Ontario Development Code Article 2, "Definitions," unless otherwise specifically provided herein.

## 6.3 Applicability

The development regulations contained herein provide specific standards for land use development within the Subarea 29 Specific Plan. Regulations address residential, commercial, and parks and recreation land uses. General landscaping regulations are also provided. Application of the following regulations is intended to encourage the most appropriate use of the land, ensure the highest quality of development, and protect the public health, safety, and general welfare. The adoption of the Subarea 29 Specific Plan by ordinance, supersedes otherwise applicable City of Ontario zoning regulations unless stated herein to the contrary. Whenever the provisions and development standards contained herein conflict with those contained in the City of Ontario Development Code, the provisions of the Subarea 29 Specific Plan shall take precedence. Where the Specific Plan is silent, City codes shall apply. These regulations shall reinforce specific site planning, architectural design, and landscape design guidelines contained in ***Chapter 7, Residential Design Guidelines,*** and ***Chapter 8, Commercial Design Guidelines***, of the Specific Plan.

## 6.4 Administration

The Specific Plan is adopted by ordinance and will serve as the implementation tool for the General Plan as well as the zoning for the site. The Specific Plan Development Regulations address general provisions, permitted uses, and development standards for the project.

## 6.5 Methods and Interpretation

Development within the Specific Plan shall be implemented through the approval by the City of Ontario of parcel maps, tract maps, and development permits. The administration process described herein provides the mechanisms for review and approval of development projects within the project, consistent with the Specific Plan objectives.

## 6.6 General Site Development Criteria

The following general site development criteria shall apply to all land development proposed in the Specific Plan.

- Gross Acres-Except as otherwise indicated, gross acres for all development areas are measured to the centerline of streets;
- Grading-Development within the site shall utilize grading techniques as approved by the City of Ontario. Grading concepts shall respond to the grading design included in this Specific Plan which guide the development of land use toward the goal of providing for a livable community with streets and entries designed for walking and resident interaction;
- Building Modification-Additions shall match the architectural style of the primary unit and shall be constructed of the same materials and colors as the primary unit;
- Utilities-All new and existing public utility distribution lines of 66 kV or less shall be subsurface throughout the planned community;
- Technology-All homes and businesses shall accommodate the most modern technology for computer internet access, phone, fax, and television. Broadband fiber optics cable will be installed on all peripheral streets per the approved Broadband Master Plan;
- Density-The Specific Plan Land Use Plan allocates a total number of units to each residential neighborhood as indicated in the "Land Use Summaries" Tables 1 and 1b, included in Section 4, Land Use, of the Specific Plan. Variations in the number and type of dwelling units within each residential neighborhood may occur at the time of final design of the neighborhood, depending upon the residential product identified for development. Increases in allocation of residential units up to a maximum of fifteen percent (15%) are permitted among the residential neighborhoods within the Specific Plan, provided the total number of units established for the Specific Plan area is not exceeded; and

- Maximum Number of Dwelling Units-The maximum number of dwelling units permitted within the Subarea 29 Specific Plan shall be 2,392 dwelling units, as set forth in the ***Specific Plan Land Use Summaries.*** Consistent with Table 1a, the maximum number of residential dwelling units permitted within Park Place shall be 1,348 dwelling units. The maximum number of residential dwelling units permitted within Richland Communities, Inc. controlled properties shall be 936 dwelling units. The maximum number of residential dwelling units permitted within Brookfield Homes controlled property shall be 108 dwelling units.
- The measurement of the width of the lots on curvilinear streets shall be taken from the front and rear setback lines. The front setback lines shall be displayed by dotted lines or by plotting the footprint of the dwelling unit.
- Buildings or parts of buildings, in particular roof overhangs, shall not encroach into the 3-foot building setback from the property line.

## 6.7 Implementation

- Development proposals within the project site shall be subject to the implementation procedures established herein. The provisions and development standards contained herein supercede those contained in the City of Ontario Development Code. However, where the development standards are silent, the City's Development Code shall apply;
- Severability - If any portion of these regulations is declared to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The legislative body hereby declares that they would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective;
- Unless otherwise provided, any ambiguity concerning the content or application of the Specific Plan shall be resolved by the Planning Director or his/her designee, hereinafter referred to as Director, in a manner consistent with the goals, policies, purpose, and intent established in this Specific Plan; and
- Any major deviation from the design guidelines within the Specific Plan shall require a Specific Plan Amendment. The Director shall determine whether a proposed change constitutes a major deviation.

## 6.8 Development Permit

All development projects within the Specific Plan shall be subject to the Development Plan Review Process as established in Article 8: Development Plan Review, City of Ontario Development Code. Adoption of the Specific Plan by the City includes adoption of the design guidelines contained within the Specific Plan. Where the Specific Plan design guidelines are silent, the applicant's design guidelines contained within the City's Development Code shall apply. The design guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the review by the City of developer projects during design review.

Pursuant to these provisions, the Development Permit process constitutes a design review of project architecture, site plans, and landscape plans. All development project applications shall include a landscape and irrigation plan describing plant materials and their growth habits, plant size and spacing, methods of irrigation and landscaping maintenance, site plans, architectural elevations, floor plans, grading plans, and other requirements as specified by the City. Development permits will be approved with conditions of approval.

## 6.9 Subdivision Maps

Approval of the Tentative Tract Map(s) and Parcel Maps will create legal lots for development. All Tentative Tract Maps and Parcel Maps will be reviewed and approved pursuant to applicable provisions of the City of Ontario Subdivision Ordinance and consistent with the applicable provisions contained within this Specific Plan.

## 6.10 Specific Plan Modifications and Amendments

### 6.10.1 Minor Modifications

The following constitute minor modifications to the Specific Plan, not requiring a Specific Plan Amendment, and are subject to review and approval by the Zoning Administrator. The Zoning Administrator shall have the discretion to refer any such request for modification to the Planning Commission or the City Council.

- Change in utility and/or public service provider;
- An increase of more than fifteen percent (15%) to the number of units within an individual neighborhood, provided the total number of units for the entire Specific Plan areas does not exceed that established in the approved Specific Plan;

- Adjustment of a neighborhood boundary, provided the total acreage of the affected area does not increase or decrease by more than fifteen percent (15%) of the total acreage stated in the approved Specific Plan;
- Minor changes to the design guidelines, which are intended to be conceptual in nature only, and are intended to be flexible in implementation; and
- Other modifications of a similar nature to those listed above, which are deemed minor by the Director, which are in keeping with the purpose and intent of the approved Specific Plan and which are in conformance with the General Plan.

## 6.10.2 Specific Plan Amendments

Amendments to the Specific Plan may be requested by the applicant or by the City at any time pursuant to Section 65433(a) of the Government Code. Amendments shall be processed pursuant to the provisions of the Government Code for Specific Plan Amendments. In the event the proposed amendment requires supplemental environmental analysis pursuant to the California Environmental Quality Act (CEQA), the applicant(s) will be responsible for preparing the necessary CEQA documentation.

## 6.11 Appeals

Appeals from any determination of the Zoning Administrator shall be made to the Planning Commission. The applicant(s) or any other entity shall have the right to appeal the decision of the Planning Commission on any determination. Appeals shall be submitted by filing an application on forms provided by the City of Ontario within ten (10) days following the final date of action for which an appeal is made. Appeals shall be processed consistent with the provisions of Article 5, "Appeals" of the City of Ontario Development Code.

## 6.12 Project Financing

Construction and maintenance of public improvements and facilities to serve the Specific Plan will be financed through a combination of financing mechanisms including the use of public and private funds. In order for the project to be fiscally self-sufficient the following options can be considered for implementation:

### *Maintenance*

A lighting and landscape district can be implemented in order to defray the costs associated with street maintenance and street light costs.

### *Facilities and Services*

A variety of other financing options can be considered by the City of Ontario for financing facilities and services to be provided within the Specific Plan to include:

- Establishment of a Mello-Roos Community Facilities District, which enables governmental entities to finance public infrastructure on a tax-exempt basis;
- Special assessment districts;
- Benefit assessment financing for improvements such as storm drains and street lighting; and
- Integrated financing districts such as landowner assessments that are contingent upon development.

City Council approval is required for the establishment of all special district financing mechanisms. Establishment of a district would enable the City to levy a special tax and to issue bonds for the financing of improvements and/or services. Among the facilities that potentially could be financed are flood control, drainage, utilities, street improvements, and other infrastructure and related facilities. The district provisions for those services would cover all phases, including planning, design, acquisition, construction, operations, and maintenance. These assessments would only affect the Subarea 29 Specific Plan area, and the debt service incurred by these assessments would be paid by landowners or homeowners within the Specific Plan area.

## 6.13 Maintenance Responsibilities

The public and private improvements constructed within the Specific Plan area will be maintained through a combination of public and private entities as described below and in ***Table 4, Maintenance Responsibilities.*** During the course of maintenance of public utilities (including storm drain) within private and public streets, the City will pave the streets and restore landscaping per City standards. Restoration of any enhancements above and beyond City standards, including but not limited to architectural, hardscaping, and landscaping enhancements shall be the responsibility of the HOA or other entity maintaining those enhancements. This applies to all areas where public utilities are located including but not limited to public and private streets, gated communities, alleys, etc.

## 6.13.1 Public Maintenance

Water, recycled water, and sewer utilities may be designated as "public utilities" if located within public or private streets. All public utilities within private streets shall be designed and constructed per City

## Table 4—Maintenance Responsibilities

| | *City CFD* | *Private Homeowners Association (HOA)* | *Private (Homeowner, Commercial/Property Owners)* | *Utility Entity* |
|---|---|---|---|---|
| **Master Plan Roadways** (Archibald Avenue, Merrill Avenue, Eucalyptus Avenue, Haven Avenue) | X | | | |
| **Interior Project Streets** ( curb to curb Primary Entry Street, Secondary Entry Streets, Neighborhood Streets) | X | | | |
| **Parkways and Neighborhood Edges of Master Plan Roadways and Entry Streets** (curb to perimeter walls including landscape, sidewalks, trees) | X | | | |
| **Parkways of Local Streets** (landscaping, sidewalks, trees)[1] | | X | | |
| **Interior Tract Graffiti Remo**val | | X | | |
| **Private Recreation Areas** | | X | | |
| **Monument Signs (within Neighborhood edges on Master Plan Roadways)** | X | | | |
| **Monument Signs within tract entry** | | X | | |
| **Traffic Signals/Street Lights** | X | | | |
| **Traffic Control Signs (Public)** | X | | | |
| **Traffic Control Signs (Private)** | | X | | |
| **Public Roadways** | X | | | |
| **Lanes (Private Alleys)** | | X | | |
| **Driveways and Parking Areas Serving Commercial** | | | X | |
| **Community Trail (SCE Corridor Trail)** | X | | | |
| **Off-site and on-site water, sewer, and storm drain improvements** (excluding laterals)[2] | X | | | |
| **Public Parks** | X | | | |
| **Pocket Parks** | | X | | |
| **Paseos** | | X | | |
| **Front Yard/Corner Streetside Landscaping Areas** | | | X | |
| **Private Interior Yard Walls** | | | X | |
| **Landscaped Common Areas** | | X | | |
| **Private Exclusive Use Landscaped Areas** | | | X | |
| **Community Theme Wall and Entry Monuments on Master Planned Roadways** (outside face for graffiti removal and paint) | X | | | |
| **Community Theme Wall and Entry Monuments on Master Planned Roadways: Surface (interior) opposite streetside** (structural integrity and face repairs) | | X | | |
| **Lane** (Private Alley) **Landscaping and Lighting** | | X | | |
| **Electricity** | | | | X |
| **Natural Gas** | | | | X |
| **Communication Systems** | X | | | X |
| **Police** | X | | | |
| **Fire** | X | | | |
| **NPDES Facilities** (On-site)/**W.Q.M.P.**[2] | X | | | |
| **Interim Detention Basin** | | X | | |
| **NPDES Facilities (On-site) in Public Right-of-Way** | | X | | |
| **NPDES Facilities on Arterial Streets (Off-site)** | X | | | |

1. Including restoration work following public street repairs.
2. Only those facilities in the public right-of-way and/or easements.

standards and contained within acceptable easements. The CC&RS shall contain language that requires all proposed work by the HOA within said easements to be plan checked and inspected by the City, including applicable fees. Generally, utilities will not be accepted as public within alleys, parking areas or driveways. Utilities within commercial and industrial parking lots and loading areas shall be designated as private. The extent to which said utilities would be accepted as public utilities shall be determined, at the full discretion of the City, during final design plan review. Refer to ***Table 4, Maintenance Responsibilities.***

### 6.13.2 Homeowner Association

Refer to ***Table 4, Maintenance Responsibilities.***

## 6.14 Residential Development Standards

### 6.14.1 Residential Detached

#### *General*

This category includes the development of all single-family detached dwelling units. The purpose of the residential standards for single-family detached housing is to establish the minimum criteria for the development of these product types on individual lots within the neighborhoods specified within the Subarea 29 Specific Plan. Further residential design guidelines are in Chapter 7.0.

#### *Permitted Uses*

- Public or private parks, recreational buildings, newsstands, coffee concessions, and sales of grocery items, greenbelts, or open space.
- Accessory uses to include the following:
- Garages (minimum 2-car);
- Granny Flats (i.e. Second Dwelling Units, in accordance with the City's Zoning Code;
- Home occupations;
- Swimming pools, spas, sports courts, and other similar outdoor recreational amenities;
- Patios and patio covers;
- Storage, garden structures, cabanas, and greenhouses;
- Monument signage;
- Temporary uses such as model home and subdivision sales trailers; temporary construction parking, offices, and facilities; real estate signs, signage indicating future development and directional signage with the approval of a Temporary Use Permit; and
- Second story additions to existing single story dwelling units.

#### *Conditionally Permitted Uses*

- Places of worship including but not limited to churches and synagogues; and
- Child care facilities/day care facilities.

## 6.15 Neighborhood Serving Commercial Land Use Development Standards

#### *General*

This section sets forth the development regulations for development of commercial land uses within the Specific Plan Planning Area 2.

#### *Permitted Uses*

- Bakery (Retail);
- Barber Shop and Beauty/Nail Salon;
- Book Stores;
- Camera and Photographic Supply Stores;
- Clothing and Accessory Stores;
- Convenience Market;
- Dry Cleaner;
- Florist;
- Jewelry and watches/clocks;
- Laundry – Self-Service;
- Locksmith/Key Shop;
- Police Storefront/Sub-Station;
- Satellite Dishes/Ham Radio Antennas (private use);
- Shoe Repair;
- Specialty Food Stores;
- Tailor; and
- Travel Agency

Table 5—Neighborhood Service Commercial Site Development Standards

| *Planning Area 2* | |
|---|---|
| Minimum Parcel Area | N/A |
| Minimum Lot Size | Shall be large enough to accommodate the proposed use and meet all Development Standards as specified within the Specific Plan. Minimum site area shall be 7 acres; however, the site area may be less when developed as part of an integrated commercial center. |
| Maximum Development Floor Area Ratio | 0.35 |
| ***Minimum Building Setbacks*** (1)(2) | |
| • From Public Street Property Lines | 20' |
| • From Private Street Property Lines | 15 ' |
| • From Interior Property Lines | 0' |
| • From Haven Avenue Right-of-Way | 14' |
| • From Archibald Avenue Right-of-Way | 19' |
| • From Eucalyptus Avenue Right-of-Way | |
| • From Private or Local Street | 15' |
| • From Interior Property Line | 0' |
| • From Interior Property Line Adjacent to Residential District | 25' |
| ***Parking & Drive Aisle Setbacks*** | |
| • From Public Arterial Streets | 25' |
| • From Private Streets & Drive Aisles to Bldgs. | 10' |
| • From Interior Property Line | 5' |
| • From Rear Property Line | 5' |
| • From Haven Avenue Right-of-Way | 14' |
| • From Archibald Avenue Right-of-Way | 19 |
| • From Merrill Avenue Right-of-Way | N/A |
| • From Private or Local Street | 10' |
| • From Interior Property Line | 5' |
| • From Interior Property Line Adjacent to Residential District | 5' |
| Minimum Landscape Coverage | 15% |
| ***Maximum Building Height*** | |
| • Main Structure | 35' |

Table 5—Neighborhood Service Commercial Site Development Standards *Continued*

| | |
|---|---|
| Architectural Projections and Focal Elements such as Towers, Cupolas, and other[3] | 55' |
| Porte-Cocheres [4] | 1 story |
| Other Development Regulations | Per Article 16, City of Ontario Dev. Code. |
| • Walls, Fences & Hedges | Per Article 16, City of Ontario Dev. Code. When a non-residential use adjoins a residential district, a 6-foot high masonry wall shall be required at the interior side or rear property lines. |
| • Parking | Per Article 30, City of Ontario Dev. Code. |
| • Screening | All loading areas shall be screened from adjacent public streets, residential, and open space uses through the use of landscaping, earthen berms, decorative walls, or fencing. All storage, including cartons, containers, materials, or trash shall be shielded from view within a building or area enclosed by a solid fence or wall not less than 6' in height |
| | All roof-mounted equipment, including but not limited to, mechanical equipment, satellite dishes, tanks, ducts, towers, and all equipment appurtenant thereto, shall be screened on all sides from public view from the street adjoining properties, and neighboring residential units, by a parapet wall, decorative enclosure, or other architectural element. Equipment screening shall appear as an integral part of the building architecture. |
| • Lighting | All interior and exterior lighting shall be directed away from residential and open space uses. |

1. All setbacks areas shall be landscaped.
2. All setbacks are measured to habitable area not architectural appurtenance or projection. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, bay windows, pot shelves, chimneys, enhanced window sills, shutter detail, window trim, and balconies, and other similar elements. Such elements may project a max. of 3' into setback areas. Building setbacks shall be determined by the hierarchy of streets (major arterial and local streets) and measured from PL for local streets and RW for major arterials.
3. Architectural element only, not to be used for signage, subject to Planning Director approval. Within commercial areas, towers and vertical projections are limited in size to 10% of the total building square footage.
4. Porte-Cocheres shall be open on three sides.

### *Conditionally Permitted Uses*

- Alcoholic Beverage Sales;
- Commercial Day Care Facility (including Adult Day Care);
- Banks, Credit Unions and Other Depository Institutions;
- Church;
- Money Transmitting;
- Other Financial Services;
- Police/Fire Station;
- Recreation Center; and
- Senior Citizen Center

### *Determination of Use*

Uses not specifically listed may be deemed permitted subject to a "determination of Use" as provided for in Section 9-1.1310 of the City of Ontario Development Code.

### *Design Guidelines*

Prior to the approval of the first site development permit and/or parcel map within the Community Commercial land use area, a detailed set of design guidelines for the area shall be submitted by the developer and approved by the City. These guidelines shall be compatible with the residential architectural styles in this Specific Plan and discretion of the City.

## 6.16 Landscape Standards

## 6.16.1 General Provisions

- All landscape plans, streetscape plans and graphic designs which create neighborhood identity or enhance entry monuments shall conform to the design guidelines and regulations as set forth herein and shall be subject to review and approval by the City of Ontario;
- The landscape/streetscape improvements for the Specific Plan shall establish a landscape theme reminiscent of the regional landscape character of the surrounding area;
- Installation of landscaping within the front yards of single-family detached housing products will be provided by the home builder. Front yard landscaping shall be installed prior to Certificate of Occupancy;
- Installation of landscaping in residential areas of Park Place may be provided by the home builder, based on future landscape plans submitted to the City during site plan review; and
- Installation of landscaping within the commercial area of the Specific Plan will be provided by the developer/builder.
- All loading areas shall be screened from adjacent public streets, residential, and open space use through the use of landscaping, earthen berms, and/or decorative walls or fencing. All storage including cartons, containers, materials, or trash shall be shielded from view within a building or area enclosed by a solid fence or wall not less than six feet in height.

## 6.16.2 Landscape Standards

- Landscaping within the Specific Plan shall be provided in accordance with the Design Guidelines for Streetscapes and Entries utilizing plant materials specified on the Plant Palette included in ***Chapter 7, Residential Design Guidelines, and Chapter 8, Commercial Design Guidelines,*** established for the Specific Plan;
- Boundary landscaping will be required adjacent to residential, commercial, park, and school areas. Landscaping shall generally be placed along the entire property line;
- Landscaping and irrigation systems within the public rights-of-way of the Specific Plan area shall be installed by the developer;
- Freestanding perimeter walls and view fencing shall be provided within and at the perimeter of the project as specified in the ***Wall and Fence Master Plan, Chapter 7, Residential Design Guidelines***. Such walls and fences will be constructed concurrently with the construction of improvements required for development of the neighborhoods of the Specific Plan;
- Walls and Fencing—Perimeter walls shall be constructed in locations and of a design consistent with the Residential Design Guidelines and the Wall and Fence Master Plan, and Wall Details, provided in Chapter 7, Residential Design Guidelines, and shall not exceed six feet (6) in height from finished grade. Perimeter walls may exceed six feet (6) in height if required for sound attenuation. Perimeter walls shall be constructed of either decorative masonry (both sides) or other permanent, durable, low maintenance material subject to approval by the City;

- Residential—Side and rear yard walls and fencing shall not exceed six (6) feet in height from the highest adjacent finished grade. Walls and fencing within the residential front yard setback area shall not exceed three feet (3) in height. Walls shall be decorative masonry construction (both sides) or other permanent low maintenance materials. Front yard fences may be constructed of attractive, durable materials, including, but not limited to, wrought iron with pilasters, textured concrete block, formed concrete with reveals, or other materials approved by the Planning Director. View fencing may be of a decorative wrought iron, glass panels, or other durable material subject to approval by the City;
- All perimeter wall and fence materials throughout the Specific Plan will be of uniform manufacture with colors specified for the overall design theme;
- All interior walls (both sides) that are visible from the public street shall be constructed of attractive, durable materials, including, but not limited to, wrought iron with pilasters, textured concrete block, formed concrete with reveals, or other materials approved by the Planning Director. Colors shall be consistent with the colors specified for the overall design theme and shall be decoratively capped. Decorative all-weather vinyl fencing is not permitted in the Specific Plan area;
- The developer will provide site inspection of all construction and installation of open space areas in accordance with City of Ontario requirements;
- Parking lot landscaping within commercial areas shall be required in accordance with Section 9-1.3040 of the City's Development Code; and
- Non-toxic and non-invasive vegetation shall be utilized adjacent to all public open space areas.
- All landscaping features shall comply with City of Ontario requirements for sight distance.

## 6.17 Signage

A Master Sign Program shall be submitted by the developer(s) of each land use component for the Specific Plan and approved by the City of Ontario pursuant to Article 31 of the City's Development Code to address residential project entries, residential neighborhood identification signs, commercial center identification, tenant signage, and "way-finding" signs within the Specific Plan area. All other signs shall be subject to the approval of a sign permit pursuant to the City's Development Code. All traffic-related signs shall conform to City of Ontario Traffic and Transportation Design Guidelines and California Manual of Uniform Traffic Control Devices (MUTCD), latest editions.

### 6.17.1 Master Sign Program Contents

All sign programs shall address, at a minimum, the following:

- Permitted signs;
- Prohibited signs;
- The hierarchy of signage; and
- Definition of types of signs.
- Locations and dimensions for monument signs, neighborhood identification signs, and public facilities signs;
- Locations and dimensions of directional signage;
- Provision for size, location, and duration of display of temporary signs;
- Permitted sign types, styles, construction materials, colors, and lettering styles;
- Requirements for a sign permit application;
- Procedures for obtaining approval of a sign permit; and
- Procedures for amendments to the sign program.

## 6.18 Private Recreational Facilities

This category includes the development of all private recreation facilities and is subject to the Development Permit process contained herein.

# 7. Residential Design Guidelines

# 7.0Residential Design Guidelines

## 7.1 Introduction

Subarea 29 is a new residential master-planned community located within the New Model Colony in Ontario, California. The historical character of this area is typically rural and agricultural in nature. However, being located in the path of the advancing railroad, the later automobile Route 66, and eventually Ontario International Airport, Ontario has also typically been associated with transit and forward-moving progress.

The proposed community design integrates the historic character of the past with a plan which provides a variety of housing choices that serve the needs and lifestyles of today.

Upon entering the community, residents and visitors arrive at a central community core consisting of a school and community park. Connections to both community and regional trails are accessed from this core area. With a focus on promoting a pedestrian friendly, healthy lifestyle this core area is within approximately ¼ mile walk from all neighborhoods in the community.

### *Community Overview*

Community design elements include:

- A central village core consisting of a school, parks, and private recreation center;
- A wide variety of home sizes and plans to fulfill the needs of different life stages;
- Tree-lined neighborhood streets with curb separated sidewalks and generous plantings in parks and open spaces;
- Neighborhood parks and a private recreation center to support physical and social activities within the community;
- A network of sidewalks and trails that link all neighborhoods to schools, parks, open spaces, a regional trail system and nearby retail; and
- Nearby connections to local, regional and global transit.

The community character is inspired by:

- The charm and tradition of Ontario's historic downtown and the existing neighborhood's eclectic mix of architectural styles;
- The simple, yet stately landscape along Euclid Ave. and the region's agricultural heritage; and
- Environments that encourage wellness by providing opportunities for pedestrian and outdoor physical activity.

Community retail goods and services are conveniently located in a planning area at the Northwest corner of the Specific Plan at the intersection of Eucalyptus Ave. and Archibald Ave.

The Specific Plan community entries along Archibald Ave., Haven Ave., and Merrill Ave. will be identified with community character monuments and entry statements. Signage, lighting, and monuments within Park Place will reflect an identifiable community character.

Upon arrival at the primary Merrill Ave. entry, from Archibald Ave., residents and visitors are greeted by the central "village core;" a private community recreation center and two (2) neighborhood parks frame the lane loaded lot homes on the south side and an elementary school and lane loaded homes on the north side. These elements are all easily accessed from all neighborhoods by way of pedestrian, bicycle, and vehicular routes.

Farther into the community, Merrill Ave. crosses through a green space over the SCE Easement before connecting with Haven Ave. to the east. Circulation throughout the community is organized by a network of interior streets with curb separated sidewalks framed by street trees and varied architectural styles that reflect the chosen community character.

### 7.1.1 Guiding Principles

The following guiding principles have been created to help develop architecture that reflects quality in design, simplicity in form and plan and contributes charm and appeal to the neighborhoods of Subarea 29 as a whole.

- The home, not the garage, is the primary focus of the front elevation. A variety of garage placements emphasizes the pedestrian environment as opposed to the automobile;
- A variety of compatible architectural styles are provided to ensure a degree of individuality throughout neighborhoods;
- Appropriate massing and roof forms play a major role in defining architecture styles, roof framing related to each plan versus individual elevations;
- Architectural elements, details, and appropriate color palettes are used to reinforce individual architectural styles;
- Rear elevations visible to the public viewshed should provide articulated walls, windows, and varied roof profiles, all defining level of quality in detail and interest in neighborhood architecture; and
- Selected architectural styles are related to those historically represented in Ontario. These are: Craftsman, Cottage, American Colonial, Farmhouse, American Traditional, Spanish Colonial, and Andalusian.

## 7.2 Architectural Styles

### 7.2.1 Introduction

The style information on the following pages provides the builder and design consultants with the tools to create functional and attractive architectural designs without using gimmicks or sacrificing the integrity of the style.

#### *Authenticity*

The design criteria in these guidelines is offered to encourage a high quality of architecture and reasonable level of authenticity of styles through the use of appropriate elements. Although detail elements may be used to further convey the character of a style, the overall massing and appropriate roof forms should be used to establish a recognizable style. Proper scale and proportion of architectural elements and appropriate choice of details are all factors in achieving authenticity.

### 7.2.2 Architectural Philosophy

Looking back to Ontario's older, established neighborhoods for inspiration, the design intent for Subarea 29 is to re-capture the charm and essence of these original home styles and express them in the simple, honest manner that they originated. These homes reflected function and tradition, simplicity in massing, plan and roof forms, and authentic, regional styles.

Homes will provide the kind of function, quality, value, and appeal that were built into those original homes. Neighborhood parks, sidewalks, parkways, and street trees will add to the traditional feeling in these neighborhoods, linking them with the overall community.

#### *Design Character*

The design character of the neighborhoods will be one of hometown appeal characterized by simple, yet charming homes, curb separated sidewalks, and parkways lined with street trees. Homes and street scenes will reflect an overall feeling of quality and tradition. The architectural palette of styles has a regional historic background and context in keeping with the character of Ontario.

### 7.2.3 Architectural Styles

#### *Architectural Style/Plan Mix*

An important goal in this community is to develop varied and interesting streetscenes. In order to achieve this, the following architectural style and plan requirements shall be met for all Lane Loaded and Conventional Small, Medium, and Large Lot residential development products:

In each neighborhood that consists of 0-80 homes, provide:

- A minimum of three (3) plans;
- A minimum of three (3) elevations per plan using a minimum of two (2) significantly different styles per plan; and
- A minimum of four (4) different color schemes per number of plans.

In each neighborhood that consists of 81-100 homes, provide:

- A minimum of four (4) plans;
- A minimum of three (3) elevations per plan using a minimum of three (3) significantly different styles per plan; and
- A minimum of four (4) different color schemes per number of plans.

#### Cluster Home Style/Plan Mix

The development of Cluster Homes generally results in the same 1 or 2 plans being repeated along the street front. To support varied neighborhood streetscenes, each Cluster Home residential product neighborhood shall provide:

- A minimum of three (3) significantly different styles per plan. Although the styles shall be significantly different, they shall be coordinated to provide a harmonious and cohesive neighborhood preferably from a family of related architectural styles; and
- A minimum of four (4) different color schemes per number of plans.

Number of plans and elevations shall not be regulated for interior units; the above standards shall apply to any unit plotted along (facing or siding on to) a street more than one (1) time.

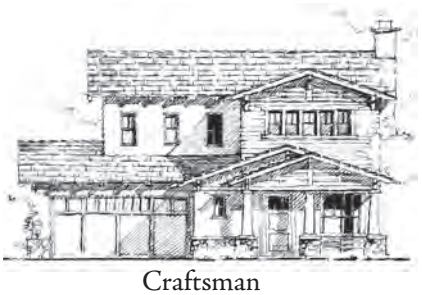
# Architectural Styles

Farmhouse

Cottage

American Traditional

American Colonial



Craftsman

Spanish Colonial

Andalusian

### *Specific Plan Style Selection*

Builders will select from the following palette of architectural styles:

- Farmhouse;
- Cottage;
- American Colonial;
- American Traditional;
- Craftsman;
- Andalusian; and
- Spanish Colonial.

The "common features" for each architectural style are displayed on the following pages. These elements will assist in defining the character of each one.

As future phases of the Subarea 29 Specific Plan are developed, architectural styles may be added or deleted provided that they are compatible with the overall style palette and approved by the City of Ontario.

# *Farmhouse*

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The American Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and later the Mid-West. As the American Frontier moved westward, the American Farmhouse style evolved according to availability of materials and technological advancements, such as balloon framing.

Predominant features of the style are large front and/or wrapping porches with a variety of wood columns and railings. Two story massing, dormers, and symmetrical elevations occur most often on the New England Farmhouse variations. The asymmetrical, casual cottage look, with a more decorated appearance, is typical of the Midwest American Farmhouse. Roof ornamentation is a characteristic detail consisting of cupolas, weather vanes, and dovecotes.

Full to Partial Width Front Porch

Multi-Pane Bay Window
Horizontal Lapped Siding

Simple Wood Columns & Wood Railings

## *Farmhouse*

| *Element* | *Common Features* |
|---|---|
| ***Form*** | • Simple plan form massing and simple roof design |
| ***Roof*** | • 6:12 to 12:12 roof pitch, possibly lower pitch at main roof<br>• Front to back main gable roof<br>• 12" overhangs with open eaves<br>• Concrete tiles with smooth flat or shingled appearance |
| ***Walls*** | • Horizontal siding may be combined with stucco<br>• All material changes must occur at an inside corner or another logical location |
| ***Windows*** | • Vertical multi-paned windows or use of an accent window appropriate to style, such as: bay windows or single hung windows at front elevation<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows |
| ***Details*** | • Porches with simple wood or shaped wood columns and wood railings<br>• Minimum 2′ x 4′ window and door trim - wood on siding, foam on stucco<br>• All surface mounted fixtures on front elevations must complement architectural style (i.e. use of some style appropriate details such as: wood pot shelves, louvered attic vents, cupolas or dormers).<br>• Stucco or siding chimney wrap<br>• Garage door patterns and colors to complement style |
| ***Colors*** | • Field: Whites or light tinted colors<br>• Trim: Whites or light shades complementary to field color<br>• Accents: Light or dark shades in contrast with field color |

Note: Enhancements are required at corners and second-story elevations seen from public views.

# *Cottage*

Cottage is a picturesque style derived from medieval Norman and Tudor domestic architecture. The resulting English and French inspired "cottage" became extremely popular nationwide after the adoption of stone and brick veneer techniques in the 1920s.

Although the cottage is looked upon as small and not costly, it was recognized as one of the most popular styles in suburban America. The design of the home was reflected in the rural setting that they evolved in. Established neighborhoods in Riverside, Orange, and Santa Ana contained many homes of charm and character that depicted the alluring, yet unpretentious lifestyle of the Cottage home.

Varying Roof Slopes & Forms

Feature Windows & Gable Accents

Stucco With Stone Accents

## *Cottage*

| *Element* | *Common Features* |
|---|---|
| ***Form*** | • Rectangular plan form massing with some recessed second floor area |
| ***Roof*** | • Main roof hip or gable with intersecting gable roofs<br>• Secondary roof with either a curved slope or steeper pitch than main roof<br>• 6:12 to 12:12 roof pitch, possibly lower pitch at main roof<br>• 0" to 12" overhangs - (limit tight overhangs to distinguishing character elements)<br>• Architectural quality asphalt shingles or smooth flat concrete tiles |
| ***Walls*** | • Stucco, wood siding, or stone accents |
| ***Windows*** | • Vertical multi-paned windows at front elevation<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows<br>• Use of an accent window where appropriate to style, such as: curved or round top accent windows, bay windows or single hung windows at front |
| ***Details*** | • Entry accents with natural or manufactured stone<br>• Shutters<br>• Simple wood 2x window and door trim - wood on stone or siding, foam on stucco<br>• All surface mounted fixtures on front elevations must complement architectural style.<br>• Garage door patterns and colors to complement style |
| ***Colors*** | • Field: Whites or light tinted colors<br>• Trim: Whites or light shades complementary to field color<br>• Accents: Light or dark shades in contrast with field color |

Note: Enhancements are required at corners and second-story elevations seen from public views.

# American Traditional

The American Traditional style evolved in the early twentieth century being influenced by American Colonial styles as formal as Georgian Revival and those as simple and functional as Cape Cod, New England Colonial, and Farmhouse.

With respect to East Coast traditions and regional culture, the Colonial Revival vocabulary of white-painted columns, clapboards, and shuttered windows were combined with the less symmetrical, unpretentious massing, and functional forms of the Cape Cod and Farmhouse. Combined one and two-story massing with single story wings, gabled roofs with dormered windows, or occasional saltbox roof forms were favored solutions, later becoming classic variations of the traditional style. These inspirations yielded a truly American inspired architecture for a more relaxed, yet still dignified style that would become the new American dream.

Closed Pediment and Shuttered Windows

Brick Siding and Vertical Multi-paned Windows

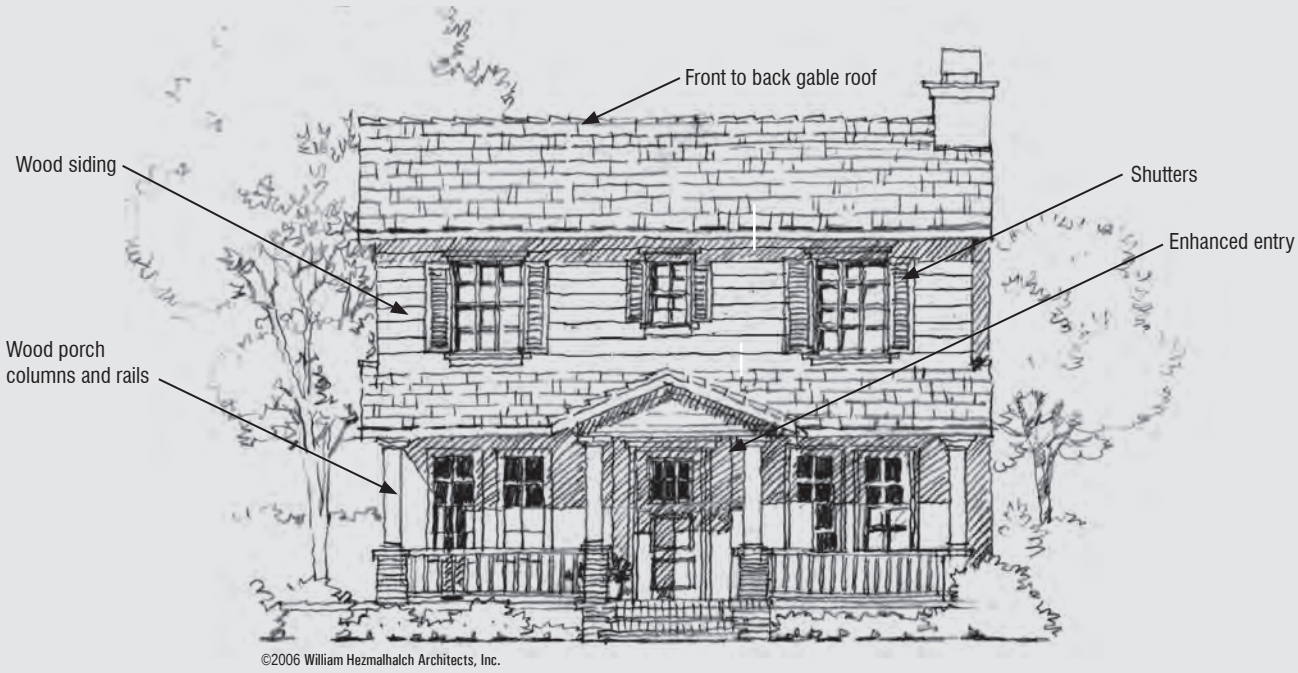
Vented Gable and Horizontal Siding

## *American Traditional*

| *Element* | *Common Features* |
|---|---|
| ***Form*** | • Asymmetrical massing with a vertical and a horizontal break |
| ***Roof*** | • 5:12 to 12:12 roof pitch, possibly lower pitch at main roof<br>• 16" to 24" overhangs<br>• Concrete roof tile - flat or shake appearance<br>• Front to back gable or hip roof with intersecting hip or gable roofs |
| ***Walls*** | • Horizontal siding - may be combined with stucco<br>• All material changes must occur at an inside corner or another logical location |
| ***Windows*** | • Vertical multi-paned windows or use of an accent window where appropriate to architectural style, such as: round top accent or bay windows at front elevations<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows |
| ***Details*** | • Simplified cornice trim at gable ends<br>• 2x6 window and door trim - wood on siding, foam on stucco<br>• All surface mounted fixtures on front elevations must complement architectural style (i.e. use some style appropriate details such as: header window wood accent trim, full porches or balconies, square columns with trim, window pot shelves, brick veneer chimney wrap)<br>• Garage door patterns and colors to complement style |
| ***Colors*** | • Field: Whites, off-white, dark, or light colors<br>• Trim: White or contrasting with field color<br>• Accents: White, light, or dark colors in contrast or harmony with field color |

Note: Enhancements are required at corners and second-story elevations seen from public views.

# *American Colonial*




This classic American style descended directly from the first homes built in the New England colonies in the 17th century. Their beginnings were as small and unpretentious as the one story saltbox, favoring the cultures and traditions of the settlements.

As living functions became more defined and prosperity increased, so did the need for additional space. Second stories with overhangs, dormers, and gabled roof forms became favored solutions, later evolving into classic elements of this traditional American style. Wood shutters and an enhanced entry element and/or trim are the finishing details for an otherwise simple and functional form.

Vertical Multi-Paned Windows with Shutters

Accent Window and Enhanced Molding details

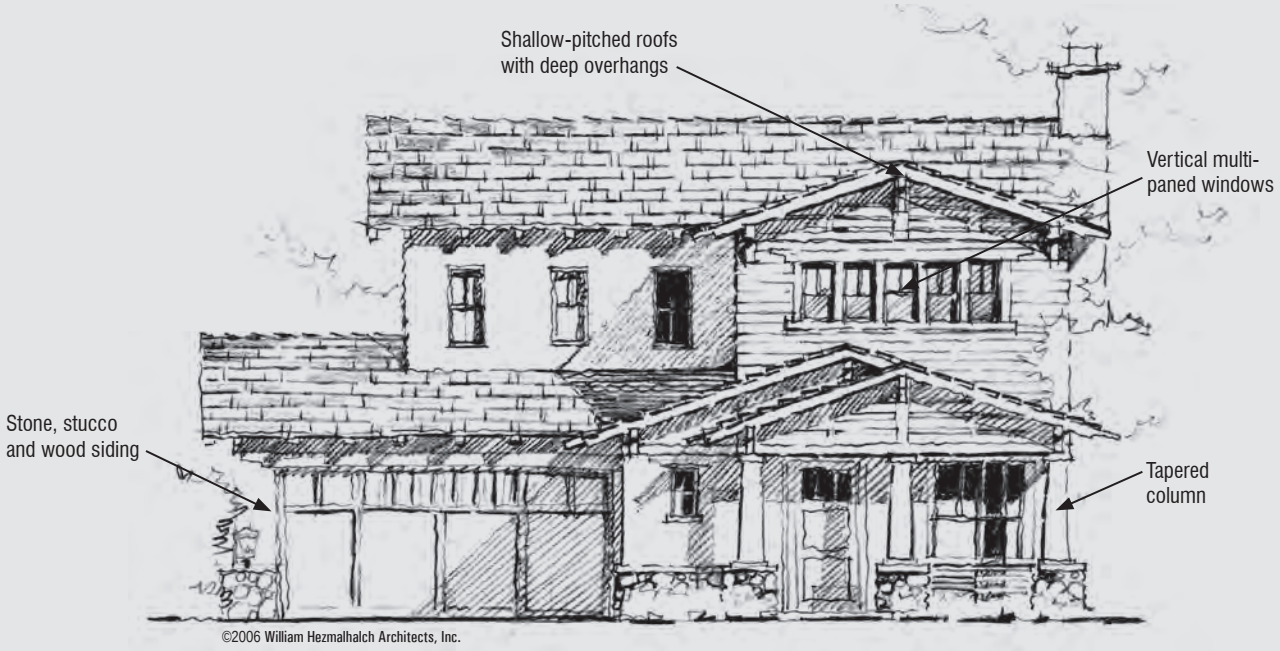
Articulated Portico Entry

## *American Colonial*

| *Element* | *Common Features* |
|---|---|
| ***Form*** | • Simple plan form and massing; or shed or pitched roof dormers |
| ***Roof*** | • 5:12 to 12:12 roof pitch, possibly lower pitch at main roof<br>• 12" to 18" overhang<br>• Simple front to back gable roof<br>• Architectural quality asphalt shingles or shingle texture flat concrete tiles |
| ***Walls*** | • Horizontal siding or brick may be combined with stucco. All material changes must occur at an inside corner or other logical location |
| ***Windows*** | • Vertical multi-paned windows or use of an accent window where appropriate to architectural style such as: bay windows, dormer window in roof at front elevations<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows |
| ***Details*** | • Neoclassic columns or posts at entry<br>• Simplified cornice trim at gable ends<br>• 2 x 6 window and door trim - wood on siding, foam on stucco<br>• Enhanced entry element such as portico or covered porch<br>• All surface mounted fixtures on front elevations must complement architectural style (i.e. use of some style appropriate details such as: knee braces at dormer, wood porch columns and rails, shutters, enhanced window trims, and louvered attic vents)<br>• Garage door patterns and colors to complement style |
| ***Colors*** | • Field: Pastels, whites, light earth tones, off-whites, or dark earth tones<br>• Trim: Light or dark in contrast to field color<br>• Accents: Whites, light tones, or medium to dark tones in contrast to field, grayed or dark greens, blues, reds, or black |

Note: Enhancements are required at corners and second-story elevations seen from public views.

# *Craftsman*




The Craftsman style was inspired by the English Arts and Crafts Movement of the late 19th century. Of the utmost importance was that all exterior and interior elements received both tasteful and "artful" attention. The movement influenced numerous California architects such as Green and Green, and Bernard Maybeck.

The resulting Craftsman style responded with extensive built-in elements and by treating details such as windows or ceilings as if they were furniture. The style was further characterized by the rustic texture of building materials, broad overhangs with exposed rafter tails at the eaves, and trellises over the porches. The overall affect was the creation of a natural, warm and livable home. In Southern California, the Craftsman style spun out of bungalows that were the production home of the time.

Front Porch with Battered Columns

Gabled Roof with Deep Overhang

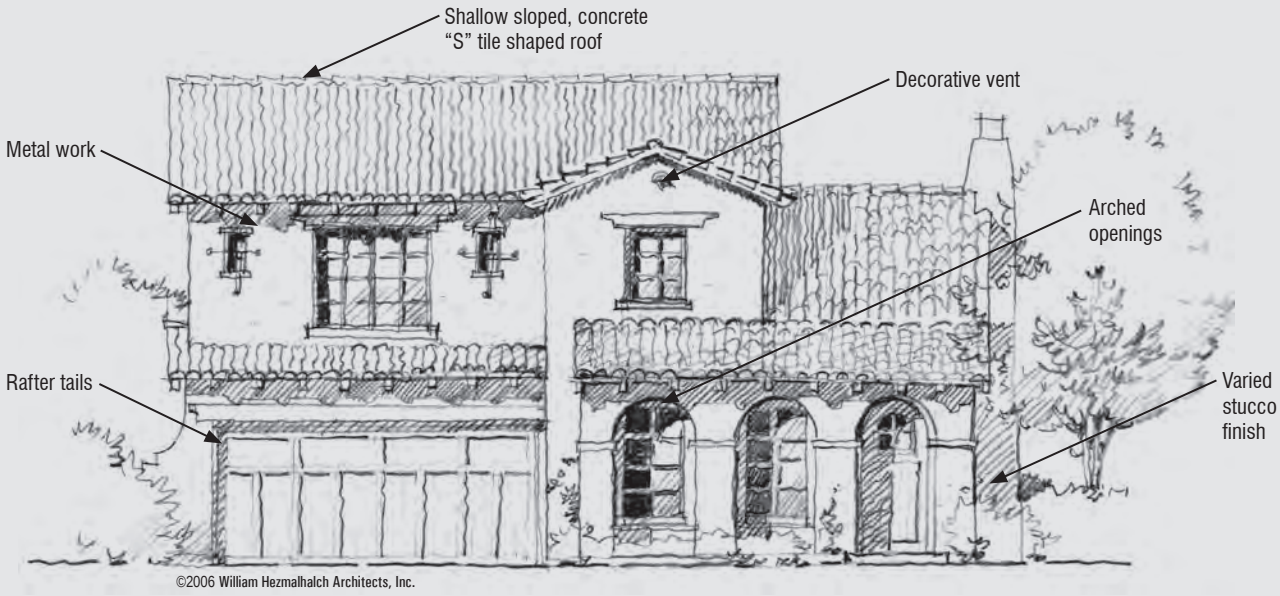
Vertical Multi-Paned Windows

# *Craftsman*

| *Element* | *Common Features* |
|---|---|
| ***Form*** | • Simple 2 story boxed massing with vertical and horizontal breaks |
| ***Roof*** | • 4:12 to 5:12 roof pitch, possibly lower pitch at main roof<br>• 16" to 24" overhangs<br>• Flat concrete tile - shingle appearance<br>• Basic gabled roof - side to side with cross gables |
| ***Walls*** | • Horizontal siding or stone base accents may be combined with stucco. All material changes must occur on inside corner or other logical location |
| ***Windows*** | • Vertical multi-paned windows or use of accent window where appropriate to architectural style such as: single hung windows at front elevation, feature ribbon windows (3 or more) at front elevation<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows<br>• Use windows individually or in groups |
| ***Details*** | • Entry or full porches with heavy square columns or posts on stone or brick piers<br>• Shaped wood header trim at windows and doors - wood on siding, foam on stucco<br>• Simple or triangulated knee brace<br>• All surface mounted fixtures on front elevations must complement architectural style<br>• Garage door patterns and colors to complement style |
| ***Colors*** | • Field: Light to dark earth tones<br>• Trim: Light to dark earth tones in harmony or contrasting with field color<br>• Accents: Light to dark earth tones in contrast with field color |

Note: Enhancements are required at corners and second-story elevations seen from public views.

# Spanish Colonial

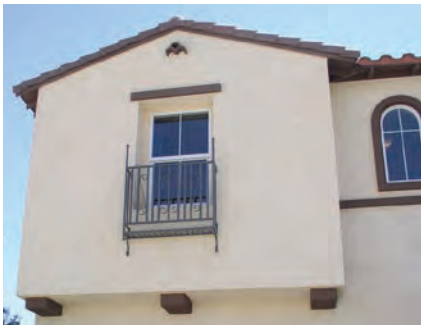



Spanish Colonial, also known as Spanish Eclectic is an adaptation of Mission Revival enriched with additional Latin American details and elements. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

The simple courtyards of the Spanish Colonial heritage with hanging pots, a flowering garden, and sprawling shade trees are hardly surpassed as foreground design elements. Further architectural distinction was established through the use of tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork.

Key features of this style were adapted to the Southern California locale. The plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrast of materials and textures.

Feature Window



Tile Roof, Gable Vent and Wrought Iron Accents

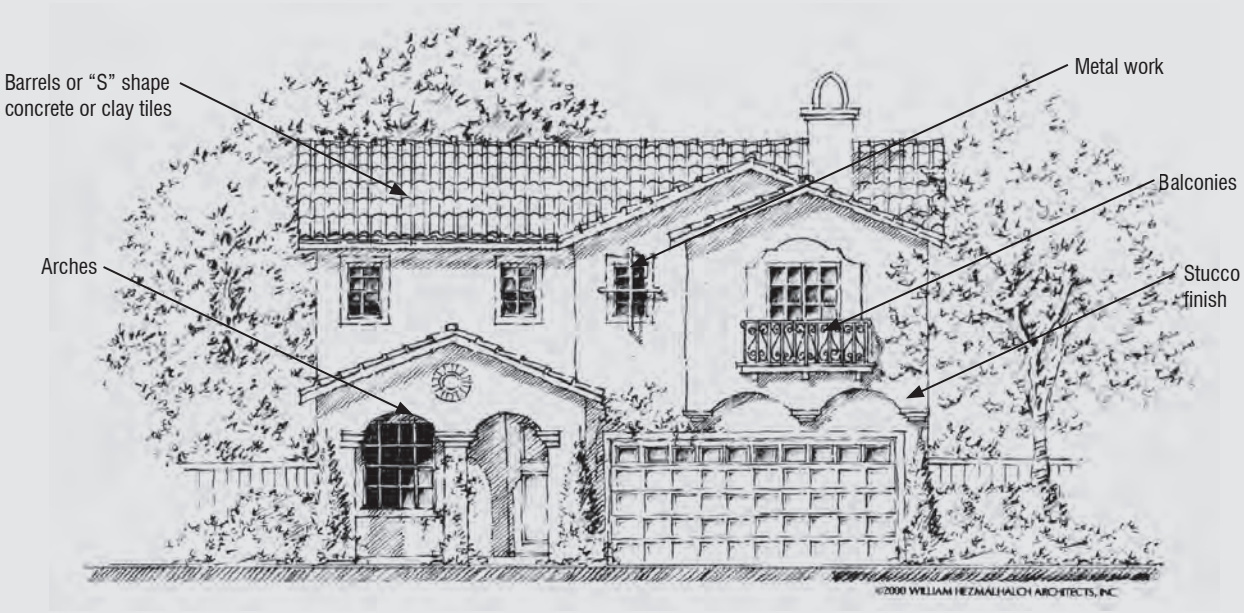
Stucco Walls with Arched Openings

## *Spanish Colonial*

| *Element* | *Common Features* |
|---|---|
| *Form* | • 2 story massing with strong one-story element |
| *Roof* | • 4:12 to 5:12 roof pitch, possibly lower pitch at main roof<br>• 12" to 18" overhang<br>• Simple hip or gable roof with one intersecting gable roof<br>• Barrel or 'S' shape concrete tiles |
| *Walls* | • Stucco |
| *Windows* | • Vertical multi-paned windows or use of an accent window where appropriate to architectural style such as: feature recessed arched window, accent beveled glass recessed window, single or grouped round top windows at front elevations<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows<br>• Simple 2x window and door trim - wood or stucco over foam |
| *Details* | • Stucco over foam window and door trim<br>• Arched stucco column porches<br>• All surface mounted fixtures on front elevations must complement architectural style (i.e. some style appropriate details such as: wrought iron balconies and accent details and shaped rafter tails at feature areas<br>• Garage door patterns and colors to complement style |
| *Colors* | • Field: Whites or off-whites<br>• Trim: Dark browns<br>• Accents: Deep jewel tones of green, blue, red (on shutters, door, balcony trim) |

Note: Enhancements are required at corners and second-story elevations seen from public views.

# *Andalusian*




The Andalusian style is an adaptation of the farmhouses and cottages found in the rural areas throughout Andalusia, in the South of Spain. Enriched with details and elements derived from Moroccan, Moorish, and classical Roman architecture this style represents a simple, yet elegant blend of cultures.

The informality of rural life originally inspired a simple, rectangular form that evolved organically over time to meet the spatial needs of the owner. Subsequent massing was typically similar in form, but changed in dimension with new functions and arrangement of spaces. The resultant irregularity in massing and appearance adds to the charm and romance of this southern European style. Its informal rustic character is highlighted with sophisticated details, natural, indigenous materials, warm, sun-bleached colors, and rich textures.

Architectural distinction is established through the use of details such as softly sculpted or curved wall and chimney articulation, colorful mosaics and tile work, rustic stone accents, balconies, perforated wall patterns and vents, cantilevered windows, classical elements, arches, and/or wrought iron grillwork accents.

Feature Windows and Simple Massing

Vertical Windows with Wrought Iron Detail

Well Articulated Entry

## *Andalusian*

| *Element* | *Common Features* |
|---|---|
| ***Form*** | • 2 story massing with one story elements at courtyards and/or entries |
| ***Roof*** | • 4:12 to 5:12 roof pitch, possibly lower pitch at main roof<br>• 12" to 18" overhang<br>• Simple hip or gable roof<br>• Barrel or 'S' shape concrete or clay tiles |
| ***Walls*** | • Stucco finish |
| ***Windows*** | • Vertical multi-paned windows or use of an accent window where appropriate to architectural style such as: feature recessed arched window, accent beveled glass recessed window, single or grouped round top windows at front elevations<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows<br>• Simple 2x window and door trim - wood or stucco over foam |
| ***Details*** | • Arcades supported by classic columns at courtyards, balconies, and porches<br>• Enhanced articulation at entrances and feature windows<br>• Classical and/or Moorish details<br>• Wood or wrought iron railings at balconies or porches<br>• Garage door patterns and colors to complement style |
| ***Colors*** | • White or beige tones on field color<br>• Dark brown or jewel toned trim |

Note: Enhancements are required at corners and second-story elevations seen from public views.

## 7.3 Massing

### 7.3.1 Introduction

Creating street scenes that function well and have visual interest is a primary community objective. The following basic elements and criteria are intended to develop variations in appearance and a sense of individuality for each home. Neighborhoods that have nearly identical homes and streets without variation in product placement and form will not be approved in design review. This section lists architectural massing and plotting techniques that will help to create a quality environment.

Objectives:

- Minimize visual impact of garages;
- Give attention to composition of building mass;
- Incorporate single-story elements in two-story buildings;
- Vary setbacks at porches, living and garage areas;
- Minimize two-story dominance on streetscene, sidewalks and open spaces;
- Design with sensitivity to corner lot conditions;
- Use appropriate transition of scale; and
- Use four-sided elevation design.

### 7.3.2 General Elements

The general elements of building massing include:

- Front articulation;
- Roof form;
- Garage placement;
- Balconies and projections;
- Rear articulation;
- Variable setbacks; and
- Corner lots/critical edge conditions.

#### *Neighborhood Massing and Plotting Concepts*

To provide more interesting neighborhood streetscenes, varied massing on all elevations is encouraged.

Where possible when plotting, refrain from strict compliance to minimum garage setbacks to avoid contributing to repetitious street scenes. Typically, plans are to be reversed and plotted so that garages and entries are adjacent to each other to create an undulating setback. Occasionally, this pattern should be broken to avoid monotony. Additionally, no more than two (2) of the same plan/elevations shall be plotted next to each other or directly across the street from one another.

#### *Simple Home Design*

In an attempt to design aesthetically pleasing architecture that is economically feasible and functions well the concept of "The Simple House" is to be implemented. This suggests that starting with simple structural forms and building masses and appropriate roof forms can lead to the development of an "authentic" style while maintaining acceptable building costs. In order to achieve this the following basic criteria have been established:

- Design "simple," attractive homes using simple plan forms and style-appropriate massing and roof pitches;
- Use style-appropriate elements and details to enhance good architecture;
- Provide a variety of single-story heights and profiles while stepping back second story massing where appropriate;

SINGLE STORY ELEMENTS

- Acknowledge both street front facades on corner homes or buildings by 'wrapping' usable spaces, architectural elements & materials around to face the side street frontage;
- Give added attention to side and rear articulation on all building facades;
- Use covered and shaded spaces such as porches, landscaped courtyards or structural landscape elements to provide a sense of entry and respond to local climate conditions; and
- Respond to overall community character with appropriate choices of style, color and materials.

Refer to sections 7.2, 7.3, and 7.4 of this document for specific guidelines concerning styles, massing, elements and details of simple residential architectural design.

### *Single Story Elements*

Single-story elements are encouraged on all homes to help establish neighborhood pedestrian scale and add variety to the street scene. A minimum of 33% of homes in each neighborhood shall have at least one (1) significant single-story element on an exposed front or side elevation.

Significant single-story elements include:

- Front or wraparound porch (minimum 7' deep and 10' wide);
- Roofed porte cochere;
- Single-story living space in conjunction with a second story recess of at least 5'; and
- Pop-out gable element - enclosed or open.

In neighborhoods with required lot sizes of less than 5,000 square feet, this requirement may be satisfied with the addition of a one-story porch or other elements listed above.

In neighborhoods with required lot sizes of 5,000 square feet or greater, this requirement shall be satisfied with an enclosed single-story living space in conjunction with a second story recess of at least five (5) feet.

Where forward garages are used, single story massing is encouraged.

## 7.3.3 Front Articulation

The appearance of the street scene and collection of homes within it is typically the first impression of any neighborhood. Most homes are seen primarily from the front and represent the transition from public to private space as well as the character of those who dwell within .

Varied Massing on Elevation

Varied Roof Forms

With this in mind it is important that the front of the home, and any sides exposed to the street receive thoughtful design and articulation to bring character and quality to the individual home and to the neighborhood as a whole. The following guidelines will help to achieve that level of articulation:

- Design neighborhood plan packages with forms and front elevations in mind to work together in controlling the impact of buildings on the street scene;
- Provide variety in form and massing to reflect interior uses and achieve attractive and interesting elevations;
- Design placement of windows to work with interior uses and provide "eyes on the street;"
- Consider the entry as a focal point when designing the front elevation; and
- Provide an appropriate level of detail and trim at entry, doors and windows to enhance good design.

## 7.3.4 Roof Forms

Rows of homes seen from a distance or along arterial roads are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roof line. Articulate the building mass and roof lines to express a variety of conditions and minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights. This can be achieved by designing a discernibly different roof for each home plan. Individual roof plans may be simple but between different plans should exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or by the introduction of one-story elements.

## 7.3.5 Garage Placement & Treatment

Create attractive and comfortable street scenes and pedestrian spaces by de-emphasizing garages, implementing "architecture forward," and encouraging "corner homesites."

## A. Street Facing Garages

The impact of repetitive, street-front garages can be reduced by using the following techniques:

- Vary garage placement mix within neighborhood plotting plan;
- Vary garage door appearance;
- Vary garage placement; and
- Provide optional treatments that occur forward of the garage to buffer the view impact of garages and garage doors.

### Vary garage placement within neighborhood plotting plan

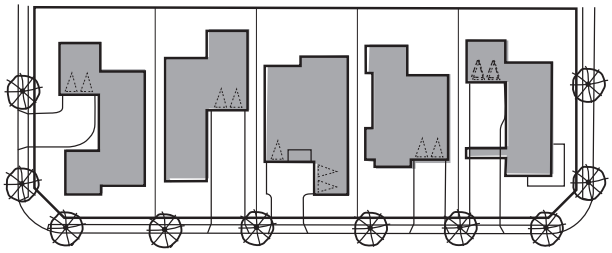
Vary garage placement whenever possible by alternating front setbacks. Alternate plans with different garage locations when plotting adjacent homes.

### Vary garage door appearance

Vary garage door pattern, windows and/or color as appropriate to individual architectural styles. Where possible, use two (2) single doors instead of a large one. Additional treatments are encouraged to buffer direct view of the garage door.

### Vary garage placement from plan to plan

The following are examples of garage placements in each Conventional Small, Medium, and Large Lot neighborhood (Cluster Home and Lane Loaded neighborhoods are exempt). The intent is to limit the impact of street facing garages and vary garage placement (i.e. forward, shallow, deep recessed) within each neighborhood.




Varied Garage Placement—Street Facing

Varied Garage Door Appearance

### *1. Shallow-Recessed Garage*

All front facing, shallow-recessed garages shall be located a minimum of five (5) feet behind the front elevation/living space and a minimum of twenty (20) feet from the property line. Homes with shallow recessed garages shall be limited to 25 percent of the total number of units in each builder's plan package; 50 percent of units may be permitted with shallow-recessed garages if front porches are provided on those plans. Porches shall have a minimum depth between 5 to 7 feet (Subject to Planning Department review and approval).

### *2. Mid-Recessed Garage*

Mid-recessed garages are located ten (10) feet or more behind the front elevation, living space, or front porch feature.

### *3. Deep-Recessed Garage*

Deep-recessed garages are located twenty (20) feet or more behind the front elevation, living space, or front porch feature. These may be attached or detached.

### *4. Corner Lot with Side-street Entry Garage*

This garage placement allows the option of entering from the side street, thereby eliminating the garage and driveway from the front face of the house.

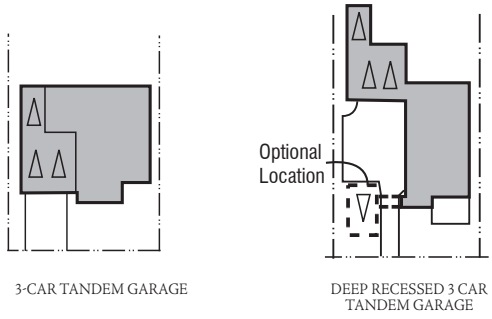
### *5. Garage Forward*

This garage placement includes front-facing or swing-in access. It applies to any garage located forward of the home's front facade. Extra attention and treatments should be applied when using this garage location.

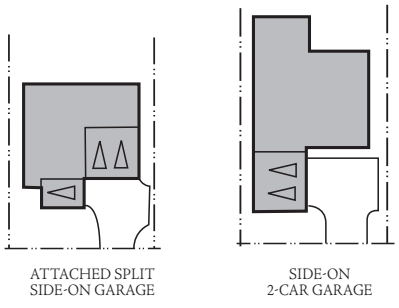
Shallow Recessed

Mid Recessed

Deep Recessed



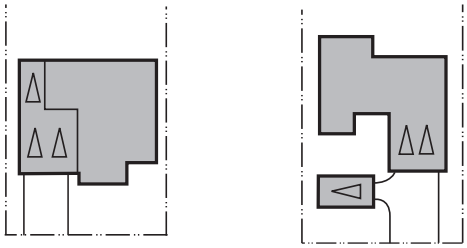

Varied Tandem Garage Examples




Varied Swing-in Garage Examples

Split 3-car Swing-in Example
(55' Wide Minimum)

Detached, Deep Recessed Examples




Varied Tandem Garage Examples

## Forward Side-On Garage

Side-on garages greatly reduce the impact of garage door faces on the streetscape. The resultant street-facing garage wall shall be articulated with the same level of detail as the front facade of the home including windows, trim, etc.

- Side-on garages are prohibited on lots less than 55' wide; and
- All garage doors on side-on plans shall be recessed a minimum of twelve (12) inches behind the garage wall plane.

## Forward-Front facing Garage

This garage placement is limited and must be used in combination with others to lessen the impact on the street scene. The minimum garage setbacks (as stated in Section 7.5, Home Types, of this document) shall be maintained.

- All garage doors located forward of the front living space shall be recessed a minimum of twelve (12) inches behind the garage wall plane.

## Garage Treatments

### *Garage Placement*

#### Tandem Garage or Split Garages

When a three (3)-car garage is planned, the impact on the streetscape can be reduced by constructing the additional car bay in tandem behind the standard two (2)-car garage door. Designing split or separated garages is another option to reduce the impact of adjacent garage doors.

## 3-Car Front-Facing Garage Requirements

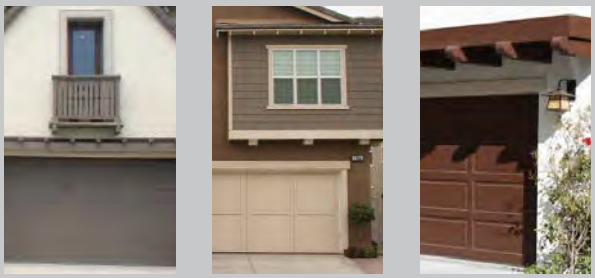
Three (3)-car garages with all doors facing front are limited to:

- One plan per neighborhood plan package ;
- Lots that are 55' wide or greater; and
- All other standard garage requirements of the Specific Plan

When a 3-car front-facing garage is used, in addition to standard garage requirements and a minimum seven (7) feet deep by ten (10) feet wide porch, it shall provide at least one (1) of the following additional front-facing plan requirements:

- Offset a single garage door at least two (2) feet from a double door; and

- Provide three (3) single garage doors each separated by at least one (1) foot. Three (3)-car garages may be located forward of the house or recessed. If they are located forward of the living space they are subject to all requirements of garage forward plans.
- Provide an 18- to 24-inch box-out or architectural projection forward of the garage to create a plane break.



Box-out and Architectural Projection Examples

## Detached Garages

Detached garages may be deep-recessed or corner-facing with a side street entry. Detached garages are located toward the rear of the lot behind the primary structure. They are enhanced by applying the same details found on the home. When detached garages are front-facing, long driveways should be improved by adding texture, pattern or a 'ribbon' driveway.

## Optional Garage Treatments

The following optional treatments are encouraged to reduce or buffer the direct view of garages and garage doors from the sidewalk or street.

## Porte Cochere

A recessed garage plan with a porte cochere creates an additional, partially covered, parking space and serves an occasional outdoor private space while buffering the view of the garage.

## Garage Door Screening Elements

The following screening elements may be utilized to reduce direct impact of the garage:

- An attached overhead trellis installed beneath garage roof fascia and/or above garage door header trim.
- Driveway may be spanned with a gated element or overhead trellis.

Three Car Tandem Garages

Offset Garage Doors

Three Single Garage Doors

Porte Cochere Example

## B. Garage Placement and Treatments

### *Lane Facing / Motorcourt Garages*

Although lanes and motorcourts are thought of as merely a transitional vehicular space, they also provide garage and sometimes direct residence access, trash collection and other daily utility uses. They may be experienced by homeowners as often as the front entries to these homes.

Therefore, when designing lanes and motorcourts, both functional and aesthetic issues are to be considered. It is the intent to provide a pleasant experience for daily users by incorporating both in the elements of lane design.

Lanes and motorcourts with home and garage elevations that have similar or identical facades, setbacks, roof lines, or color schemes are not permitted.

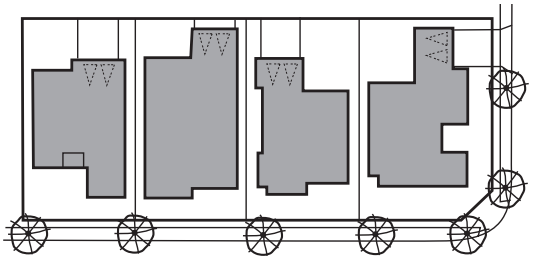
In order to avoid this, the following requirements must be met:

- Avoid a multi-storied, "canyon-like" effect within the lane by providing varied massing, vertical and horizontal offsets of primary architectural elements and roof lines. Where possible, vary ground floor building setbacks to provide undulation in the line of garage doors. All drive apron and building separation setback requirements shall still be maintained, (refer to Section 7.5, Home Types for specific setback requirements);
- Articulate lane-facing and motorcourt building elevations with style-appropriate window trim, elements and details;
- Vary garage door appearance by using door patterns, colors, and windows appropriate to individual architectural styles;
- Design and locate rear privacy walls and pedestrian-gate entries to provide ease of access to the rear yard, allow sufficient dimension for landscape requirements and screen trash can storage from lane and motorcourt view; and
- Provide landscape planters (as feasible) within lanes to soften the appearance of the building elevations.

Cottage

Farmhouse

LANE (PRIVATE ALLEY) LOADED ACCESS



**Varied Garage Placement—Lane (Private Alley) Facing**

## C. Off-Street Parking

If providing off-street parking, ensure the dimensions of the space are 9 feet by 18 feet for uncovered spaces. A 2-foot landscape area may be used to reduce the stall length minimum to 16 feet. Carports must have 10 feet by 20 feet clear at minimum.

## 7.3.6 Balconies and Projections

The inclusion of balconies and projections are encouraged for both aesthetic and practical purposes. They are useful in breaking up large wall planes, offsetting floors, providing shade, creating visual interest, and adding human scale to a building. Balconies also provide the practical advantage of extending living areas to the outdoors and providing elevated spaces and views.

- Balconies may be covered or open. They may be partially recessed into the mass of the building or serve as a projecting element; and
- Design balconies as integral elements of the building with details, eaves, supports, and railings to be consistent with the architectural style and other elements of the building's design.

Other architectural projections may include elements such as cantilevered massing, secondary roof changes, niches in plan and bay windows.

## 7.3.7 Elevation Enhancements

The second story portion of elevations facing a public street should include a variety of window treatments, roof projections, etc. to provide an appearance similar in quality to front elevations. A variety of hipped and gabled roof forms should be used in each neighborhood. One-story elements also help to provide this variety.

## 7.3.8 Varied Massing

Provide varied massing and articulated elevations consistent with the selected style. Provide alternative garage locations, from shallow to deep, and alternate plan configurations within each neighborhood, for conventionally loaded product.

### *Floor Plan Form*

Keep architectural styles in mind when designing the floor plan. For example, styles such as Cottage or Farmhouse that reflect asymmetrical massing and steeper roof pitches may be applied to a similar floor plan and elevation while both maintain an authentic appearance.

## 7.3.9 Corner Lots/Critical Edge Conditions

Neighborhood quality will be enhanced by adding a home plan designed specifically for the corner, or by enhancing an interior lot plan for use on the corner with additional architectural elements and/or details as found on the front elevation.

All corner homes (Conventional, Lane Loaded, and Cluster Home product) shall wrap materials (where applicable to the style/front elevation) and continue articulation around to the corner side facade. All material changes shall occur on an inside corner such as a porch, fireplace, niche or bay window, OR coincide with an architectural element that conceals the material change, OR terminate a logical stopping point such as a fence, column, or window.

## Corner Plans

At least two (2) plans per Conventional and Lane Loaded residential product neighborhood should be designed for optional use on corner lots. Cluster Home product should be designed appropriately to address the front and corner side exposure.

- One (1) of these plans shall include a significant architectural element that encompasses an interior room or living space that wraps around or occupies the corner side yard.

A second plan (primarily for conventional product) should include an element that helps to articulate the side facade such as:

- A wraparound porch;
- pop-out side gable;
- significant wall plane offset;
- appropriately detailed second story pop-out.

These elements will also provide logical stopping points/less conspicuous inside corners for wrapping materials. Corner plans should also consider use of the following elements:

- A corner-related front entry door placement; and
- A garage placement that allows entry from the side street or lane.

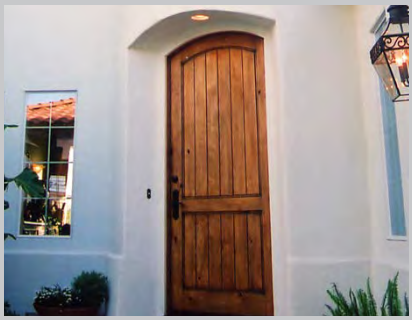
## Community Recreation and Common Facilities

Private, common recreation facilities may include a pool, spa, clubhouse, barbeque areas or other facilities as appropriate to the community. Common facilities act as key character elements. Therefore, the following should be considered when designing for such facilities.

- Clubhouse and other common buildings should exhibit a high level of quality and attention to detail on all sides of the building;
- All architectural and community elements, such as street furnishings, benches, and lighting standards should be consistent with the selected overall architectural character for the community; and
- Colors, massing, roof pitch, and materials of surrounding residential buildings should also be considered in conjunction with the design of the common facility.

Wrapping Materials

Wraparound Porch On Corner Plan



Doors

Windows

## 7.4 Materials and Details

### 7.4.1 Introduction

Although the character and style of homes should be established primarily through the use of massing, roof forms and key architectural elements, the addition of appropriate secondary character elements, detailing and accent materials provides an effective means of further reinforcing and enhancing character and style interpretations.

Key elements are those primary architectural features of the home that clearly discern one style from another. Secondary elements and details are identified as those that help to reinforce or enhance an already identifiable style. A list of appropriate elements, colors and materials for each individual style is found in the requirements matrices in the "Architectural Styles" section of this document.

The Key or Primary elements are:

- Doors and Entries;
- Windows;
- Rakes and Eaves;
- Exterior Lighting Fixtures;
- Roof Materials;
- Colors;
- Accent Materials; and
- Wall Finishes

### 7.4.2 Doors and Entries

Building entries represent an important point of interface between public and private spaces typically creating the initial impression for the user and a focal point for the viewer. Front doors and associated entry spaces should thereby be treated with a sense of importance and detailed so as to emphasize their location and purpose. In designing the door and entry space of homes the following guidelines shall be observed:

- Design of door and entry spaces shall be consistent with the architectural style of the home;
- Doors shall be protected by a deep recess, porch or other covered element;
- Door and entry spaces shall reflect a level of detail appropriate to their function and architectural style;
- Surface mounted lights shall not be permitted in garage door soffits; and
- Wall mounted lighting fixtures shall be selected according to the individual style of the home or building.

## 7.4.3 Windows

The following guidelines shall be observed for windows:

- Proportions and alignment shall be appropriate to individual style;
- No highly reflective glazing shall be used;
- Windows may be vinyl-wrapped or wood;
- Inset windows shall be a minimum of two (2) inches in depth;
- Recessed windows are encouraged to be a minimum of six (6) inches in depth;
- Window placement shall be designed to enhance privacy between neighbors;
- Full window trim is encouraged on street facing elevations;
- Shutters shall be sized to match window width and exhibit style-appropriate hardware; and
- Style-appropriate grates, shutters and tile surrounds are encouraged.

## 7.4.4 Rakes and Eaves

As with other architectural elements, roof edge treatments vary with the character of each style. Rakes and eaves shall reflect that of each individual style and contribute to the overall look and feel of the community.

- Elements and proportions of rakes and eaves shall be appropriate to the individual style;
- Where appropriate to individual style, larger eave overhangs are encouraged to provide opportunities for shading and relief; and
- Rafter tails, when exposed, shall be a minimum of four (4) inches and painted or stained.

## 7.4.5 Exterior Lighting and Fixtures

In the neighborhoods, streets and lanes of the Specific Plan emphasis shall be placed on lighting for safety, security and aesthetics. Street poles and wall fixtures shall be used to provide sufficient light for traversal and visibility, thereby providing the community with a comfortable level of safety and security at night. Every attempt should be made to reduce overflowing light on adjacent homes and to increase the amount of light in less visible areas.

Opportunities to use lighting for directional and aesthetic reasons should also be considered. Where fixtures are not an important focal point, conceal light sources and concentrate on achieving the maximum effects of good lighting design. Where fixtures are part of architectural detailing they should reflect the selected style.

- Lighting used on walls and walkways shall focus light down and provide appropriate down-casting hardware to minimize glare; and
- Ambient light shall be down-cast to reduce the impact on the neighborhood.

Exterior Treatments

## 7.4.6 Roof Materials

Roof materials, colors and treatments should correspond to the individual character or style of the home or building and be compatible with the overall look of the neighborhood. Style appropriate materials and colors are found in each appropriate matrix in the "Architectural Styles" section of this document.

- A variety of roof plans, forms and ridge heights shall be provided using hips, gables and intersecting elements to avoid a repetitious skyline;
- High quality composition, concrete or clay tiles may be used in conjunction with the style of home; and
- Skylights are prohibited on sloped roofs facing public streets.

## 7.4.7 Colors

A varied palette of regional and style-appropriate colors and materials have been selected for the homes in the Specific Plan. This inherently rich and diverse palette will provide the variety required for visual interest while providing a sense of unity within the neighborhoods. Style-appropriate color selections will enhance the architectural character and impart individuality to each home.

- Color shall contribute to distinguishing the overall architectural character of the dwelling. Refer to "Architectural Styles" matrices for individual color palettes;
- Hue variation in adjacent homes shall be provided to create diversity within the neighborhood;
- Diversity of color is encouraged; and
- Roof tile colors will be selected according to architectural styles.

To further this goal of diversity, the following criteria shall be met:

- Elevation/color scheme shall consider the composition of colors, appropriately combining colors for an aesthetic and varied streetscape. Consider field color, trim color, accent colors, and accent materials colors.
- Individual color schemes must be appropriate to the architectural styles with a harmonious selection of accent materials, roof profiles and colors;
- No adjacent or facing home shall have the same color scheme; and
- No more than two (2) of the same plan/elevation shall be plotted adjacent to one another.

Roof Materials

Accent Materials

## 7.4.8 Accent Materials

Accent materials should be used to enhance and reinforce the architectural style and composition of individual homes and provide variety in the street scene. Selective use of appropriate materials, color and placement can provide maximum impact while imparting a sense of unique character to each home.

- Culmination of accent materials shall terminate at inside corners or coincide with an edge or architectural element to conceal changes in material. Where views are limited or edges concealed by an architectural element, accent materials may terminate at privacy wall conditions;
- Natural stone, approved manufactured or cultured stone, painted or natural brick, precast concrete, ceramic tile, slump block, and horizontal or vertical wood siding (or approved manufactured siding, i.e. cementitious board) are encouraged;
- Accent materials shall be selected to complement the overall color and style of the home or building; and
- Architectural trim applied to all elevations is encouraged to be consistent with front elevation and the architectural style.

## 7.4.9 Wall Finishes

Style-appropriate wall finishes should visually enhance individual homes. The use and placement of extreme contrasts in color and/or materials should be carefully considered in order to maintain a compatible overall look throughout the neighborhood. Footings shall be exposed no higher than 6" above finished grade.

Finishes

***Permitted Finishes:***

- Stucco: light to medium sand finish ("Spanish Lace" finish is prohibited);
- Exposed masonry walls (brick, slump block, etc.);
- Stone, brick, adobe, brick veneers (accent materials);
- Horizontal plank siding; and
- Board and batten siding.

## 7.4.10 Trash Container Pads in Lanes

Builders are required to build one (1) 42-inch by 42-inch brick pane pad for each lot immediately adjacent to the lane for the purpose of temporarily placing trash containers for pick-up by the Sanitation Department on scheduled days. The design of the enclosures shall comply with NPDES requirements.

# 7.5 Home Types

## 7.5.1 Introduction

A primary design objective for the Specific Plan is to provide a variety of home sizes and plans to suit the needs of different life stages and market segments.

The following section provides conceptual plotting examples for a variety of single-family detached homes, arrangements, and lot size ranges. The plotting concepts are provided only to illustrate a typical layout of each building type. These concepts are not intended to be mandated layouts.

## 7.5.2 Home Type Criteria

The following are design standards and minimum setbacks by typical residential product and building type.

## *Cluster Homes Residential Product: Motorcourt Cluster A (6- or 8-Plex)* *(PA 13, 25, 26 & 27)**

### Characteristics

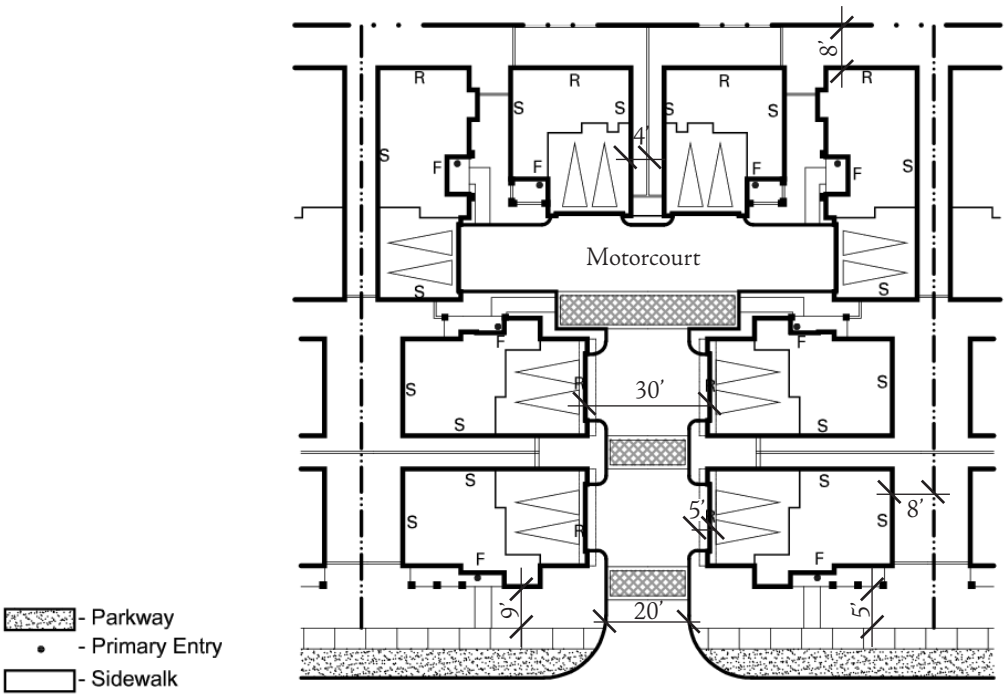
- Potential net density of 7.5 to 9 du/ac.
- Single-family detached dwellings clustered around motor court
- Automobile access via common motor court driveway
- Primary entries and walks face motor court or street
- Private side and rear yards
- Parking for residents provided in garages
- Guest parking provided on local streets, designated parking areas, or as approved by the City of Ontario
- Reciprocal use easements extend private space

**Notes:**

1. Actual acreages, lot sizes, unit counts and densities may vary based on final plans.
2. Refer to other areas of ***Chapter 7 – Residential Design Guidelines,*** for more specific criteria regarding building design, plotting, styles, materials, details and implementation.
3. Refer to other areas of 7.6 Landscape Design, for specific criteria regarding all landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only - not intended to be mandated layout.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Cluster Homes: Motorcourt Cluster A (6- or 8- Plex)* *(PA 13, 25, 26 & 27)*




*Typical Product Plotting Concept*

Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

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## Minimum Standards

**Minimum Lot Size**
- Exclusive use area per home: 2,100 s.f.

**Building Separation**
- Front to side living space: N/A
- Front entry to side living space: 8' (4' +4')
- Side to side living space: 8' (4' +4')

**Side Setbacks - To Back of Sidewalk - Street Facing**
- Living space: 9'
- Porch, balcony: 5'
- Garden wall: N/A'

**Side Setbacks - To Parcel Edge**
- Living space to property line: 4'

**Rear Setbacks - To Parcel Edge**
- Living space (2-story): 8'

**Garage Setbacks**
- Garage face to garage face: 30'
- Garage face to driveway (apron): 5'*
- Note: Lane width may be increased to 24' when the lane length exceeds 150'.

**Maximum Encroachments into Building Setbacks**
- Fireplace, media niche (8' max length), bay windows (cantilevered), potshelves, brackets, etc.: 2'
- Second floor cantilever over garage: 2'

**Private Open Space Per Unit**
- Minimum dimension: 6'
- Total per unit: 100 s.f.

**Parking**: Per City of Ontario Development Code

**Building Height**
- Architectural projections may exceed the maximum building height of 35' by an additional 10'.

*Measurement is to be taken from the inside of the curb.

# *Cluster Homes Residential Product:*
***Paseo Cluster Lots (PA 25 & 27)****

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Not to Scale

## Characteristics

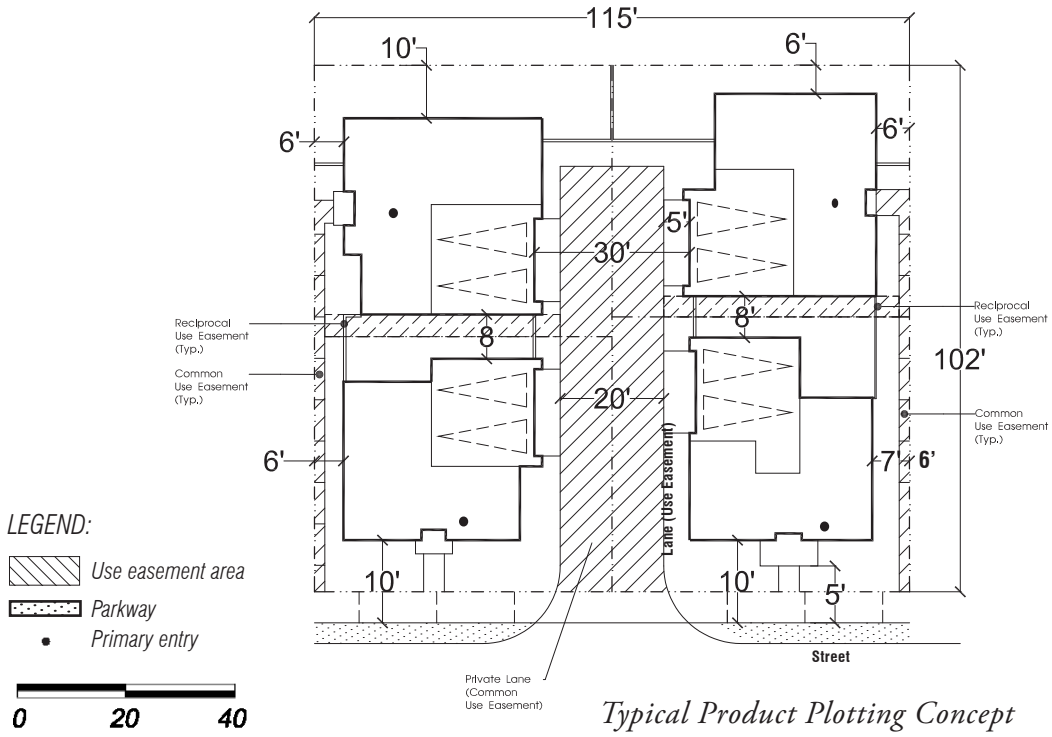
- Potential net density of 7.5 to 9 du/ac.
- Single-family dwellings with front orientation (primary entries and walks) along green court, paseo, or street
- Automobile access via lane
- Private side and rear yards/patios
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas
- Reciprocal use easements may be used to increase private yards and meet building standards

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Cluster Homes: Paseo Cluster Lots* *(PA 25 & 27)*




Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

*Typical Product Plotting Concept*

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## Minimum Standards

**Minimum Lot Size**

| | |
|---|---|
| Exclusive use area per home | 2,100 s.f. |

**Cluster Dimensions***

| | |
|---|---|
| Lot width standard | 115' |
| Lot width on corner Lot | 120' |
| Lot depth on standard lot | 102' |
| Maximum building coverage | 45% |

*Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

**Building Separation**

| | |
|---|---|
| Side to side living space | 8' (4'+4') |
| Paseo separation | 12' (6'+6') |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 10' |
| Garage facing street | - - |
| Garage facing lane | 10' |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 5' |
| Corner facing garage | 18' |

**Interior Setbacks to Property Line or Lane**

| | |
|---|---|
| Living space to PL (ground floor) | 6' |
| Living space to lane (ground floor) | 5' |
| Garage to PL or lane | 5' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc. | 2' max encroachment, 3' min. from PL |
| Second story living space over garage, offset or cantilever from face of garage (or as approved by the City of Ontario) | 4' max encroachment, 3' min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 10' |
| Total per unit | 100 s.f. |

**Parking** Per City of Ontario Development Code

# *Cluster Homes Residential Product:*
***Motorcourt Cluster B (PA 26 & 27)****

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Not to Scale

## Characteristics

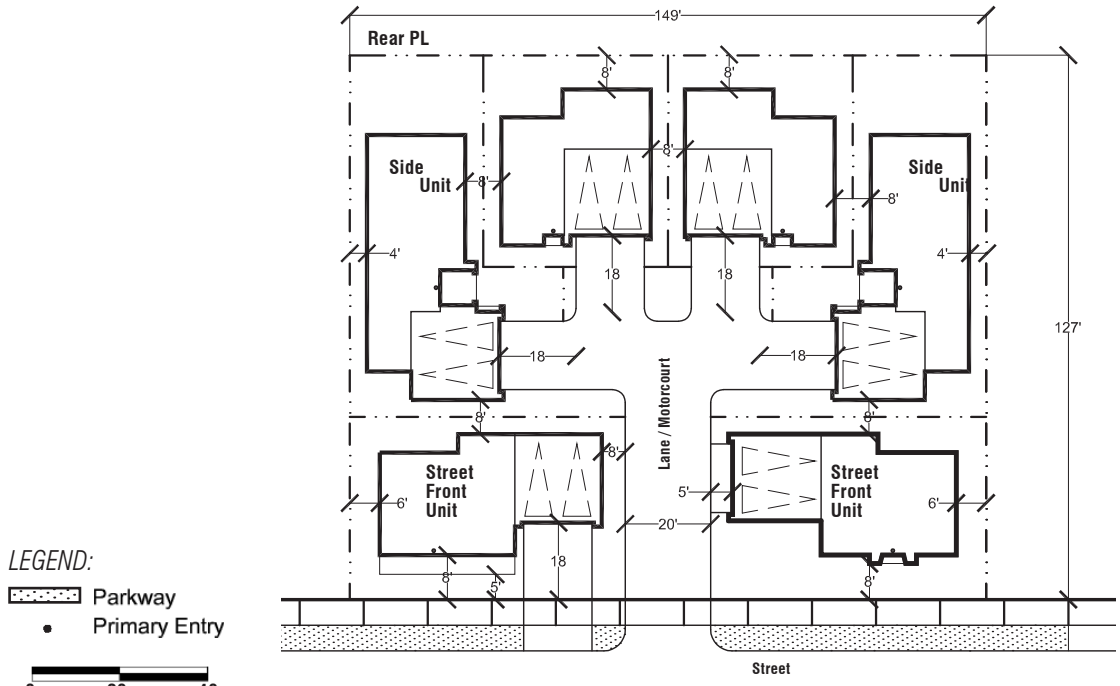
- Potential net density of 8.5 to 10 du/ac.
- Single-family dwellings with front orientation along paseos, motorcourt, or street
- Automobile access via lane or motorcourt
- Primary entries and walks face paseos or motorcourt
- Private yards/patios
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas
- Reciprocal use easements may be used to increase private yards and meet building standards

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Cluster Homes: Motorcourt Cluster B (PA 26 & 27)*




Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

*Typical Product Plotting Concept*

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## Minimum Standards

**Minimum Lot Size**

| | |
|---|---|
| Exclusive use area per home | 2,100 s.f. |

**Cluster Dimensions**

| | |
|---|---|
| Lot width on front | 149' |
| Lot width on corner | 154' |
| Lot depth on standard lot | 127' |
| Maximum building coverage | 45% |
| Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street | 90' (partial motorcourt) |

**Building Separation**

| | |
|---|---|
| Side to side living space | 8' (4'+4') |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 8' |
| Porch, balcony | 5' |
| Garage facing street | 18' |
| Garage facing lane/motorcourt | 10' |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 8' |
| Porch, balcony | 5' |
| Corner facing garage | 18' |

**Interior Setbacks to Property Line, or Motorcourt**

| | |
|---|---|
| Living space to PL (street front units) | 6' |
| Living space to PL (side units) | 4' |
| Living space to rear PL | 8' |
| Living space to motorcourt (ground floor) | 5' |
| Garage to PL or lane | 5' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc. | 2' max encroachment, 3' min. from PL |
| Second story living space over garage, offset or cantilever from face of garage (or as approved by the City of Ontario) | 4' max encroachment, 3' min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 10' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

## *Cluster Homes Residential Product: Motorcourt Cluster C (5-Plex)* *(PA 13, 25, 26, & 27)**

Not to Scale

### Characteristics

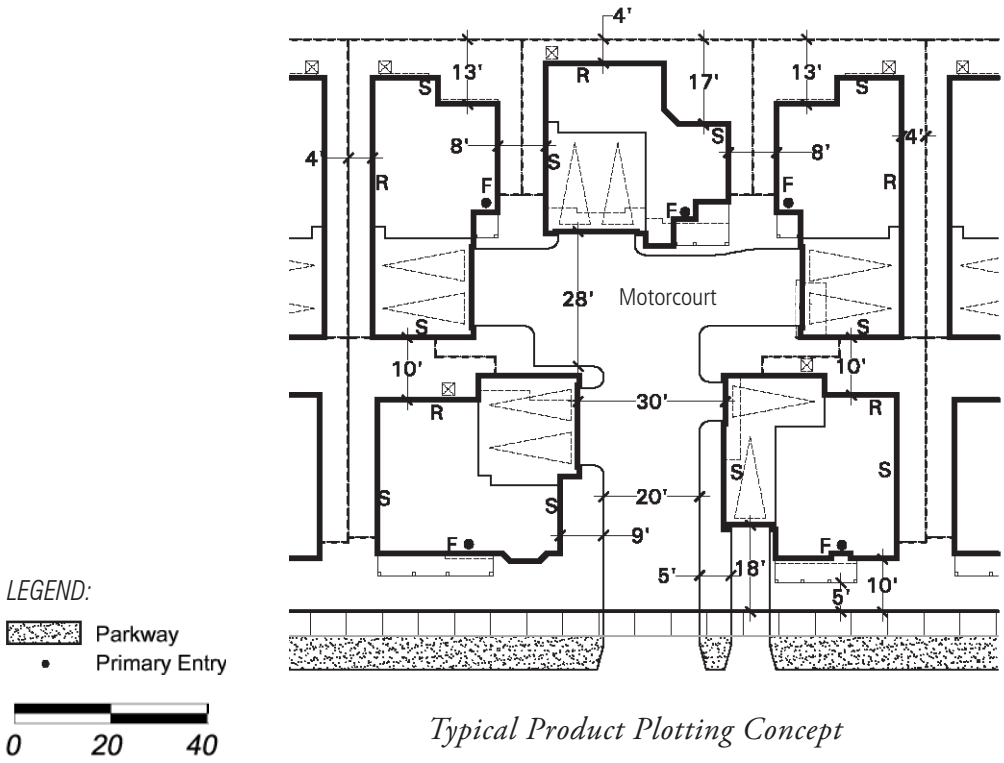
- Potential net density of 8 to 14 du/ac.
- Single-family detached dwellings clustered around motor court
- Automobile access via driveway or common motor court driveway
- Primary entries and walks face motor court or street
- Private side and rear yards
- Parking for residents provided in garages
- Guest parking provided on local streets, designated parking areas, or as approved by the City of Ontario
- Reciprocal use easement may be used to create private space between units

**Notes:**

1. Actual acreages, lot sizes, unit counts and densities may vary based on final plans.
2. Refer to other areas of Section 7 – Residential Design Guidelines, for more specific criteria regarding building design, plotting, styles, materials, details and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only - not intended to be mandated layout.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Cluster Homes: Motorcourt Cluster C (5-Plex)* *(PA 13, 25, 26, & 27)*




*Typical Product Plotting Concept*

Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

## Minimum Standards

**Minimum Lot Size**
Exclusive use area per home 2,100 s.f.

**Building Separation**
Front to side living space N/A
Front entry to side living space 8' (4' +4')
Side to side living space N/A

**Side Setbacks - To Back of Sidewalk - Street Facing**
Living space 10'
Porch, balcony 5'
Garden wall N/A'

**Side Setbacks - To Parcel Edge**
Living space to property line 4'

**Rear Setbacks - To Parcel Edge**
Living space (2-story) 4'

**Garage Setbacks**
Garage face to garage face 30'
Garage face to driveway (apron) 2'*
Street facing garage 18'
Note: Lane width may be increased to 24' when the lane length exceeds 150'.

**Maximum Encroachments into Building Setbacks**
Fireplace, media niche (8' max length), bay windows (cantilevered), potshelves, brackets, etc.
2' max encroachment, 3' min. from PL
Second floor cantilever over garage
4' max encroachment, 3' min. from PL

**Private Open Space Per Unit**
Minimum dimension 10'
Total per unit 100 s.f.

**Parking** Per City of Ontario Development Code

**Building Height**
Architectural projections may exceed the maximum building height of 35' by an additional 10'.

*Measurement is to be taken from the inside of the curb.

## *Cluster Homes Residential Product:*
## *Motorcourt Cluster D (8-Plex)* *(PA 27)**

Not to Scale

### Characteristics

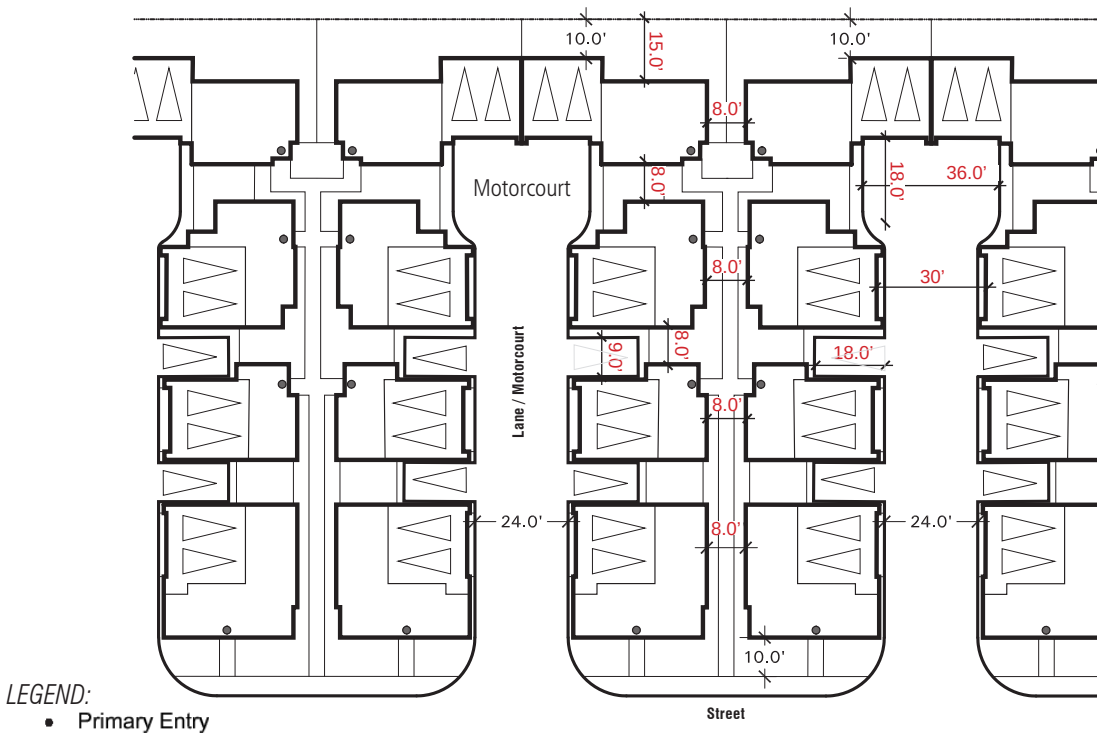
- Potential net density of 8 to 14 du/ac.
- Single-family detached dwellings clustered around motor court
- Automobile access via driveway or common motor court driveway
- Primary entries and walks face motor court or street
- Private side and rear yards
- Parking for residents provided in garages
- Guest parking provided on local streets, designated parking areas, or as approved by the City of Ontario
- Reciprocal use easement may be used to create private space between units

**Notes:**

1. Actual acreages, lot sizes, unit counts and densities may vary based on final plans.
2. Refer to other areas of Section 7 – Residential Design Guidelines, for more specific criteria regarding building design, plotting, styles, materials, details and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only - not intended to be mandated layout.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Cluster Homes: Motorcourt Cluster D (8-Plex)* *(PA 27)*




Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

*Typical Product Plotting Concept*

## Minimum Standards

**Minimum Lot Size**

| | |
|---|---|
| Exclusive use area per home | 1,750 s.f. |

**Building Separation**

| | |
|---|---|
| Front to front | 8' |
| Front entry to side living space | 8' (4'+4') |
| Side to side living space | 8' |

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10'** |
| Porch, balcony | 5' |
| Garden wall | 5' |

**Side Setbacks - To Parcel Edge**

| | |
|---|---|
| Living space to property line | 4' |

**Rear Setbacks - To Parcel Edge**

| | |
|---|---|
| Living space (2-story) | 4' |

**Garage Setbacks**

| | |
|---|---|
| Garage face to garage face | 30' |
| Garage face to driveway (apron) | 2'* |
| Street facing garage | 18' |

Note: Lane width may be increased to 24' when the lane length exceeds 150'.

**Maximum Encroachments into Building Setbacks**

Fireplace, media niche (8' max length), bay windows (cantilevered), furr-out, potshelves, brackets, etc.
2' max encroachment, 3' min. from PL

Second floor cantilever over garage
4' max encroachment, 3' min. from PL

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 8' |
| Total per unit | 50 s.f. |

**Parking** Per City of Ontario Development Code

**Building Height**

Architectural projections may exceed the maximum building height of 35' by an additional 10'.

*Measurement is to be taken from the inside of the curb.

**Where site conditions do not permit a 10' setback from sidewalk to living space, an average setback of 10' may be utilized across the site subject to approval by the Planning Director.

## *Cluster Homes Residential Product:*

***Green Court*** ***(PA 13, 25, 26 & 27)****

### Characteristics

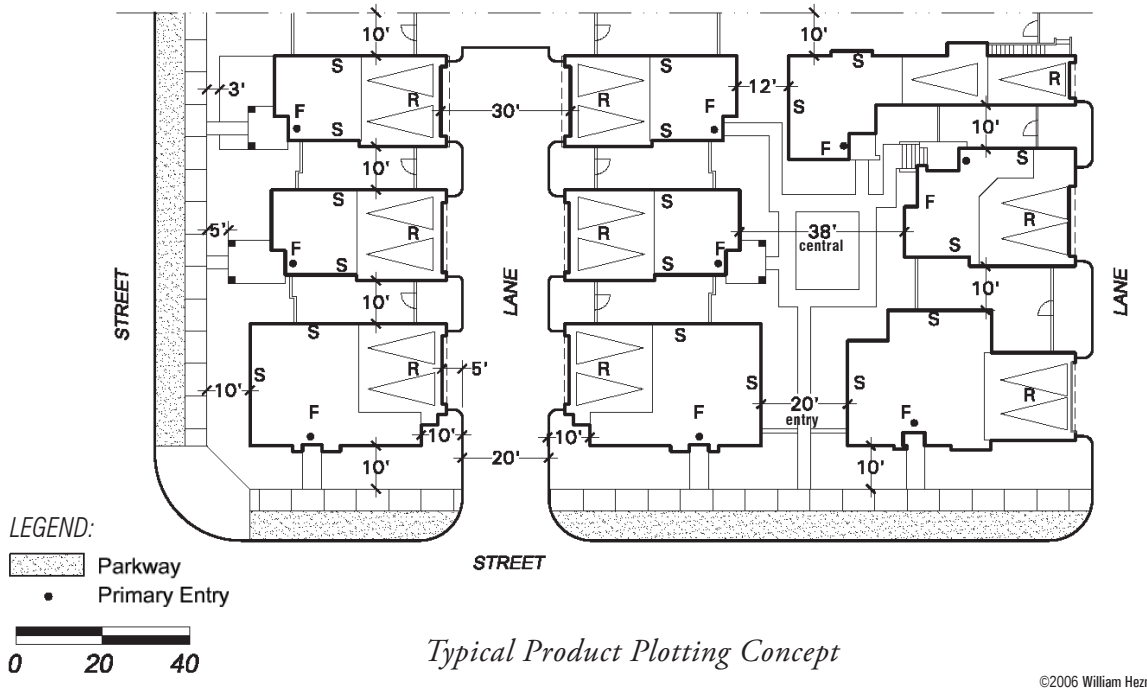
- Potential net density of 7 to 10 du/ac.
- Single-family detached dwellings surround green court or face street or paseo
- Automobile access via lanes
- Primary entries and walks face green court, street or paseo
- Private side yards/patios
- Reciprocal use easements extend private spaces on sides of buildings
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are

*Cluster Homes: Green Court* *(PA 13, 25, 26 & 27)*




*Typical Product Plotting Concept*

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subject to final development submittal and are subject to change.

## Minimum Standards

**Minimum Lot Size**

| | |
|---|---|
| Exclusive use area per home | 2,100 s.f. |

**Building Separation**

| | |
|---|---|
| Front to front living space - central | 38' |
| Front to front living space - entry | 20' |
| Front to side living space | 12' |
| Side to side living space | 10' |
| Garage face to garage face | 30' |
| Rear to rear living space | 26' |

**Front/Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 5' |
| Garden wall | 3' |

**Side Setbacks - To parcel edge**

| | |
|---|---|
| Living space, porch, garden wall, balcony | 10' |

**Building Height**

Architectural projections may exceed the maximum building height of 35' feet by an additional 10 feet.

**Rear Setbacks - Lane**

| | |
|---|---|
| Living space (ground and second floor) | 10' |
| Garage face to lane (drive apron) | 3'-5'* |
| Living space over garage - minimum offset or max. cantilever from face of garage | 2' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs, etc. | 2' max encroachment, 3' min. from PL |
| Second floor cantilever over garage | 4' max encroachment, 3' min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

**Maximum Building Coverage** 60%

*Measurement is to be taken from the inside of the curb.

## *Conventional Small Lot Residential Product:*
***Cottage Homes (PA 1 ,5, 12, 16, 17, 23 & 24)****

### Characteristics

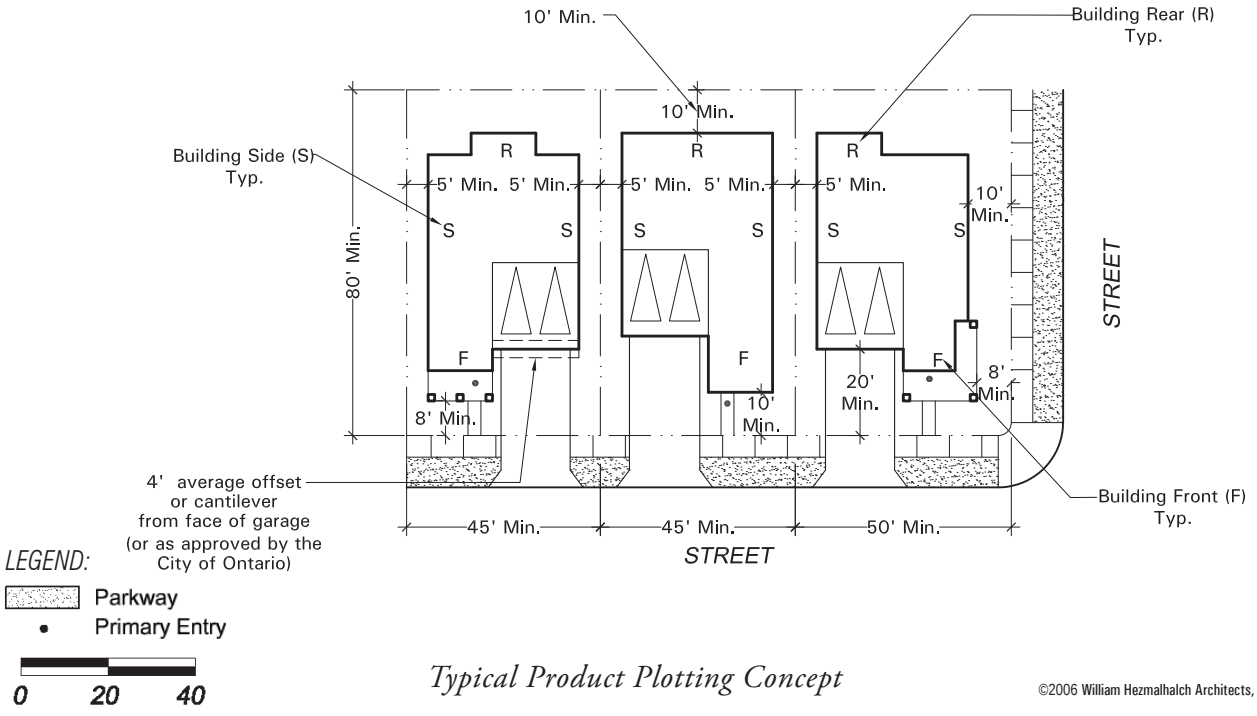
- Potential net density of 5 to 9 du/ac.
- Single-family dwellings with street front orientation
- Automobile access via street
- Primary entries and walks face street
- Private rear and side yards
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

***Conventional Small Lot: Cottage Homes*** ***(PA 1 ,5, 10, 12 & 23)***




*Typical Product Plotting Concept*

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## Minimum Standards

**Lot Dimensions**

| | |
|---|---|
| Minimum lot size | 3,600 sq. ft. |
| Lot width | 45' |
| Lot width on corner | 50' |
| Lot depth on standard lot | 80' |
| Maximum building coverage | 50% |
| Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street | 35' |

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

**Building Separation**

| | |
|---|---|
| Side to side living space | 10' (5'+5') |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 8' |
| Garage | 20' |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 8' |
| Side-on garage* | 15' |

**Rear Setbacks to Property Line**

| | |
|---|---|
| Living space (ground floor) | 10' minimum |
| Planning Area 10 - Living space (ground floor) | 12' minimum |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc. | 2' max encroachment, 3' min. from PL |
| Second floor cantilever over garage (or as approved by the City of Ontario) | 4' max encroachment, 3' min. from PL |

**Private Open Space Per Unit**

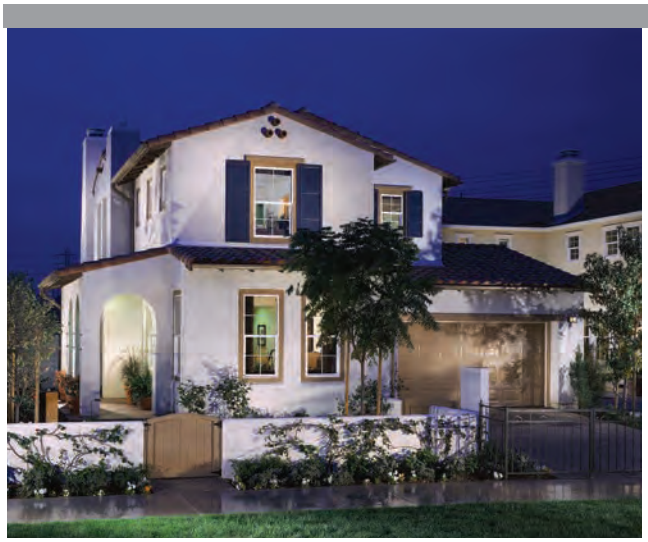
| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

*Side-on garages are prohibited on lots less then 60' wide.

# *Conventional Small Lot Residential Product:*

***Paired Homes (PA 5, 16, 17, 23 & 24)****



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Not to Scale

## Characteristics

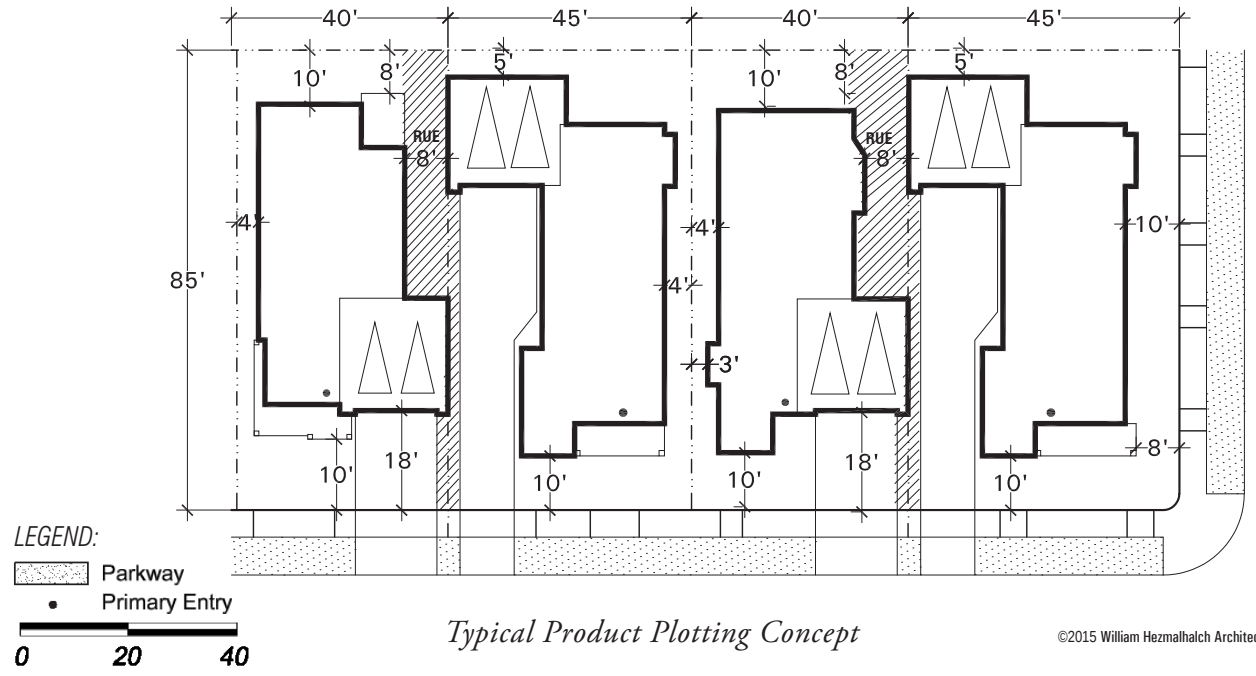
- Potential net density of 5 to 7 du/ac.
- Single-family dwellings with street front orientation and reciprocal use easements
- Automobile access via street
- Primary entries and walks face street
- Private side and rear yards/patios
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Conventional Small Lot: Paired Homes* *(PA 5, 16, 17, 23 & 24)*




*Typical Product Plotting Concept*

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# Minimum Standards

**Lot Dimensions**

| | |
|---|---|
| Minimum lot size | 3,400 sq. ft. |
| Lot width on front | 40' |
| Lot width on corner | 45' |
| Lot depth on standard lot | 85' |
| Lot depth on corner lot | 85' |
| Maximum building coverage | 45% |
| Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street | 30’ |

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

**Building Separation**

| | |
|---|---|
| Side to side living space | 8' (4'+4') |
| Reciprocal Use Easement (RUE) Side | 8’ (0’+8’) |
| Building separation to interior (RUE) PL | 0’ |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 10' |
| Garage | 18' |
| Side-on garage* | 10’ |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 8' |
| Side-on garage* | 18’ |
| Corner facing garage | 18’ |

**Rear Setbacks to Property Line**

| | |
|---|---|
| Living space (ground floor) | 10' |
| Recessed garage | 5' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8’ max length), bay windows, potshelves, brackets, roof overhangs etc. | 2’ max encroachment, 3’ min. from PL |
| Second floor cantilever over garage (or as approved by the City of Ontario) | 4’ max encroachment, 3’ min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

*Side-on garages are prohibited on lots less then 60' wide

# *Conventional Small Lot Residential Product:*
***Park Homes*** ***(PA 16 & 17)****

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Not to Scale

## Characteristics

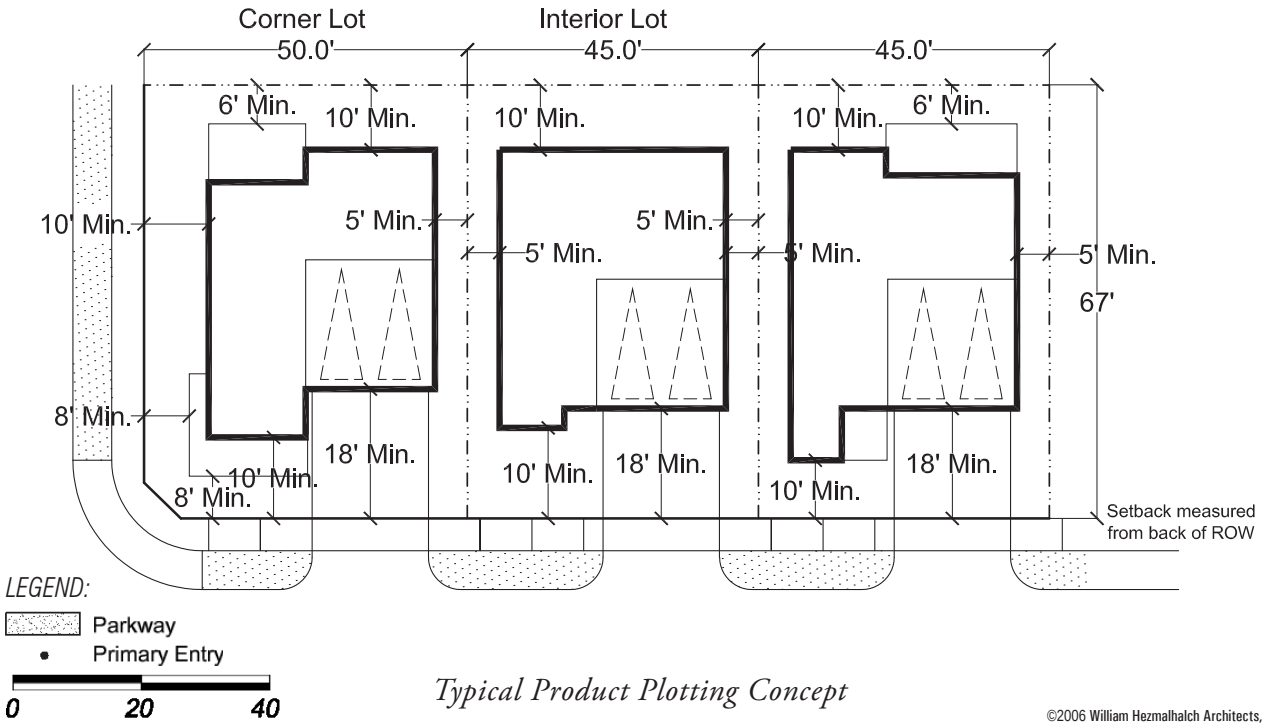
- Potential net density of 7 to 9 du/ac.
- Single-family dwellings with street front orientation
- Automobile access via street
- Primary entries and walks face street
- Private rear yards/patios
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Conventional Small Lot: Park Homes* *(PA 16 & 17)*




*Typical Product Plotting Concept*

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## Minimum Standards

**Lot Dimensions**

| | |
|---|---|
| Minimum lot size | 3,015 sq. ft. |
| Lot width on front | 45' |
| Lot width on corner | 50' |
| Lot depth on standard lot | 67' |
| Maximum building coverage | 45% |
| Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street | 30’ |

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

**Building Separation**

| | |
|---|---|
| Side to side living space | 10' (5'+5') |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 8' |
| Garage | 18' |
| Side-on garage* | 10’ |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 10' |
| Side-on garage* | 18’ |
| Corner facing garage | 18’ |

**Rear Setbacks to Property Line**

| | |
|---|---|
| Living space (ground floor) | 10' |
| Recessed garage | 10' |
| Patio cover, balcony, outdoor room | 6’ |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8’ max length), bay windows, potshelves, brackets, roof overhangs etc. | 2’ max encroachment, 3’ min. from PL |
| Second floor cantilever over garage (or as approved by the City of Ontario) | 4’ max encroachment, 3’ min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

*Side-on garages are prohibited on lots less then 60' wide

## *Lane Loaded Residential Product:*

***Lane Homes (PA 9, 10, 19 & 29)****

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Not to Scale

### Characteristics

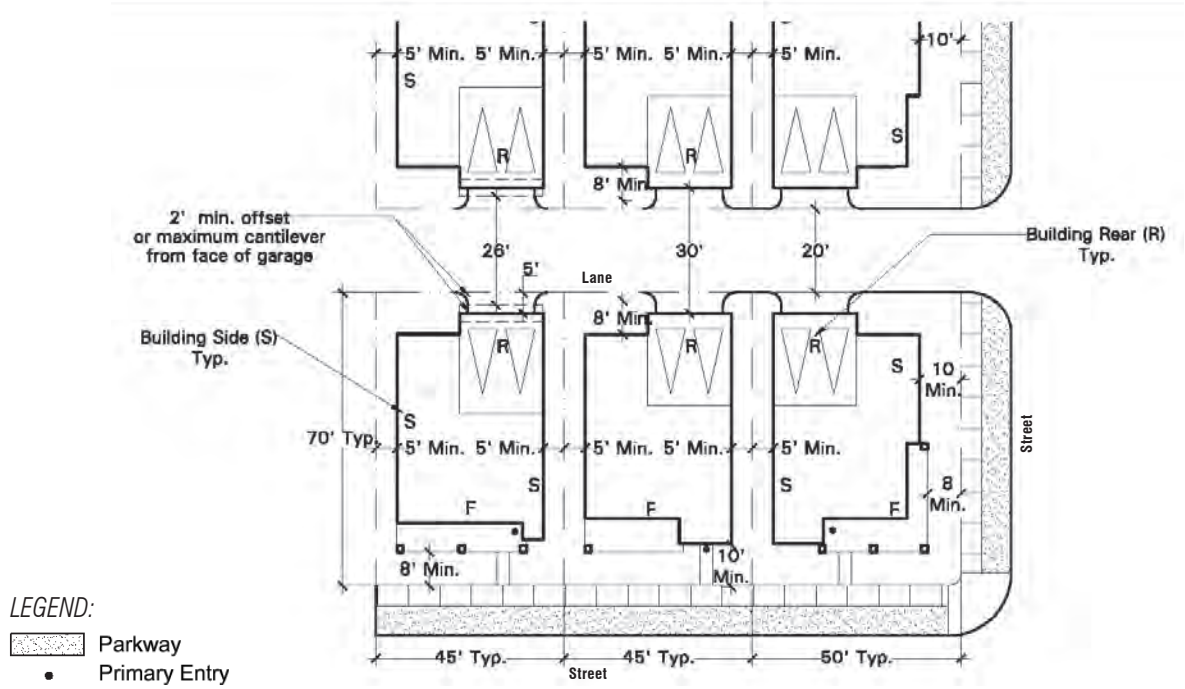
- Potential net density of 5 to 8 du/ac.
- Single-family dwellings with street front orientation
- Automobile access via lanes
- Primary entries and walks face street
- Private side yards
- Reciprocal use easements extend private yard space
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines, for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Lane Loaded: Lane Homes* *(PA 9, 10, 19 & 29)*




*Typical Product Plotting Concept*

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## Minimum Standards

**Lot Dimensions**

| | |
|---|---|
| Minimum lot size | 3,150 sq. ft. |
| Lot width on front | 45' |
| Lot width on corner | 50' |
| Lot depth on standard lot | 70' |
| Maximum building coverage | 50% |

**Building Separation**

| | |
|---|---|
| Side to side living space | 10' (5'+5') |
| Rear to rear living space | 26' |
| Garage face to garage face | 30' |

**Front Setbacks - to Back of Sidewalk**

| | |
|---|---|
| Living space | 10' |
| Garden wall | 3' |
| Porch, balcony | 8' |

**Side Setbacks**

| | |
|---|---|
| Living space to property line or paseo easement | 5' |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - at Corners - to Back of Sidewalk**

| | |
|---|---|
| Living space | 10' |
| Porch or balcony | 8' |
| Garden wall | 3' |

**Rear Setbacks - to Lane**

| | |
|---|---|
| Living space (ground floor) | 8' |
| Garage face (drive apron) | 3'-5'* |
| Living space over garage - min. offset or max. cantilever from face of garage | 2' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc. | 2' max encroachment, 3' min. from PL |
| Second floor cantilever over garage (or as approved by the City of Ontario) | 4' max encroachment, 3' min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

*Measurement is to be taken from the inside of the curb.

## *Conventional Medium Lot Residential Product:*
***Village Homes (PA 3, 4, 6, 8, 20, 21, 28, 29 & 31)****

### Characteristics

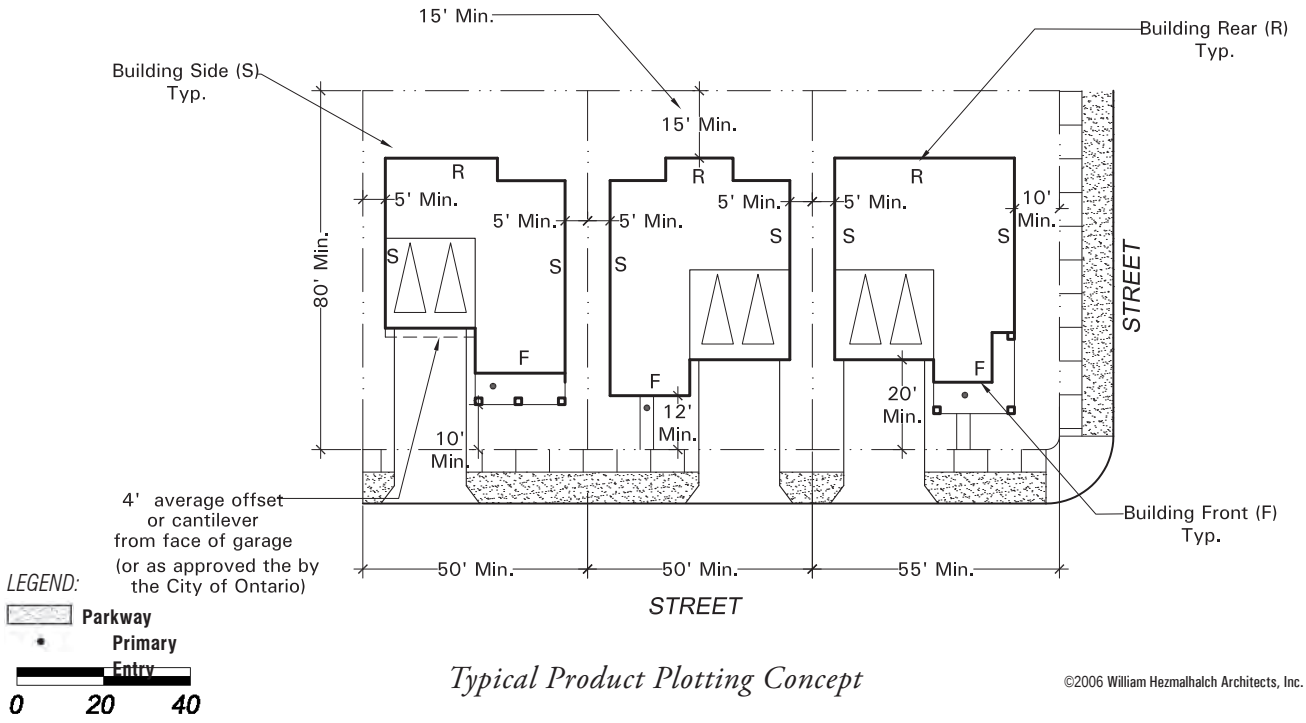
- Potential net density of 4 to 6 du/ac.
- Single-family dwellings with street front orientation
- Automobile access via street
- Primary entries and walks face street
- Private rear and side yards
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Conventional Medium Lot: Village Homes* *(PA 3, 4, 6, 8, 20, 21, 28, 29 & 31)*




*Typical Product Plotting Concept*

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# Minimum Standards

**Lot Dimensions**

| | |
|---|---|
| Minimum lot size | 4,000 sq. ft. |
| Lot width on front property line | 50'* |
| Lot width on corner | 55' |
| Lot depth on standard lot | 80' |
| Maximum building coverage | 50% |
| Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street | 35' |

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

**Building Separation**

| | |
|---|---|
| Side to side living space | 10' (5'+5') |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 12' |
| Porch, balcony | 10' |
| Garage | 20' |
| Side-on garage** | 15' |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 10' |
| Side-on garage** | 15' |
| Corner facing garage | 20' |

**Rear Setbacks to Property Line**

| | |
|---|---|
| Living space (ground floor) minimum | 15' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc. | 2' max encroachment, 3' min. from PL |
| Second floor cantilever over garage (or as approved by the City of Ontario) | 4' max encroachment, 3' min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

*Planning Area 3 may have a lot width of 45' for a variable lot program per minor SP Amendment August 2013.
**Side-on garages are prohibited on lots less then 60' wide.

## *Conventional Large Lot Residential Product:*

***Enclave Homes (PA 7, 22 & 30)****

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Not to Scale

### Characteristics

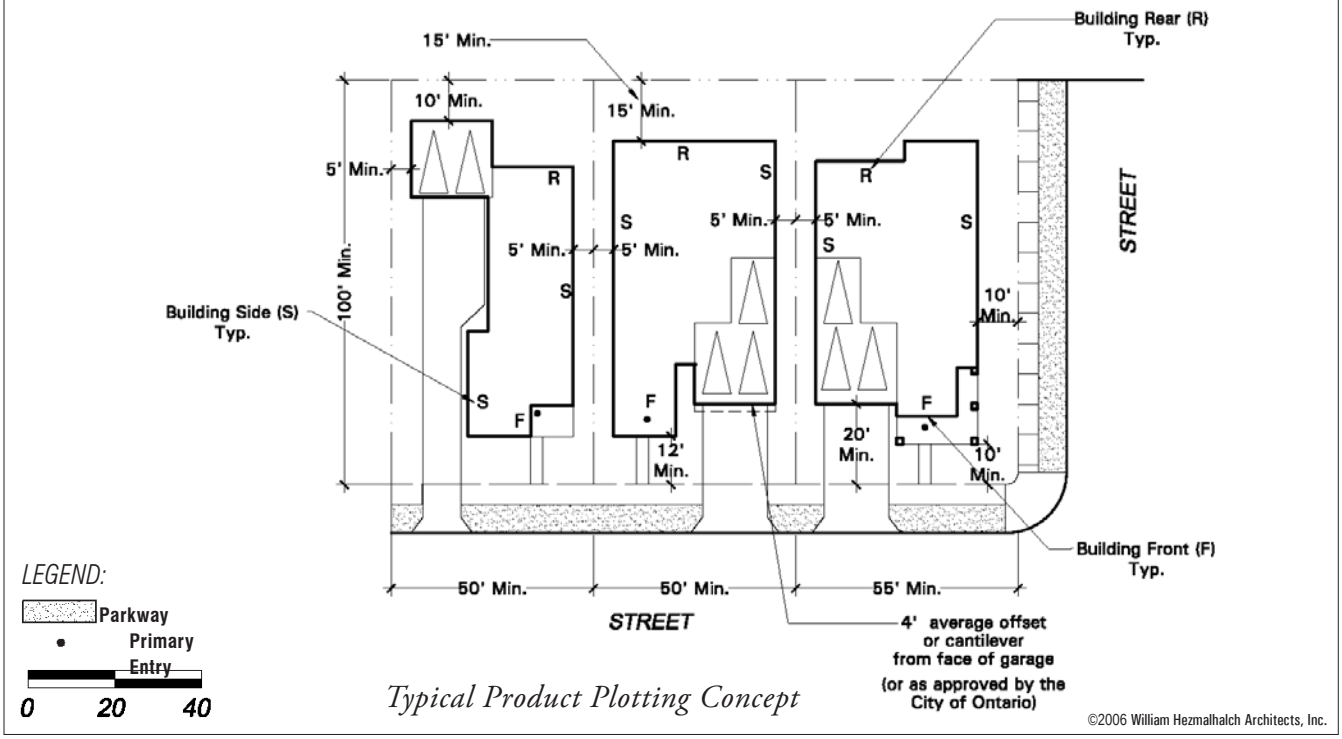
- Potential net density of 3 to 6 du/ac.
- Single-family dwellings with street front orientation
- Automobile access via street
- Primary entries and walks face street
- Private rear and side yards/patios
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Conventional Large Lot: Enclave Homes* *(PA 7, 22 & 30)*




*Typical Product Plotting Concept*

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# Minimum Standards

**Lot Dimensions**

| | |
|---|---|
| Minimum lot size | 5,000 sq. ft. |
| Lot width on front | 50' |
| Lot width on corner | 55' |
| Lot depth on standard lot | 100' |
| Maximum building coverage | 45% |
| Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street | 35’ |

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

**Building Separation**

| | |
|---|---|
| Side to side living space | 10' (5'+5') |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 12' |
| Porch, balcony | 10' |
| Garage | 20' |
| Side-on garage* | 10' |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 10' |
| Side-on garage* | 15' |
| Corner facing garage | 20’ |

**Rear Setbacks to Property Line**

| | |
|---|---|
| Living space (ground floor) | 15' minimum |
| Recessed garage | 10' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8’ max length), bay windows, potshelves, brackets, roof overhangs etc. | 2’ max encroachment, 3’ min. from PL |
| Second floor cantilever over garage (or as approved by the City of Ontario) | 4’ max encroachment, 3’ min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

*Side-on garages are prohibited on lots less then 60' wide

## 7.6 Landscape

### 7.6.1 Introduction

Careful consideration has been given to the design of the community landscape architectural character for the Specific Plan. The following design guidelines are organized to help define the basic landscape design principles for the Specific Plan. Observing these guidelines will help to assure the "design vision" and integrity of this planned community.

All landscape plans, streetscape plans, and graphic designs with regard to community identity, neighborhood identity, or entry monumentation shall conform to the guideline as set forth herein, and shall be subject to review and approval by the City of Ontario.

### 7.6.2 Overall Streetscapes and Entries

**Perimeter Streetscape Design**

Streetscape design guidelines establish a hierarchy for the landscape development along the surrounding roadways, as well as establishing a framework for consistency of design. Three (3) major master planned arterial roadways surround the Specific Plan area: Archibald Ave. to the west, Eucalyptus Ave. to the north, and Haven Ave. to the east. Landscape easements associated with these roadways have been defined, as noted in The Ontario Plan (TOP) Policy Plan (General Plan).

Landscape development surrounding the Specific Plan area will help to set the character, while maintaining consistency with the City of Ontario's pedestrian pathway system illustrated within the Mobility Element Exhibit M-3: Multipurpose Trails and Bikeway Corridor Plan of The Ontario Plan (TOP) Policy Plan (General Plan).

#### *Archibald Ave.*

Archibald Ave. streetscape (North of Merrill Ave.) shall include the following:

- A landscaped parkway 7-foot wide parkway on the west side and 10-foot wide parkway on the east side with a double row of street trees per the New Model Colony Streetscape Master Plan along both sides of the street;
- A split sidewalk (5-foot wide)/bikeway (8-foot wide) along the west side of the street. Multipurpose trail shall be separated from the concrete sidewalk and shall be constructed of stabilized decomposed granite;
- A landscaped median (26-foot wide) with a single row of street trees per the New Model Colony Streetscape Master Plan;
- A landscape easement of fifty (50) feet measured from face of curb to perimeter wall on both sides of the street;
- Background trees (minimum of 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant grouping while combining interesting foliage textures and color; and
- Monumentation as shown in the ***Conceptual Landscape Master Plan, Exhibit 20.***
- Refer to the ***Streetscape/Paseo Sections, Exhibit 21 and Archibald Ave., Exhibit 22A*** for illustration.

Archibald Ave. streetscape (South of Merrill Ave.) shall include the following:

- A landscaped parkway 7-foot wide parkway on the west side and 10-foot wide parkway on the east side with a double row of street trees per the New Model Colony Streetscape Master Plan along both sides of the street;
- A sidewalk (5-foot wide) along both sides of the street. Multipurpose trail shall be separated from the concrete sidewalk and shall be constructed of stabilized decomposed granite;
- A landscaped median (26-foot wide) with a single row of street trees per the New Model Colony Streetscape Master Plan;
- A landscape easement of 50-foot measured from face of curb to perimeter wall on both sides of the street;
- Background trees (minimum of 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color; and
- Monumentation as shown in the ***Conceptual Landscape Master Plan, Exhibit 20.***
- Refer to the ***Streetscape/Paseo Sections, Exhibit 21 and Archibald Ave., Exhibit 22*** for illustration.

#### *Eucalyptus Ave.*

Eucalyptus Ave. streetscape shall include the following:

- A landscaped parkway (7-foot wide min.) with a single row of street trees per the City of Ontario Street Tree Master Plan along both sides of the street;
- A lineal sidewalk (5-foot wide) on the south side of the street, with a (13-foot wide) sidewalk/bike path on the north side;
- A landscape easement of 35 feet measured from face of curb to perimeter wall on both sides of the street;
- Background trees (minimum of 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color; and
- Monumentation as shown in the ***Conceptual Landscape Master Plan, Exhibit 20.***
- Refer to the ***Streetscape/Paseo Sections, Exhibit 21 and Eucalyptus Ave., Exhibit 25*** for illustration.

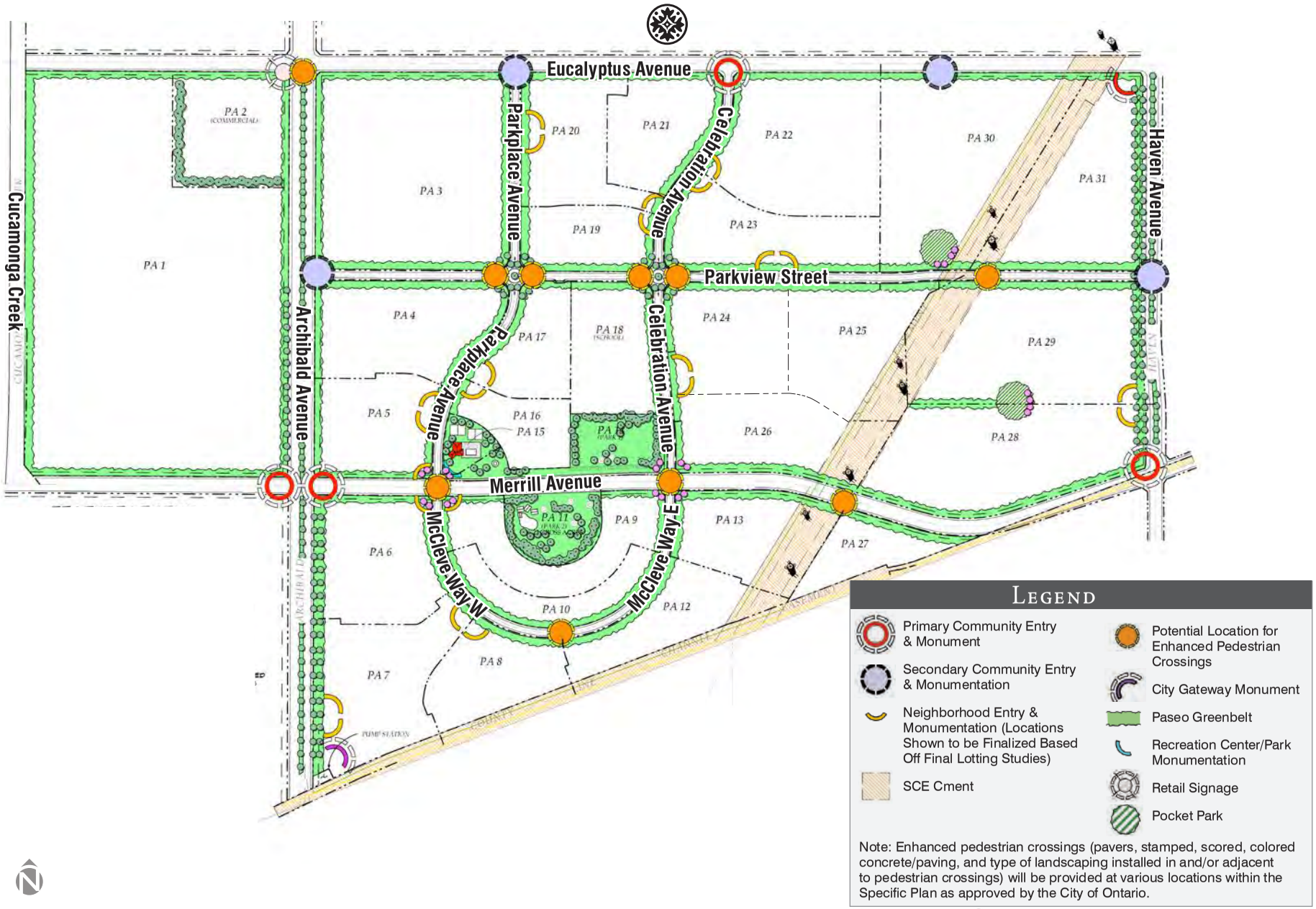



Exhibit 20—Conceptual Landscape Master Plan

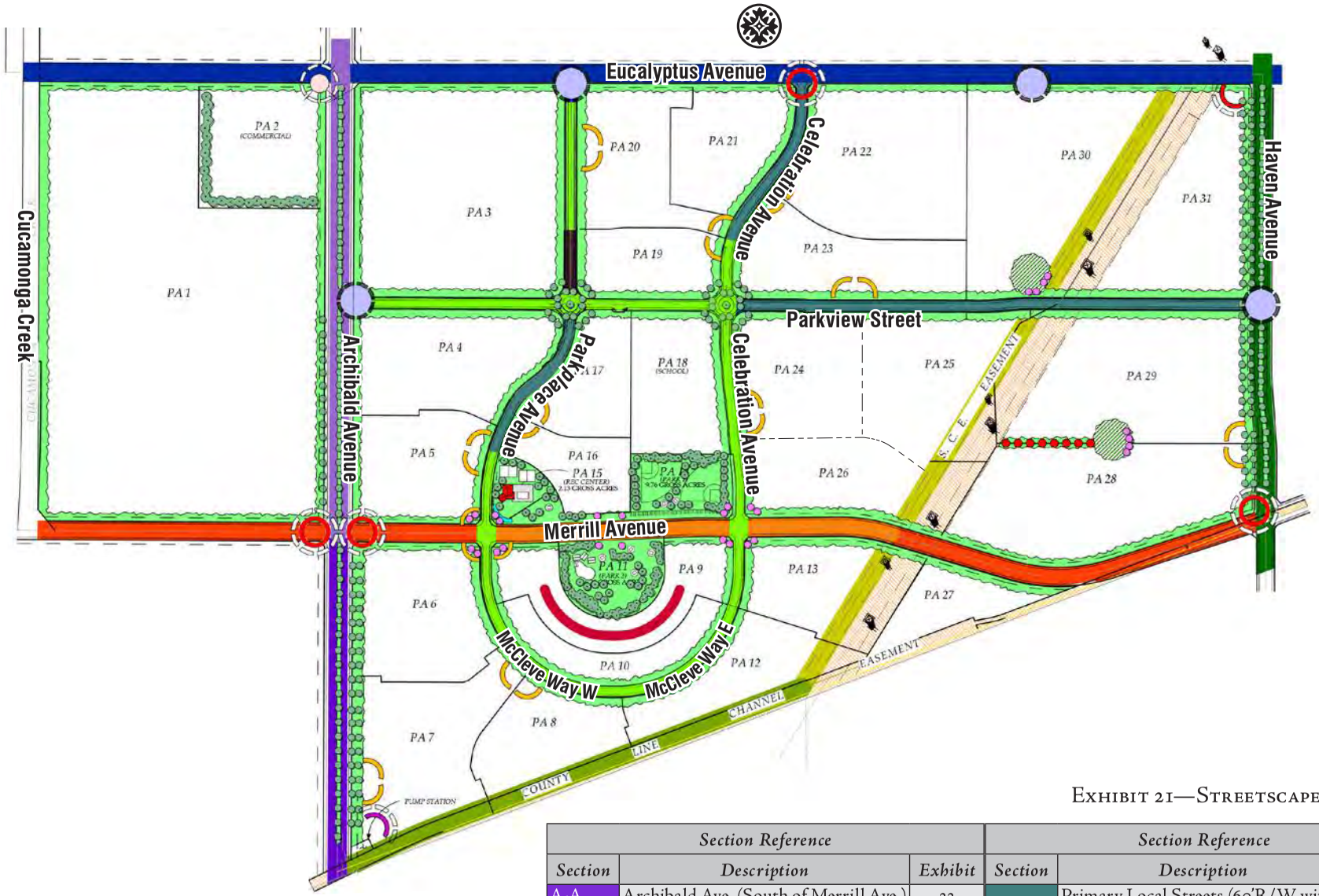



Exhibit 21—Streetscape/Paseo Sections

| Section Reference | | |
|---|---|---|
| Section | Description | Exhibit |
| A-A | Archibald Ave. (South of Merrill Ave.) | 22 |
| B-B | Archibald Ave. (North of Merrill Ave.) | 22A |
| C-C | Merrill Ave. (From Archibald to Rec. Center & from SCE Easement to Haven Ave.) | 23 |
| D-D | Merrill Ave. (From Rec Center to SCE Easement) | 23A |
| E-E | Haven Ave. | 24 |
| F-F | Eucalyptus Ave. | 25 |

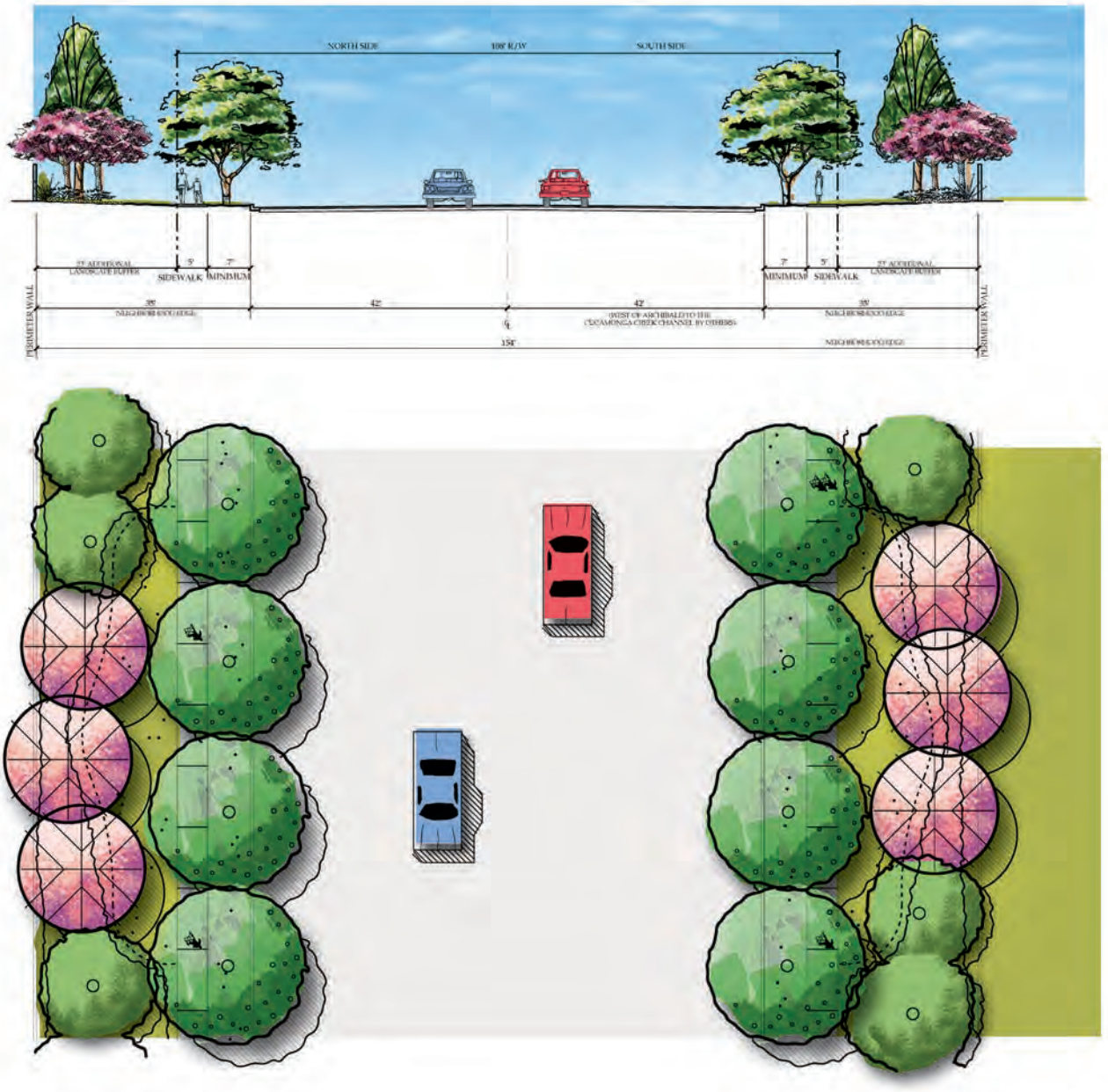
| Section Reference | | |
|---|---|---|
| Section | Description | Exhibit |
| G-G | Primary Local Streets (60'R/W with 14' Total Landscape Buffer) | 26 |
| H-H | Primary Local Streets (60'R/W with 7' Total Landscape Buffer) | 26A |
| I-I | Primary Local Streets (60'R/W) | 26B |
| J-J | Lanes (Private Alleys) | 27 |
| K-K●●● | Internal Paseo Easement | 28 |
| L-L | SCE Easement Paseo System | 29 |
| M-M | County Line Channel Paseo System | 30 |

Section A-A

Exhibit 22—Archibald Ave. (South of Merrill Ave.)

Section B-B

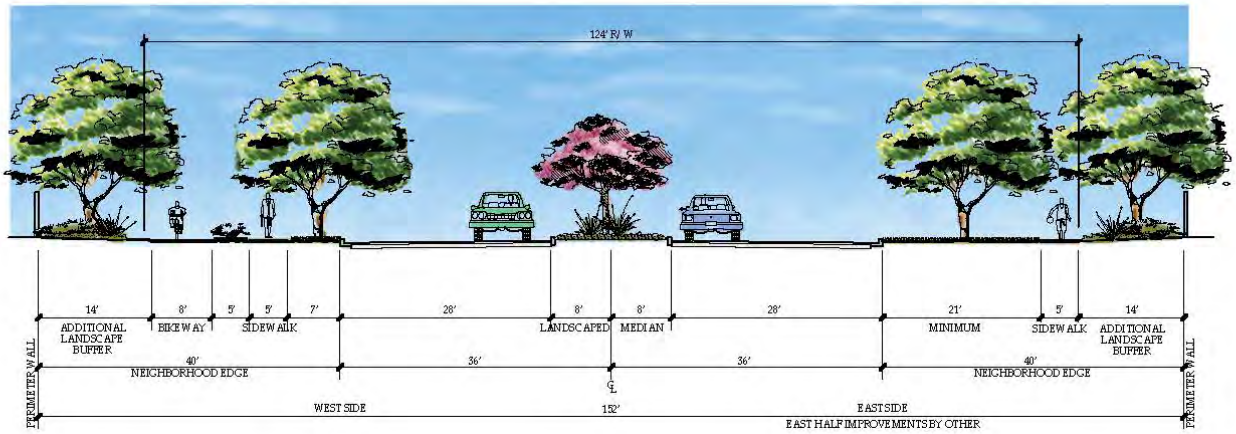
Exhibit 22a—Archibald Ave. (North of Merrill Ave.)

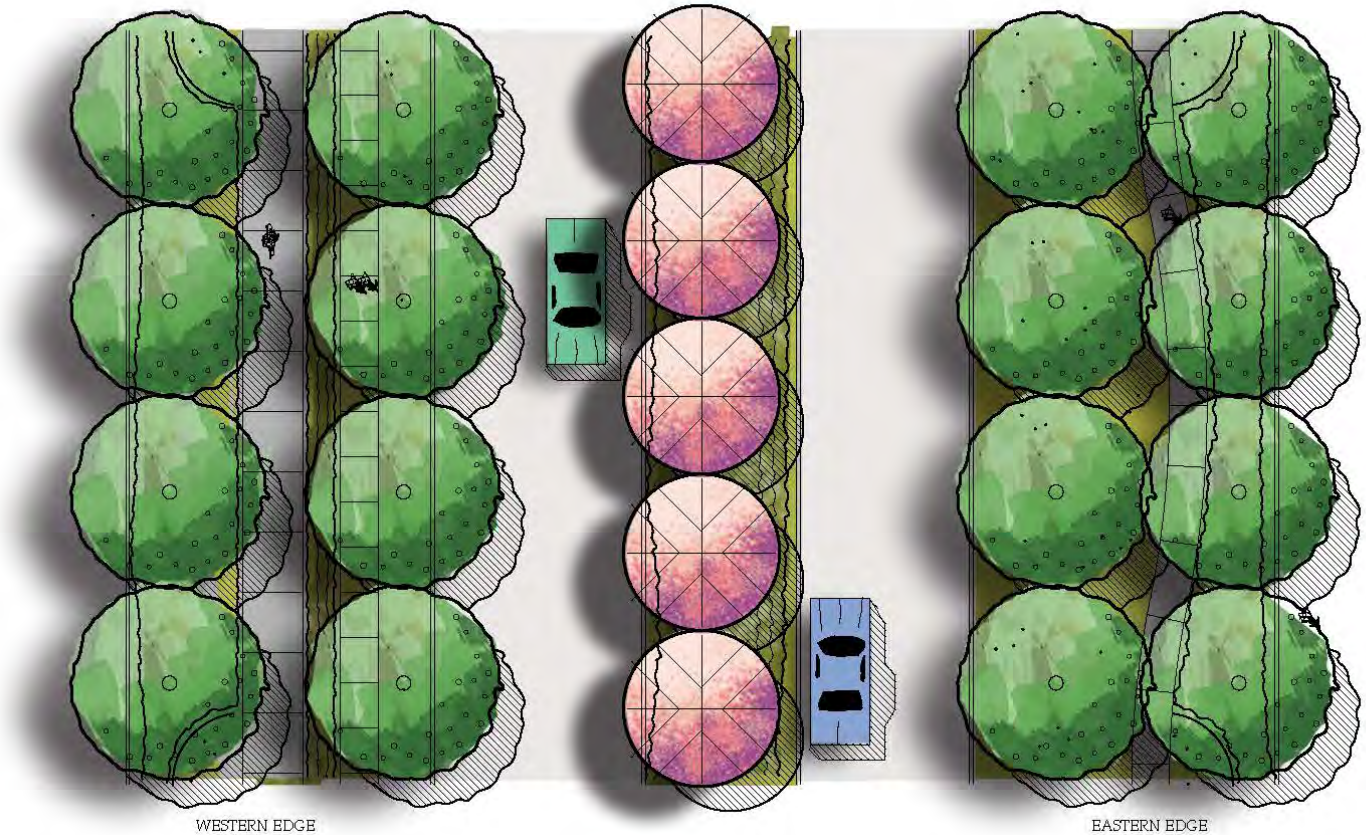



Section C-C

Exhibit 23—Merrill Ave.
( From Archibald to Rec. Center &
From SCE Easement to Haven Ave. )

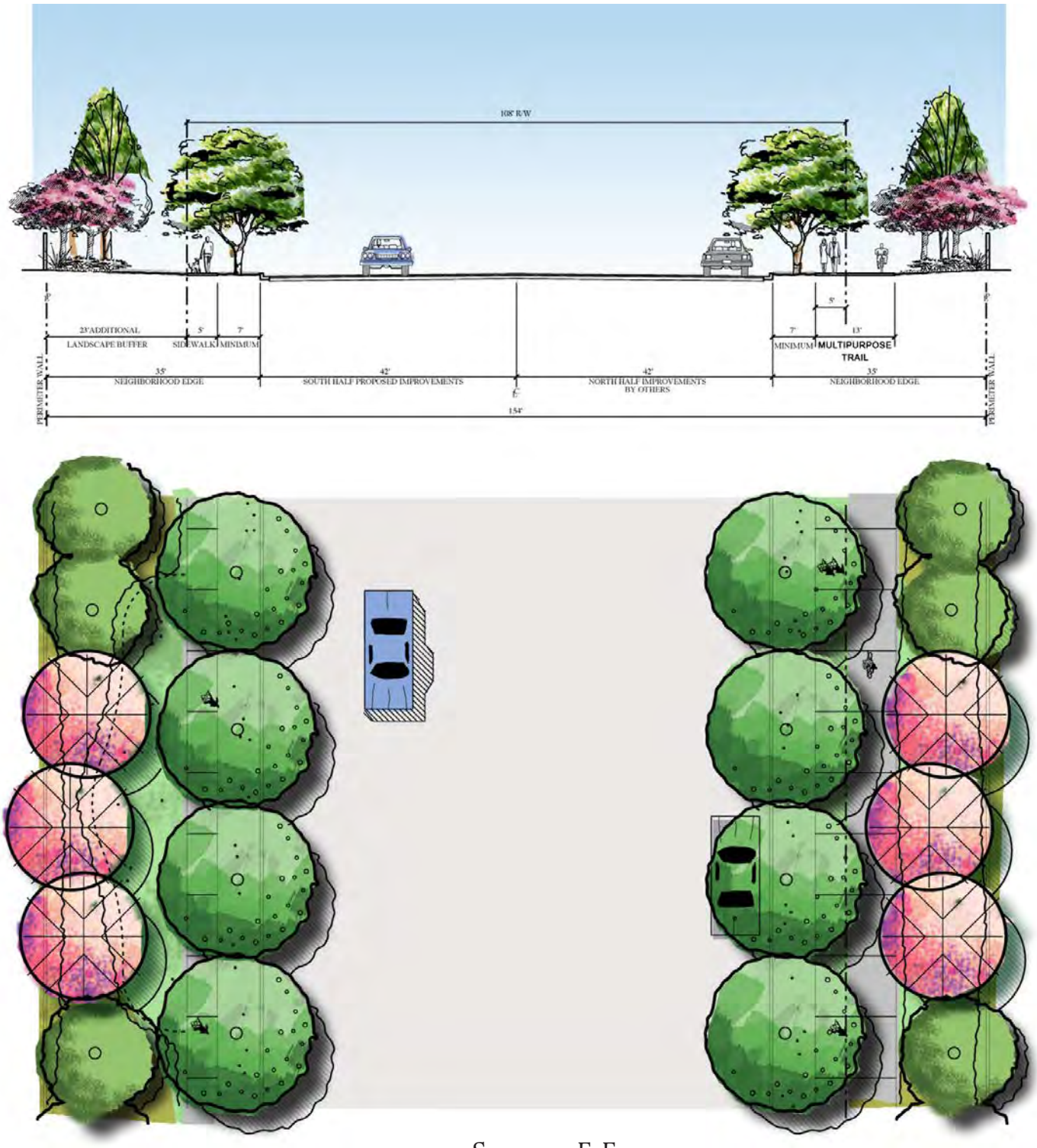
Exhibit 23a—Merrill Ave.
(From Rec. Center to SCE Easement)



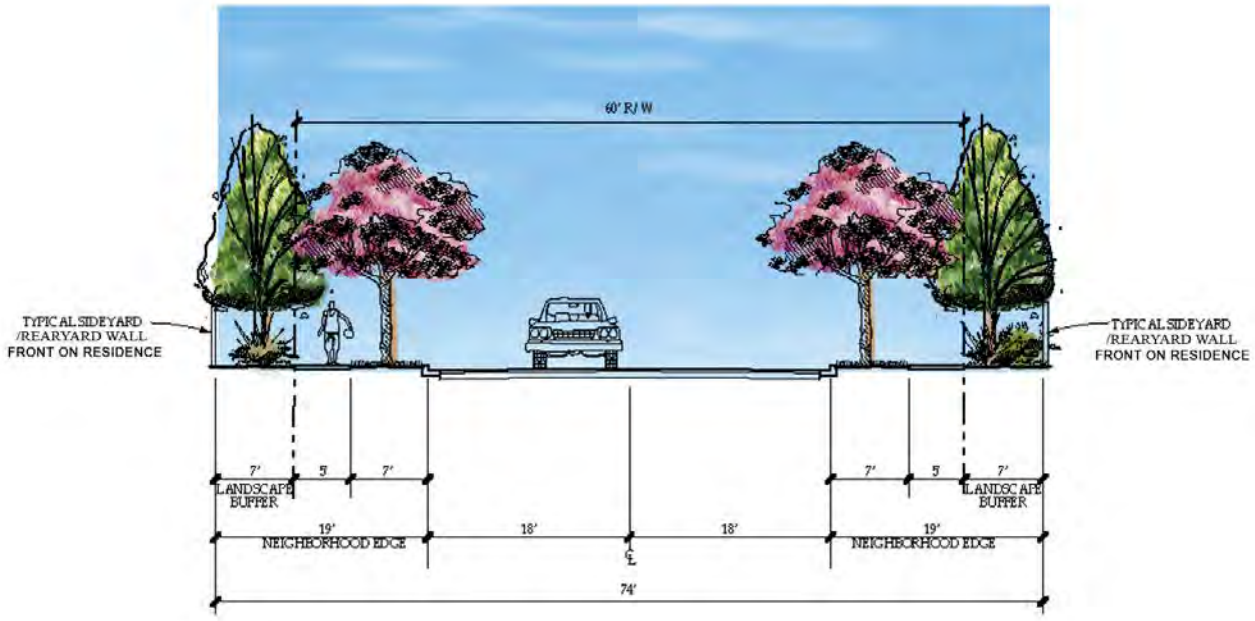

Section E-E

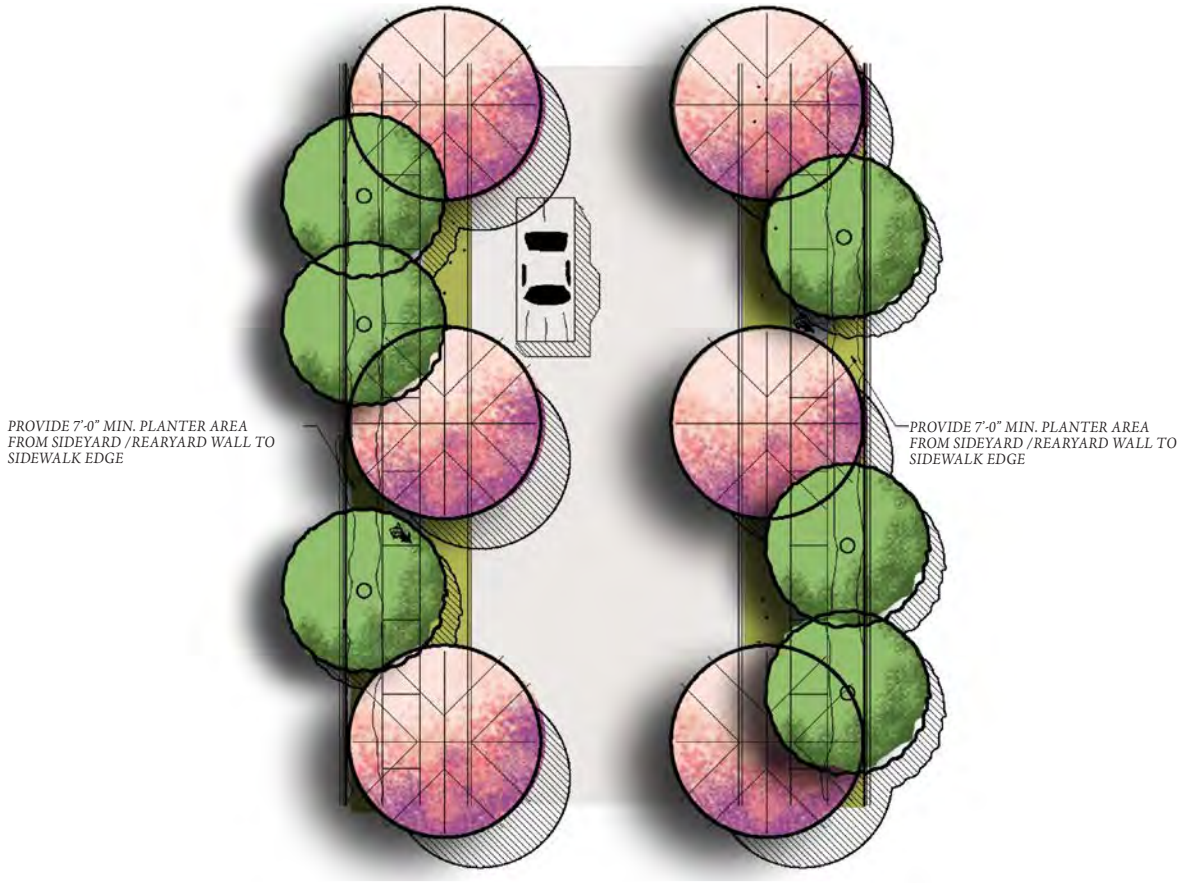
Exhibit 24—Haven Ave.




Section F-F

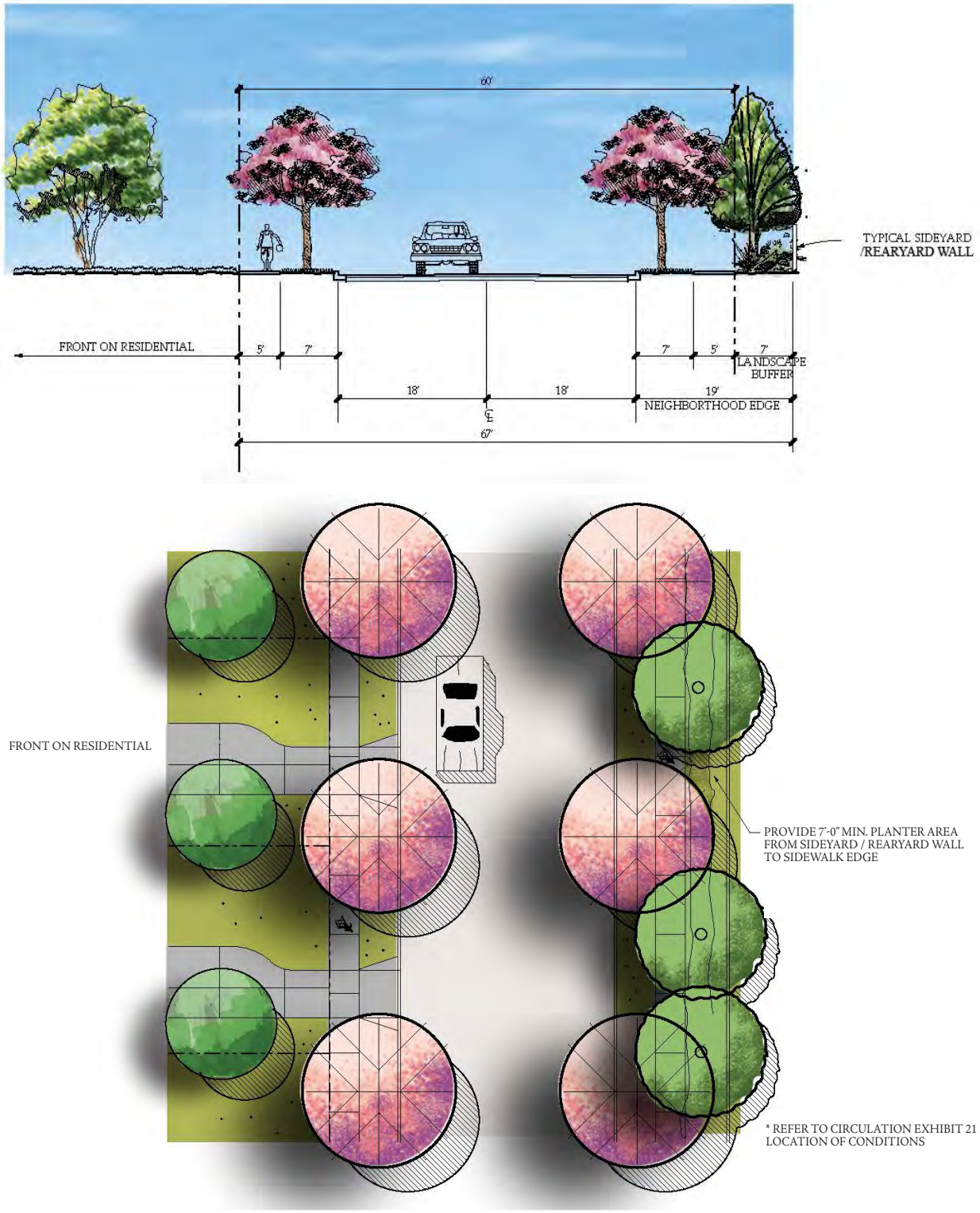
Exhibit 25—Eucalyptus Ave.



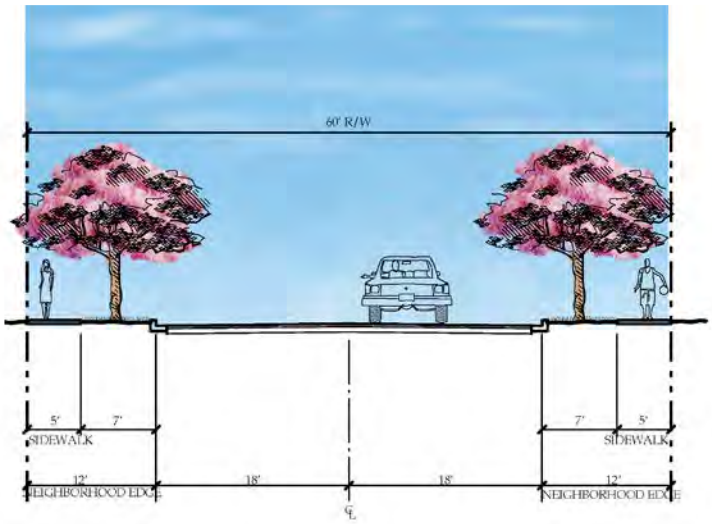

Section G-G

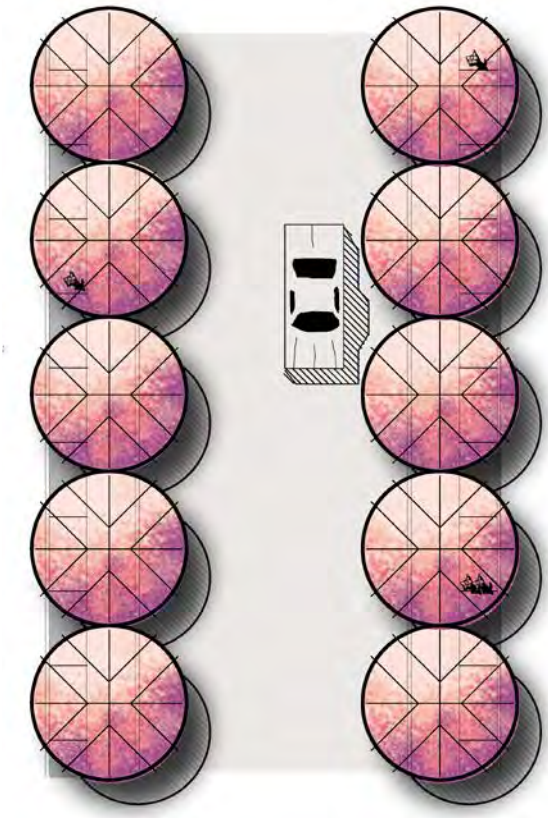
Exhibit 26—Primary Local Street (60' R/W with 14' Total Landscape Buffer)




Section H-H

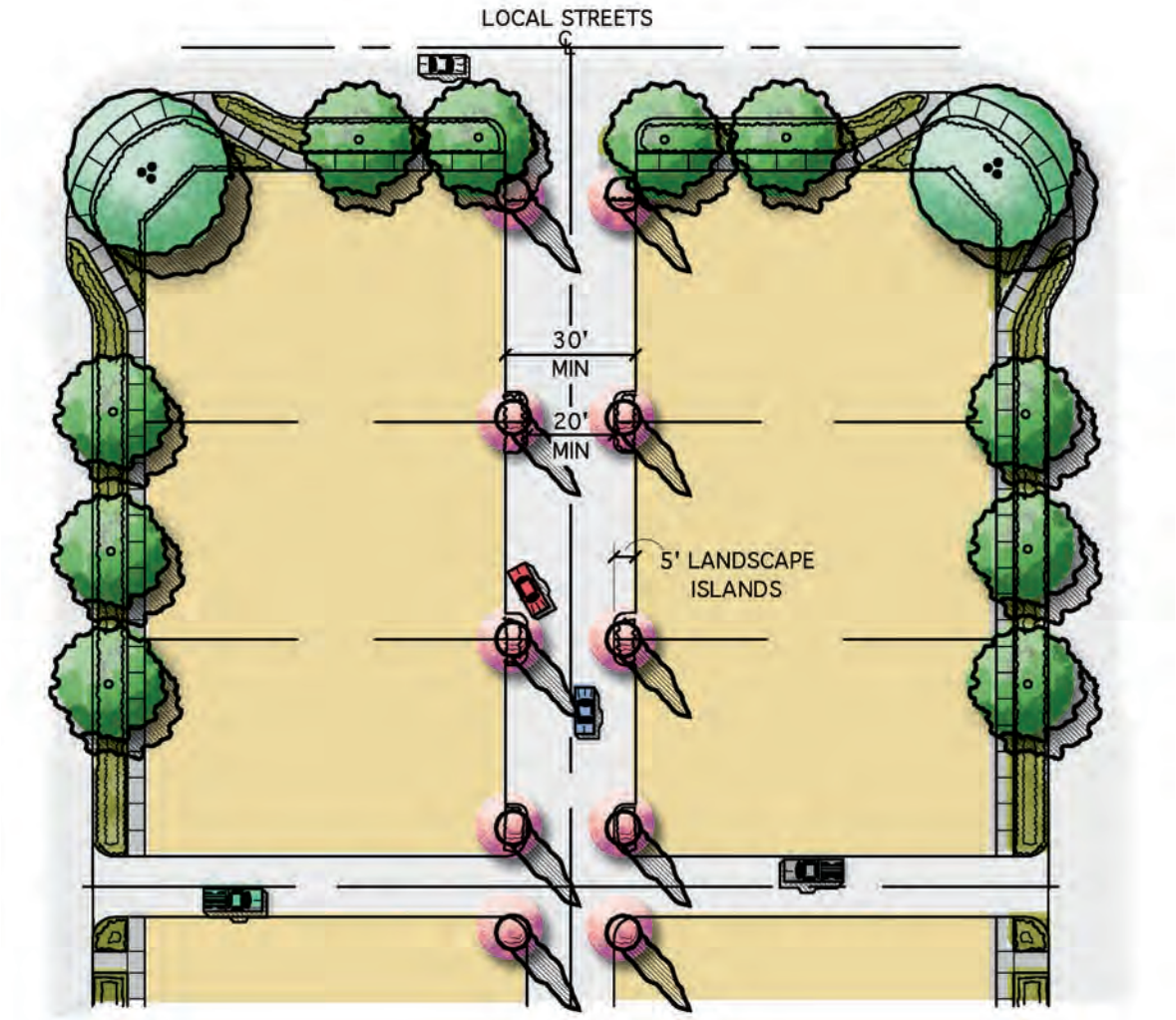
Exhibit 26a—Local and Cul-de-Sac Street
(60' R/W With 12' Parkway and 7' Landscape Buffer)



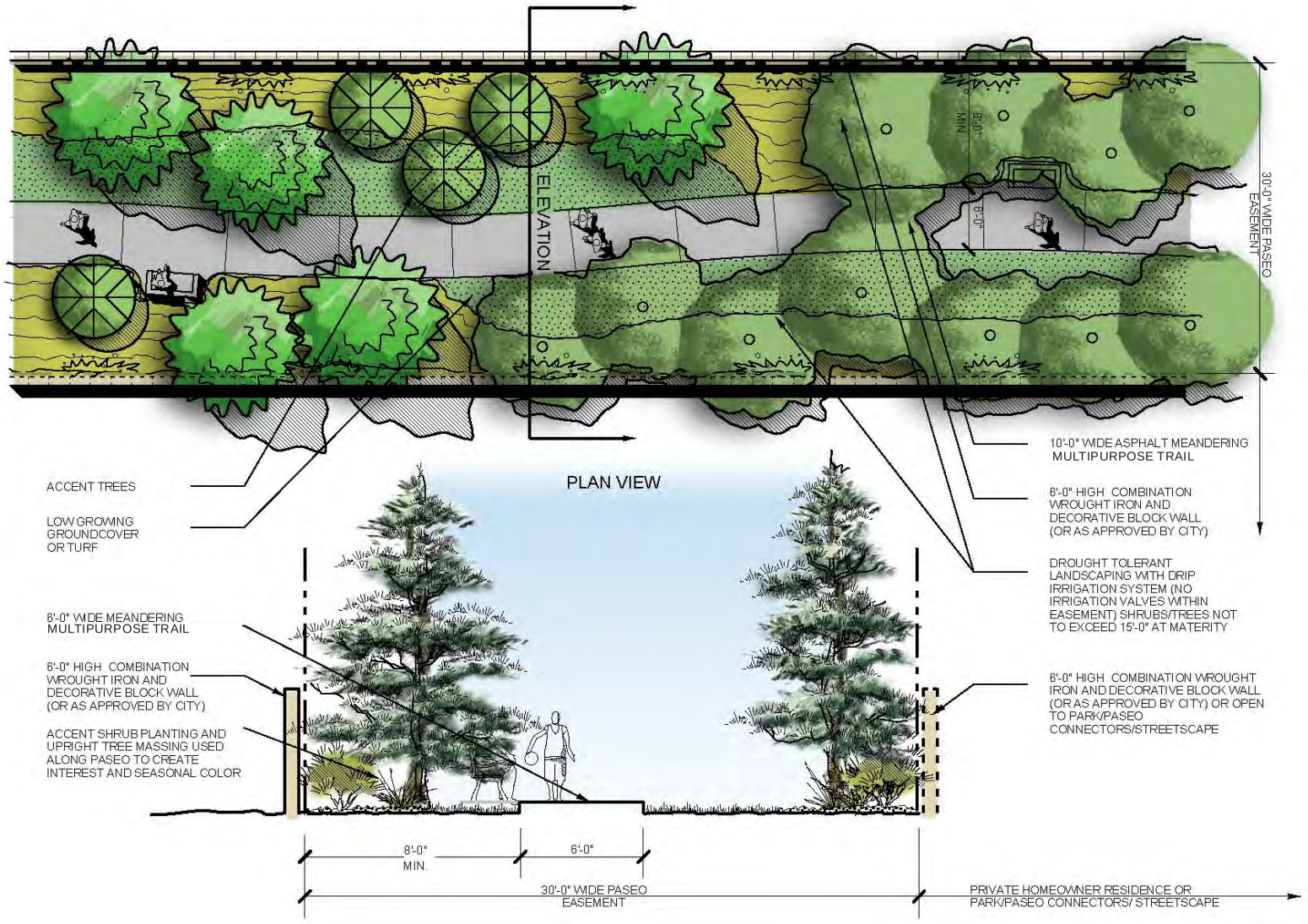
Section I-I

Exhibit 26b—Primary Local Street (60' R/W)




Section J-J

Exhibit 27—Lanes (Private Alleys)




Section K-K

Exhibit 28—Internal Paseo Easement

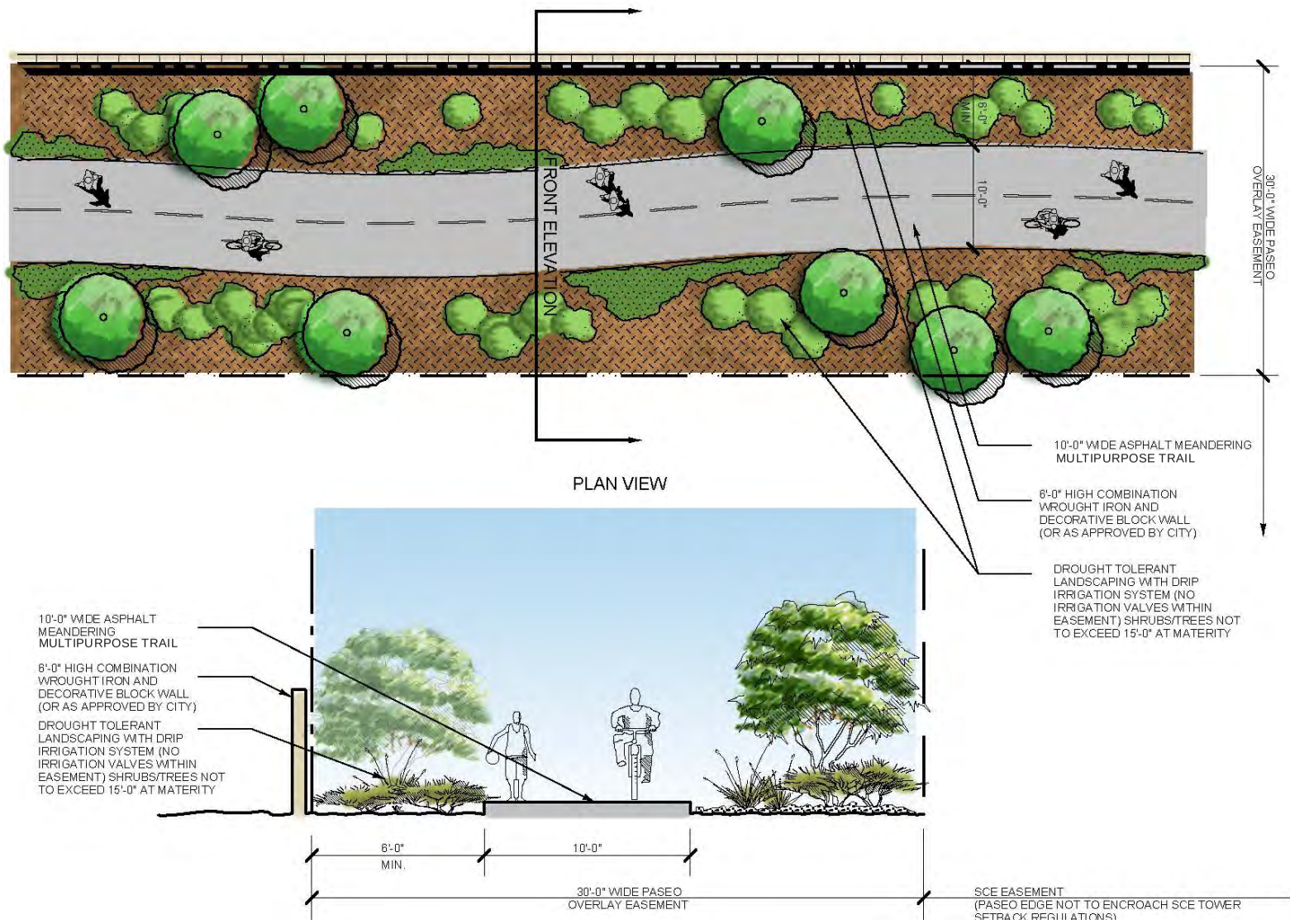
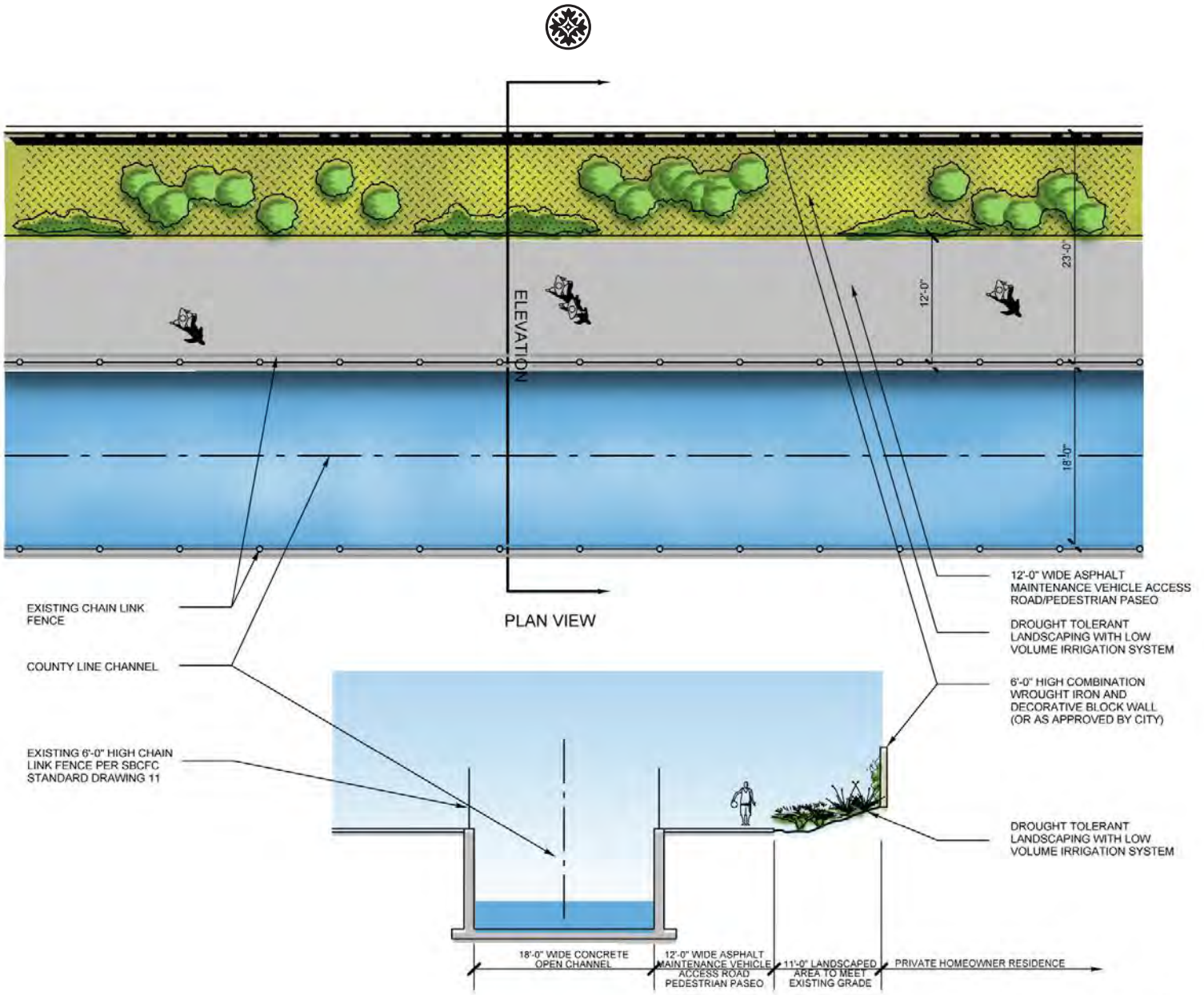



Exhibit 29—SCE Easement Paseo System




Section M-M

Exhibit 30—County Line Channel Paseo System

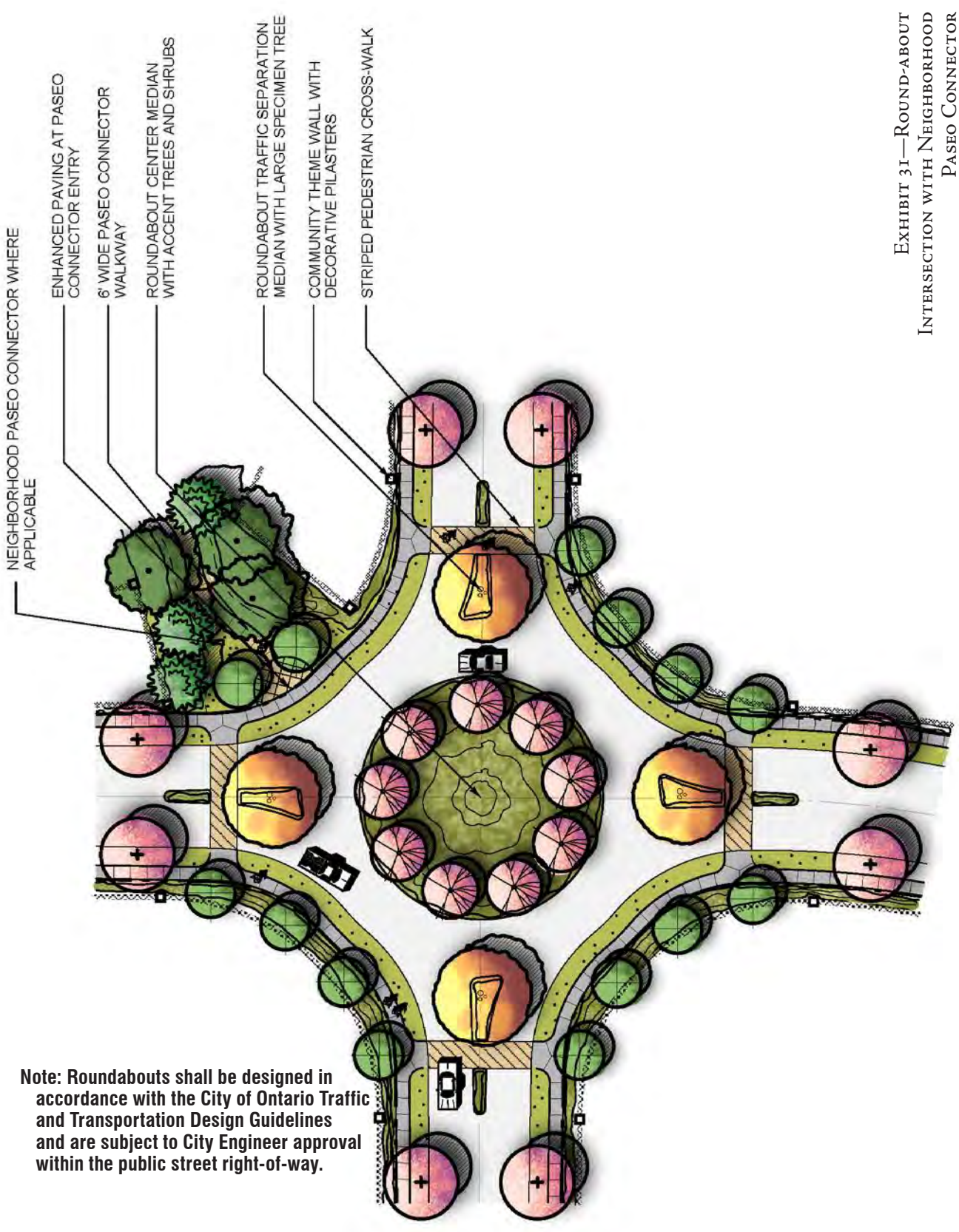



Exhibit 31—Round-about Intersection with Neighborhood Paseo Connector

**Note: Roundabouts shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way.**

### *Haven Ave.*

Haven Ave. streetscape shall include the following:

- A landscaped parkway (16-foot wide min.-west side, 21-foot wide min.-east side) with a double row of street trees per the City of Ontario Street Tree Master Plan along both sides of the street;
- A split sidewalk (5-foot wide)/bikeway (8-foot wide) on the west side of Haven Ave. and a lineal sidewalk (5-foot wide) on the east side of Haven Ave.;
- A landscape easement of forty (40) feet measured from face of curb to perimeter wall on both sides of the street;
- Background trees (minimum 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
- Monumentation as shown in the ***Conceptual Landscape Master Plan, Exhibit 20***; and
- Refer to the ***Streetscape/Paseo Sections, Exhibit 21 and Haven Ave., Exhibit 24*** for illustration.

## 7.6.3 Interior Streetscape Design

Streetscape design within the interior of the Specific Plan area shall be consistent in character with the perimeter streetscapes and should help to promote pedestrian circulation into the "Community Green Core."

Where interior streetscapes interface with community parks and open space, special consideration should be taken to integrate pedestrian circulation into these areas via a streetside pedestrian paseo system that links city sidewalk to active walking trails and open space uses. Refer to the Interior Local Street Paseo Edge for illustration.

Where interior streetscapes include a turn-about median, special considerations should be taken to integrate pedestrian circulation through enhanced landscaping and traffic calming. Refer to ***Exhibit 31, Round-about Intersection with Neighborhood Paseo Connector*** for illustration.

Two major interior roadways bring residents into the "Community Green Core", Merrill Ave., extending east/west, and Turner Ave. that enters off Eucalyptus Ave., extending north/south.

### *Merrill Ave.*

Merrill Ave. streetscape shall include the following:

- A landscaped parkway (7-foot wide min.) with a single row of street trees per the City of Ontario Street Tree Master Plan along both sides of the street;
- A lineal sidewalk (5-foot wide) along both sides of the street;
- A landscape easement of 35 feet taken from face of curb to perimeter wall on both sides of the street;
- Background trees (minimum of 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
- Monumentation as shown in the ***Conceptual Landscape Master Plan, Exhibit 19***; and
- Refer to the ***Streetscape/Paseo Sections, Exhibit 21*** and ***Merrill Ave. (From Archibald to Rec. Center & From SCE Easement to Haven Ave.), Exhibit 23*** for illustration.

### *Merrill Ave. (between Community Recreation Center and the SCE Easement) streetscape shall include the following:*

- A landscaped parkway (7-foot wide min.) and an additional landscaped parkway projection (7-foot wide by approximately 25-foot long) to accommodate a single row of street trees per the City of Ontario Street Tree Master Plan along both sides of the street;
- A lineal sidewalk (5-foot wide) along both sides of the street that makes additional connections to park and paseo walkways;
- A landscape easement of thirty-five (35) feet measured from face of curb to perimeter wall on both sides of the street;
- Background landscaping that harmonizes with the landscape character set in the "Community Green Core";
- Monumentation as shown in the ***Conceptual Landscape Master Plan, Exhibit 20***; and
- Refer to the ***Streetscape/Paseo Sections, Exhibit 21*** and ***Merrill Ave., Exhibits 23 and 23A*** for illustration.

## 7.6.4 Lanes

Lanes will occur in single-family detached lane-loaded planning areas 9, 16, 17, and 19. In these product areas, garage access will be provided along lanes. Lanes consist of a twenty (20) feet wide asphalt travel way with five (5) feet of landscaping provided in planter pockets on both sides of the lane. Refer to ***Exhibit 32, Conceptual Lane (Private Alley) Section,*** which illustrates the conceptual location of planter pockets in a lane condition. Where emergency access is required, residential lanes will have a twenty-four (24)-foot paved section with three (3) feet minimum landscaping on each side. Measurement will be taken from inside of curb.

A key design goal of these guidelines is to design lanes which are "scaled" to the driver and do not appear as "tunnels" of garages. Planter pockets may occur at common property lines and at corners of lanes, to include trees and shrubs, to break up the massing of buildings and create a more inviting street scene.

## 7.6.5 Entries and Monumentation

Monumentation occurs throughout the Specific Plan area and is designed to establish a hierarchy for entering each area of the community. Along the perimeter edges there are several entry points into the community. At key entries a landscape and monumentation program will be utilized to help identify the community as well as convey a "welcoming" feeling for both vehicular and pedestrian traffic. Three monument treatments are used to set this hierarchy: the Primary Community Entry and Monumentation, the Secondary Community Entry and Monumentation, and the Neighborhood Entry and Monumentation.

## 7.6.6 Primary and Secondary Community Entry, and Neighborhood Entry Monumentation

### *A. Community Entry and Monumentation*

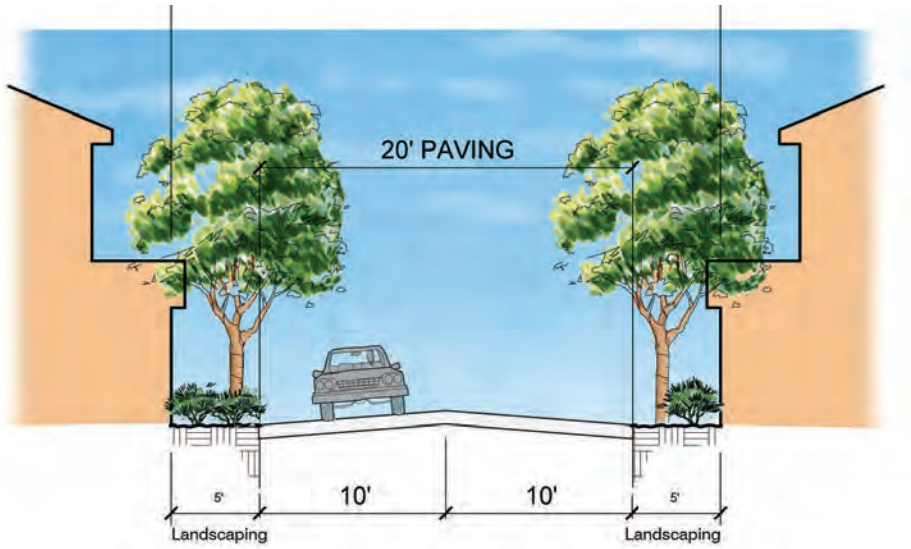
The Primary Community Entry and Monumentation shall include the following:

- Decorative, freestanding curved monument walls at each corner with anchoring large entry pilaster;
- Identification field for potential sign lettering placement;
- Decorative, architectural concrete caps, trim, and bases to help delineate each veneered material used;
- Short curved wall in front of main freestanding wall to create layering effect of monumentation;
- Use of veneer materials;
- Use of large specimen trees (minimum of 48-inch box) to flank each side of entry drive at site entry;
- Use of seasonal perennial shrubs to allow for flowering interest throughout the year;
- Enhanced pedestrian paving at street crossing and at monument location;
- Accent trees (minimum of 48-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
- Accent lighting of landscape/monumentation; and
- Refer to the ***Conceptual Landscape Plan, Exhibit 20*** and the ***Primary Community Entry and Monument, Exhibit 33*** for detailed conceptual illustration.

### *B. Secondary Community Entry and Monumentation*

The Secondary Community Entry and Monumentation shall include the following:

- Decorative, freestanding curved walls at each corner with anchoring entry pilaster. The large entry plaster should embody the same character as that of the Primary Community Entry Monument;
- Identification field for potential sign lettering placement on enhanced perimeter corner cut wall;
- Decorative, architectural concrete caps, trim, and bases to help delineate each veneered material used;
- Enhancement of corner cut wall and use of accent pilasters to anchor each side;
- Use of veneer materials instead;
- Use of large specimen native trees (minimum 48-inch box) to flank each side of entry drive at site entry;
- Use of seasonal perennial shrubs to allow for flowering interest throughout the year;
- Enhanced pedestrian paving at street crossing and at monument location;
- Accent trees (minimum 48-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
- Accent lighting of landscape/monumentation;
- All monumentation shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way; and
- Refer to the ***Conceptual Landscape Plan, Exhibit 20***, and the ***Secondary Community Entry and Monument, Exhibit 34*** for detailed conceptual illustration.




## Lanes (Private Alleys)

20' Paved Section / 30' Width, Garage to Garage
N.T.S.
Note: where emergency access lanes are to be used within the residential development, a 24-foot paved section with 3-foot minimum landscaped area will be utilized (30-feet total)

* Measurement taken from inside of curb

Exhibit 32—Conceptual Lane (Private Alley) Section

## C. *Neighborhood Entry and Monumentation*

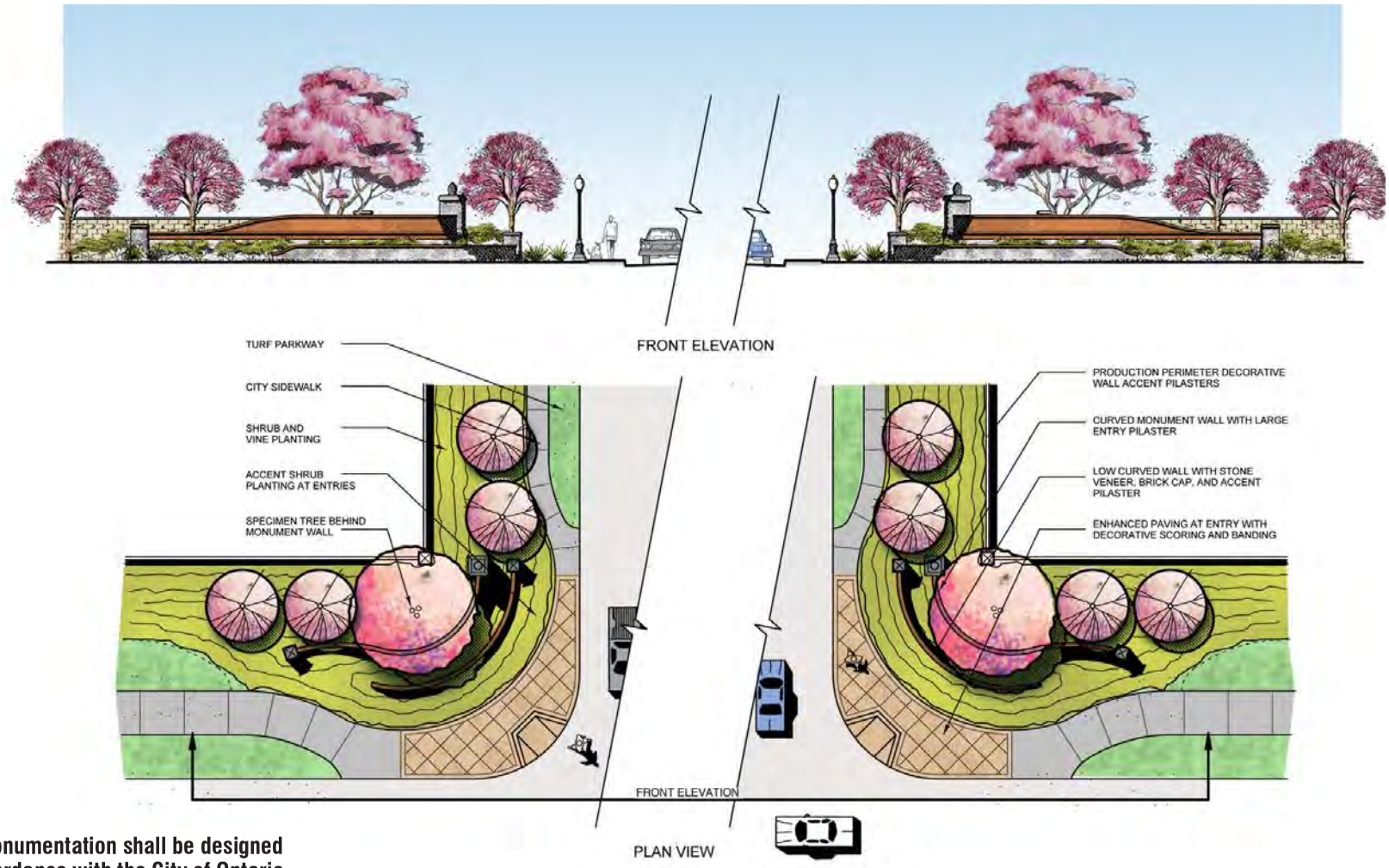
Neighborhood entries and monumentation should occur on interior corner entries within the Specific Plan area. These entries should be used to help continue the landscape character theme to the "core" of the community. Each neighborhood built within the project will have the opportunity to identify their individual project character while providing the basic design features of the other monuments.

### The Neighborhood Entry and Monumentation shall include the following:

- Freestanding, large, decorative entry pilaster set within the landscaped parkway. This pilaster should embody the same character as that of the Primary Community Entry Monument but is slightly reduced in scale to create a pedestrian gateway" into each neighborhood;
- Identification field for potential sign lettering placement on enhanced perimeter corner cut wall;
- Architectural decorative concrete caps, trim, and bases to help delineate each veneered material used;
- Enhancement of corner cut wall and use of accent pilasters to anchor each side;
- Use of veneer materials;
- Use of seasonal perennial shrubs to allow for flowering interest throughout the year;
- Enhanced pedestrian paving at street crossing and at monument location;
- Accent trees (minimum 48-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
- Accent lighting of landscape/monumentation; and
- Refer to the ***Conceptual Landscape Master Plan, Exhibit 20***, and ***Neighborhood Entry and Monument, Exhibit 35*** for detailed conceptual illustrations.

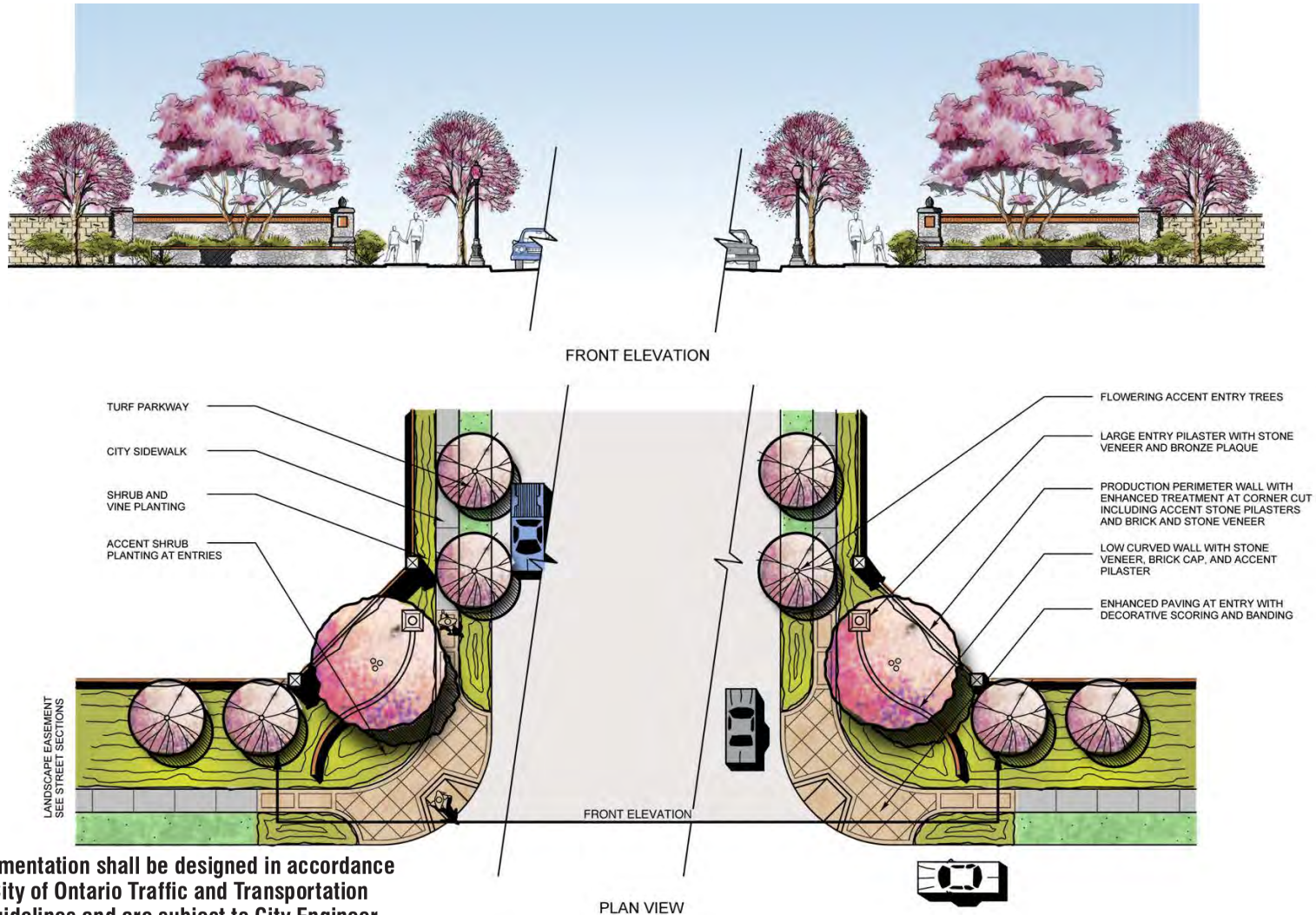
### *City of Ontario "Gateway" Monument*

At the corner of Archibald Ave. and the southern corner of the Specific Plan planning area, a city "Gateway" monument will be located. Special consideration should be made to integrate the landscaping within the easement on Archibald Ave. into the monument. The City of Ontario is currently developing the "Gateway" monument program for the New Model Colony. Additional coordination with the City of Ontario will be needed prior to developing this area.



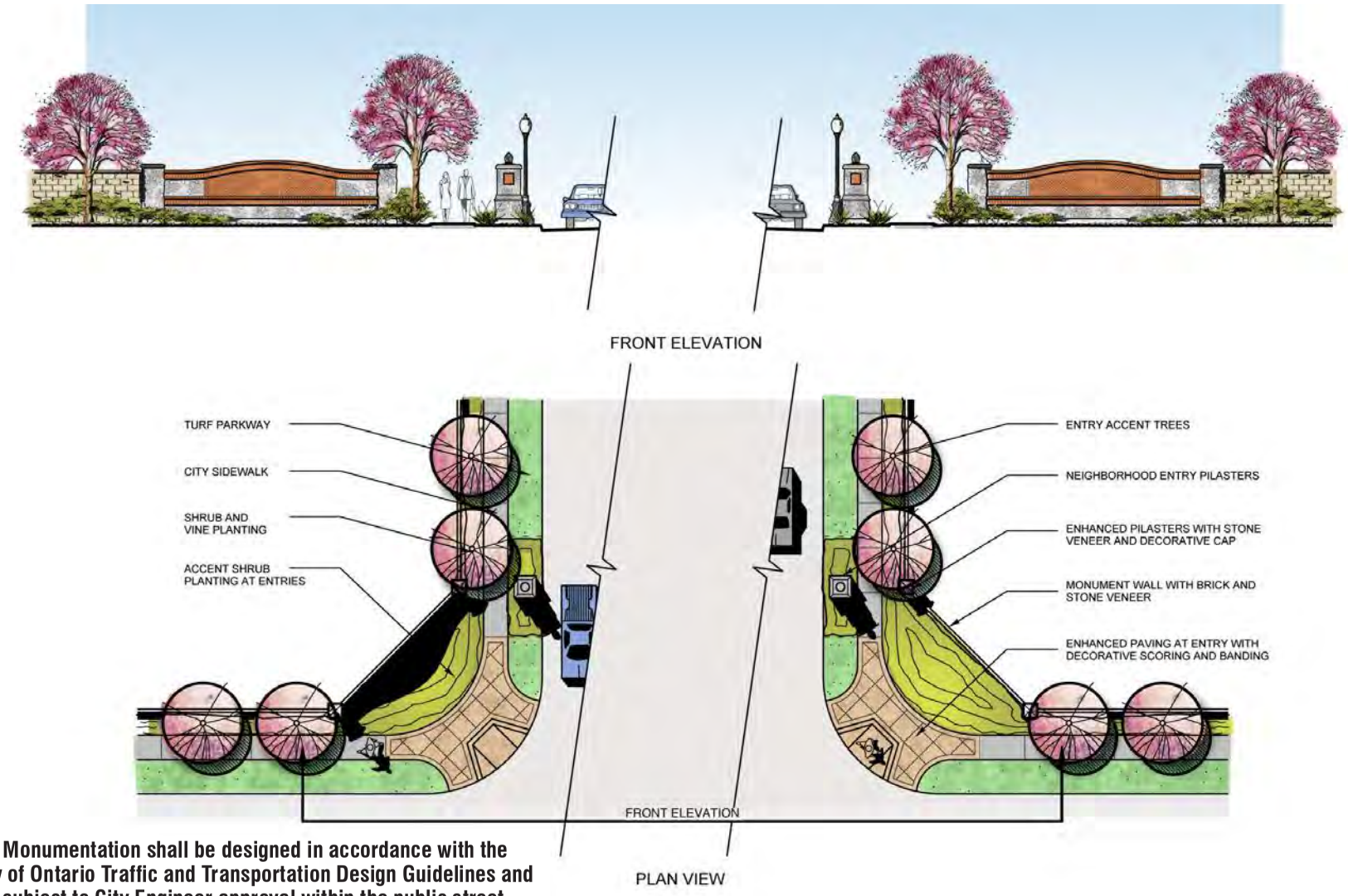

**Note: Monumentation shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way;**

Exhibit 33—Primary Community Entry & Monument




**Note: Monumentation shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way;**

Exhibit 34—Secondary Community Entry & Monument




**Note: Monumentation shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way;**

Exhibit 35—Neighborhood Entry & Monument

## 7.6.7 Neighborhood Parks and Open Space

The Specific Plan area will have a central "Community Green Core" that consists primarily of open space for recreation and passive use. Exterior walkways and paseos lead to this centralized area. Several opportunities exist for community interaction and recreation within these parklands. The "Community Green Core" is comprised of several facilities and amenities to meet the needs of the community.

The following areas make up the "Community Green Core:" the two (2) Park Place Neighborhood Parks, the Linear Park System, the Community Recreation Center, and the Paseo Trail System.

### *A. The Public Neighborhood Parks*

Public Neighborhood Parks will be designed and constructed per City guidelines and approvals. The Neighborhood Parks consists of the following:

- Parking - Parking shall be adequate to accommodate daily use of the park, and should be screened from public view using a combination of berming and landscaping. In addition, the parking configuration should take into consideration possible shared use with the proposed neighboring elementary school to the North;
- On-street parallel parking is provided along the corridor from the Private Community Recreation Center to the SCE Easement, along Merrill Ave.;
- Children's Tot Lot Play Area - A tot lot will be located within close proximity to the parking lot and private Park Place Community Recreation Center. Play structures and equipment should be staged to allow for separated use based on age. The tot lot should also follow ADA (Americans With Disabilities Act) guidelines and provide access based off of equipment selected. Seating areas shall be located near the tot lot to provide areas for parental supervision;
- Open Turf Area/Barbeque Picnic Facilities - The two (2) Park Place Neighborhood Parks should provide an open turf area and barbeque picnic facilities scattered throughout a looped concrete walkway system. Barbeque facilities (minimum of 50%) should be located adjacent to the walkway system for ADA accessibility; the remaining percentage set in open turf areas. Each barbeque picnic facility shall provide a picnic table, freestanding barbeque, hot coal container, and trash receptacle. These barbeque facilities can be placed on concrete or any other ADA acceptable surfacing. The design of the two (2) Park Place Neighborhood Parks open space should take into account pedestrian circulation and the linkage to the two adjacent roads as well as the surrounding community;
- Sports Fields for unorganized play - The open space turf area should be arranged to accommodate two baseball/softball fields and a soccer field overlay;
- Tennis Courts - An area for tennis courts should be implemented into the site with special consideration to solar orientation. The tennis court facility will be fenced with standard tennis court fencing and will allow public access. Hours of operation will be enforced in an effort to avoid evening disturbance to adjacent neighborhoods;
- Pedestrian Plaza - A centralized pedestrian plaza should be located near the children's tot lot as a entry walkway system from the city sidewalk. This space should include bench seating and decorative pots, as well as shade for protection from the sun. Enhanced paving should be utilized within this area for decorative treatment, and should match the material used in the enhanced pedestrian crossings;
- Refer to the ***Park Blow-ups, Exhibits 37-39,*** for detailed conceptual illustrations;
- Landscaping - Landscaping within the park system shall harmonize with the surrounding streetscapes. Large specimen trees should be used within the open turf areas to help provide shade and screening of unwanted views. Accent trees should also be used at pedestrian entries and around the tot lot for color and seasonal interest. All trees shall be a minimum of 24-inch box. Specimen trees surrounding play areas shall be a minimum of 36-inch box;
- Landform Berming - Landform berming should occur throughout the park system to provide interest and opportunities for screening;
- Paseo Walkway System - A paseo walkway system should be designed to provide connections to adjacent neighborhoods as well as linking the private Park Place Community Recreation Center and Park together; and
- Lighting - No sports lighting should be implemented in the park. However, safety lighting will be provided in the parks and paseos within the Subarea 29 Specific Plan. A photometric plan will be required to be submitted with the landscape plans for these areas.

## 7.6.8 The Park Place Private Recreation Center

The Private Recreation Center consists of the following:

- Private Parking - Parking shall be adequate to accommodate daily use of the Private Recreation Center, and should be screened from public view using a combination of berming and landscaping;
- Recreation Building - The Park Place Recreation Building should adhere to the architectural design guidelines and should be designed to accommodate the community needs;
- Private Pool and Spa Facility - The Park Place residents will have access to a pool sized adequately to accommodate competitive swimming as well as serve as a summer leisure recreational amenity for adults and children of the community;
- The pool decking area should be sized to allow for lounge chairs and tables. A spa area separate of the pool will also be located within the Park Place Community Pool and Spa Facility. A group barbeque facility and wood shade structure should be located within the pool deck area. The pool and spa facility should be fenced and gated for resident entry only. Hours of operation will be enforced in an effort to avoid evening disturbance to adjacent neighborhoods;
- Landform Berming - Landform berming should occur throughout the linear park system to provide interest and opportunities for screening; and
- Paseo Walkway System - A paseo walkway system should be designed to provide connections to adjacent neighborhoods as well as linking the Private Park Place Community Recreation Center and Park together with the linear park system.
- Tennis Courts will be available through the Private Recreation Center, and therefore will be private.

## 7.6.9 Paseo Trail System

Pedestrian circulation is highly encouraged within the Specific Plan Community. Landscape easements are provided along major roadways and are encouraged within the neighborhood communities.

- Paseo Trail System - A paseo walkway system should be designed to provide connections to adjacent neighborhoods as well as linking the Private Park Place Community Recreation Center and Park together with the linear park system;
- Landscaping - Landscaping along the paseo trail system shall harmonize with the surrounding streetscapes. All trees shall be a minimum of 24-inch box. Specimen trees shall be a minimum of 36-inch box;
- Meandering sidewalks are encouraged;
- Enhanced paving should be provided at paseo connections where pedestrian circulation crosses roadways;
- Paseos should provide strong connections to the "Community Village Core;"
- Utilization of SCE Easement Corridor for multipurpose trails should be provided. Refer to the detailed conceptual illustrations. Final approval of paseo configuration and design to by SCE. Refer to ***Exhibit 29, SCE Easement Paseo System***; and
- Utilization of the County Line Channel Flood Control Easement. Refer to the detailed conceptual illustrations, ***Exhibit 30, County Line Channel Paseo System.***
- Connection of neighborhood pocket parks to paseo trail system. Refer to the detailed conceptual illustrations. At strategic places within neighborhoods, pocket parks will be implemented to serve each neighborhood, These pocket parks are intended to provide minimal amenities, and should be linked throughout each neighborhood link via the paseo trail system. Pocket parks should be sized between 1/4–2 acre in size. The paseo pocket parks will contain the following amenities:
- Paseo walkway (meandering encouraged);
- Landscaping - Landscaping shall harmonize with the surrounding streetscapes; and
- Lighting - Pole mounted fixtures spaced at appropriate intervals for safety and security.

***The Paseo Pocket Parks might contain the following additional amenities:***

- Open turf area/barbeque picnic facilities;
- Basketball courts; and
- Tot lots

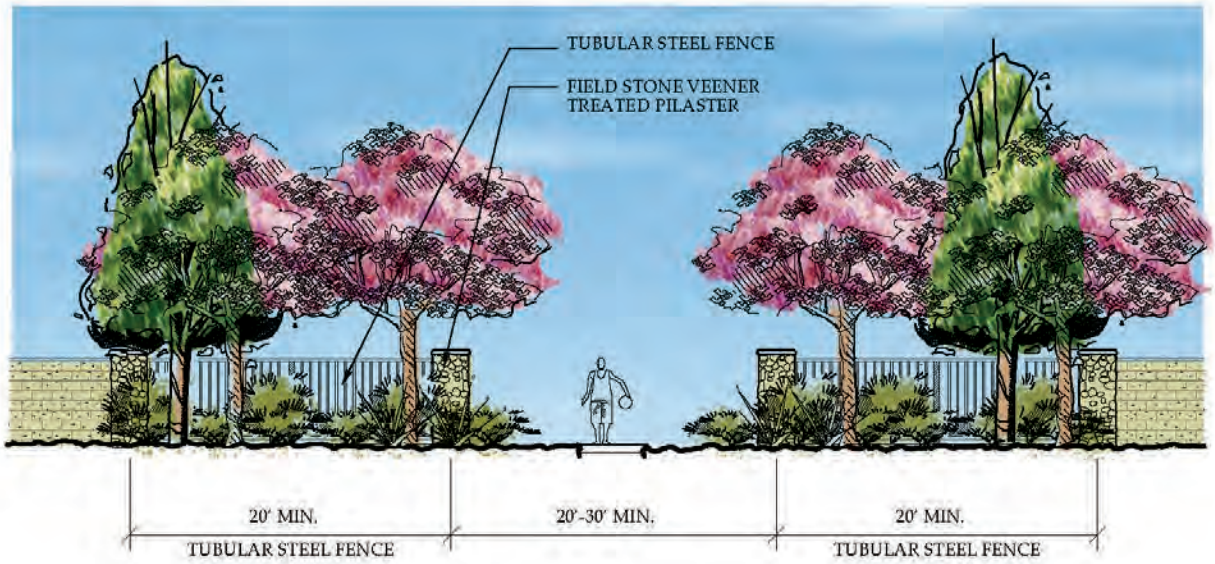
## 7.6.10 Community Walls and Fencing

Walls are a major component in achieving an overall community theme within the Specific Plan. A strong cohesive appearance is achieved through the use of "community walls" and general overall wall guidelines.

All walls that adjoin community street scenes and are along the boundary edges of the paseo and to the opposite side of the corridor shall be deemed "community walls." All wall and fencing designs and layout shall be approved by the City of Ontario prior to construction.

Refer to the ***Conceptual Wall and Fence Plan, Exhibit 40.***

Brick walls or screening walls shall have climbing plants or anti-graffiti elements to prevent vandalism.



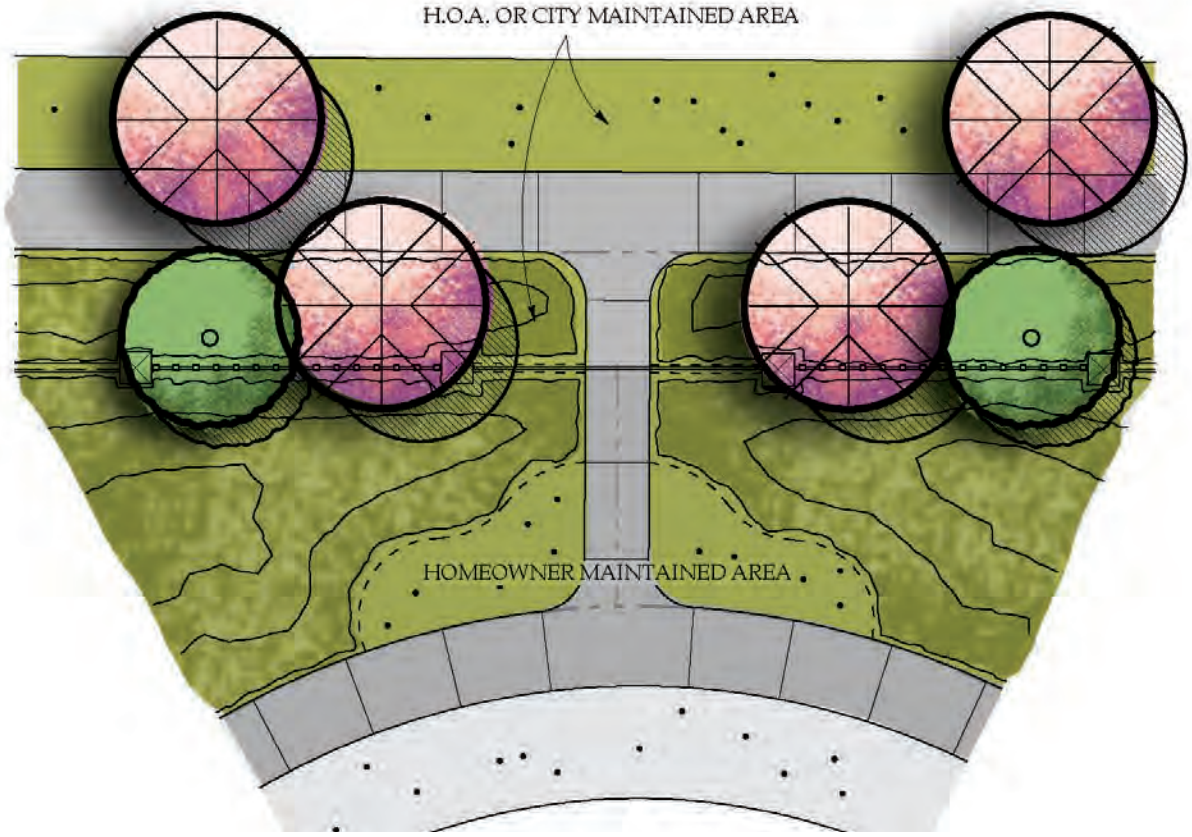
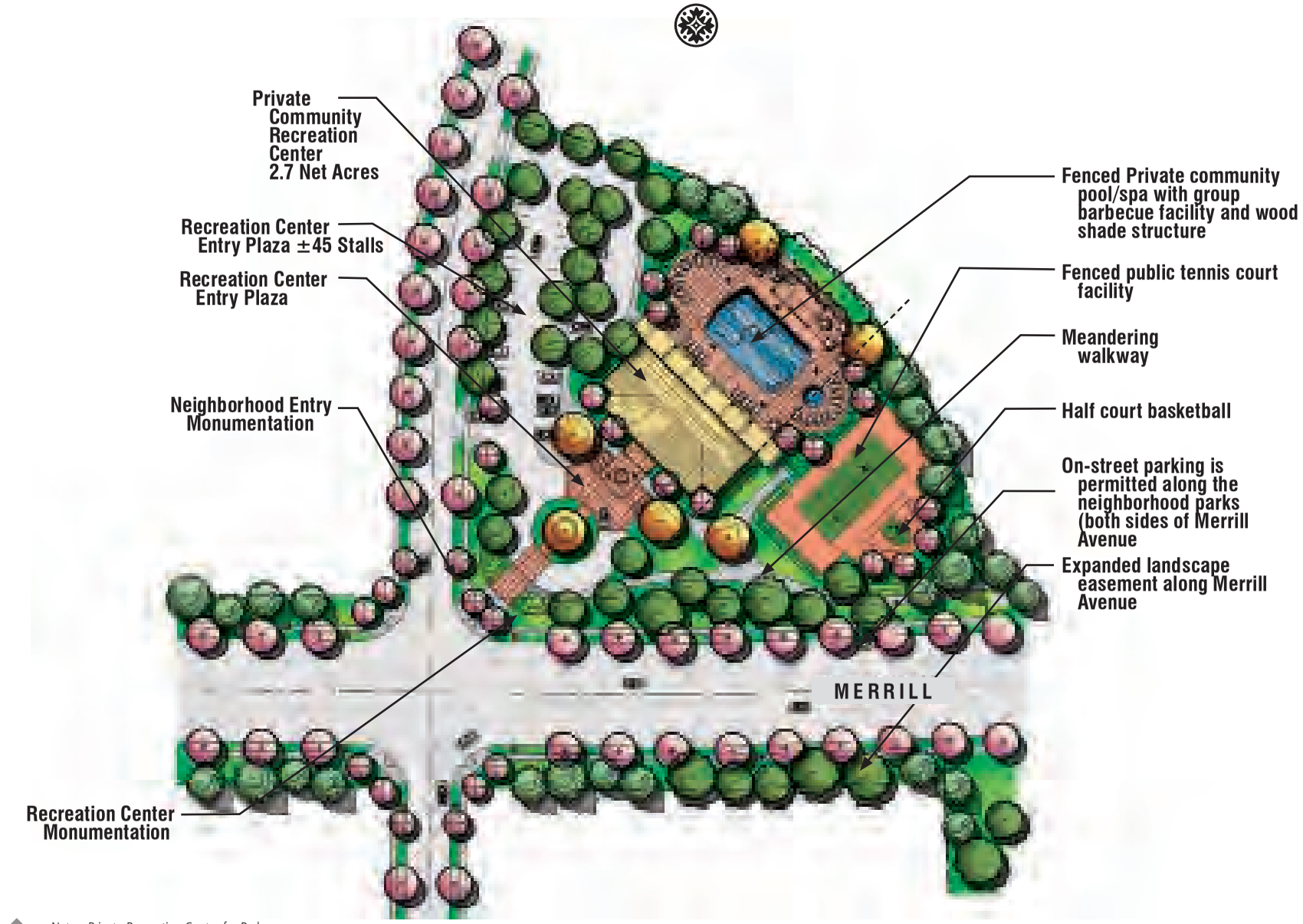




Exhibit 36—Community Portal Entry

Exhibit 37—Overall Park




Note: Private Recreation Center for Park Place residents use. Tennis Court and Basketball area for public use.

Exhibit 38—Community Recreation Center
Public Tennis Courts & Basketball Court

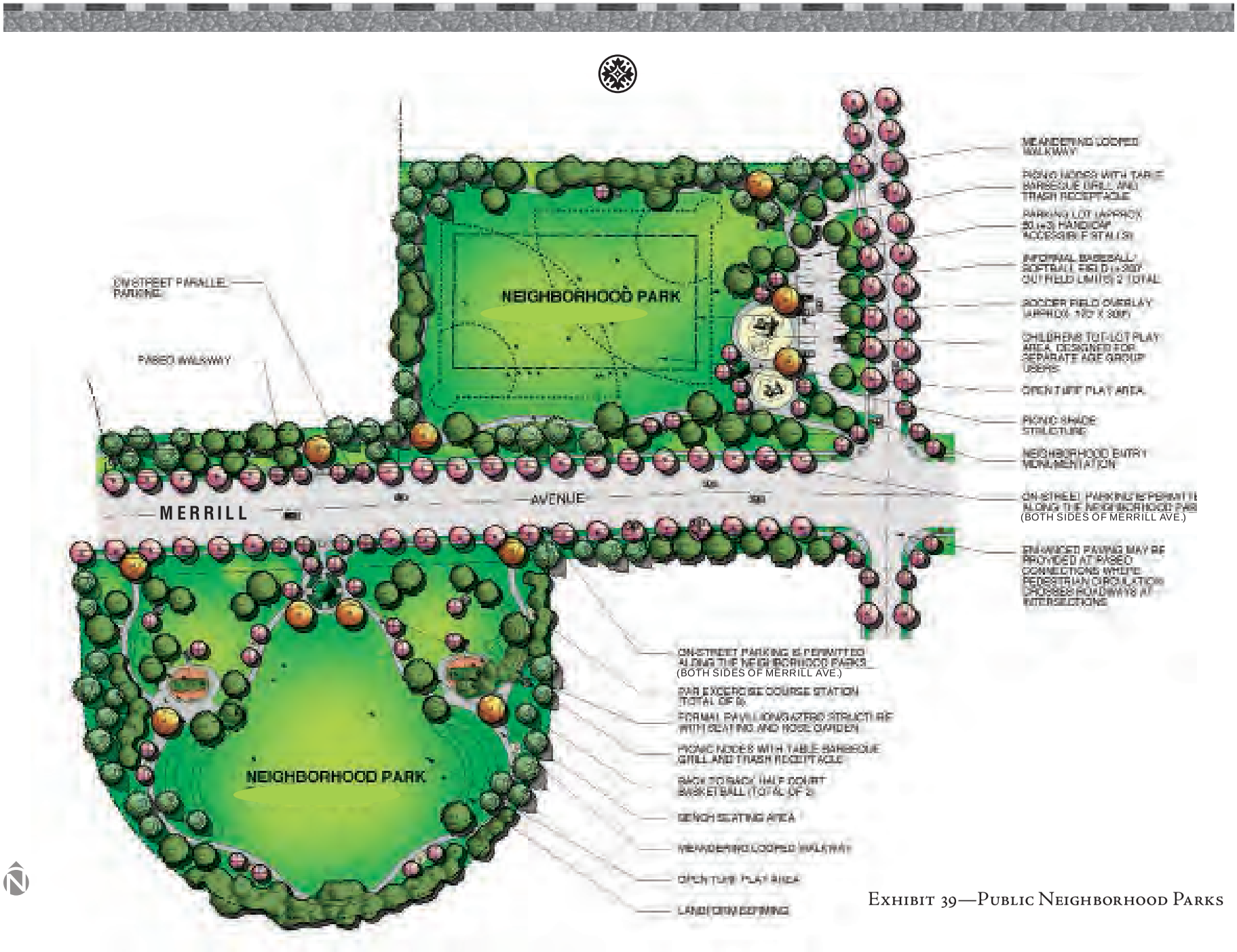



Exhibit 39—Public Neighborhood Parks

### Community Walls

Community walls shall be decorative in nature. Decorative accent pilasters spaced at equal intervals are highly encouraged.

#### *Solid Walls and Fencing*

Where privacy or protection of common area views dictates, walls shall be of decorative block. Reverse frontage walls and any wall return that is visible from the street shall be constructed of split-face block or precision block that is plastered or stuccoed, and of a color that blends with the Specific Plan color palette. Decorative caps and the use of pilasters to help enhance the perimeter appeal of the walls are encouraged. Walls visible from the community streets may not be made of exposed or painted precision block or slumped block. Variation shall be provided in the perimeter wall to include pilasters, material changes, and/or other decorative features which offers relief along the proposed perimeter walls or as approved by the City of Ontario Planning Department. All interior walls (both sides) shall be constructed of decorative block whether they are in public view or not. Colors shall be consistent with the colors specific for the overall design theme and shall be decoratively shaped. Combo walls shall be utilized where residential properties abut trails, paseos and/or parks or as approved by the City of Ontario. The overall height established by the City of Ontario for walls and fences shall not be exceeded; however, the height of the decorative block and/or wrought iron utilized to construct the combo walls may vary depending on the proposed location of the combo walls. Wood and vinyl fencing are prohibited within the Specific Plan. The final wall design and location shall be approved by the Planning Department during the tentative map or development review process. Refer to ***Exhibit 40A, Wall and Fence Details.***

#### *Tubular Steel Fencing*

If applicable, tubular steel fences should be located in the rear yards of those properties abutting large slope areas. In addition, view fencing shall be used at the Private Recreation Center pool area, and any other open space areas where visibility is needed and physical access is controlled. Areas where tubular steel fencing occurs will be subject to review by the City of Ontario.

## 7.6.11 Outdoor Lighting

Lighting standards within the Specific Plan community shall be consistent in style, color, and materials in order to maintain uniformity throughout. Lighting should be subtle, providing a soft wash of light over illuminated objects such as monumentation. Hierarchy shall be established by using a variety of lighting fixtures and illumination levels based off of lighting design intent. Lighting styles shall tie into architectural styles and provide sufficient illumination for the safety and well being of the community.

Accent lighting of landscape and monumentation shall be incorporated into the following areas: Metal halide lighting to project true colors and clear visibility, and reflective street signs shall be used on all proposed streets. Lighting shall have anti-vandalism fixtures.

Each residential unit shall have illuminated addresses at the front door and the garage door, if the garage faces a lane.

#### *Entry Monuments*

Avoid intensely bright or "hot" lighting of monuments; rather, each should be lit to provide a soft wash of light across the monument signage. Specimen trees should be uplighted with several fixtures into the canopy to avoid creating dark sides of the trees.

#### *Recreation Center*

Uplighting of specimen trees is very important and providing adequate lighting within the vehicular turn-around areas. Recreation center monumentation/kiosk should also be illuminated.

#### *Community Park/Linear Park/Paseo Lighting*

Lighting of the walkways, tot lot, and parking area within the Parks and Paseo Trail System should be considered for safety and security. Utilization of a traditional Globe/Acorn Post mounted light fixture should be considered for both the park open space areas as well as interior street lighting fixtures. Keeping with the character of traditional materials, this will help to create a better sense of scale to the pedestrian.

## 7.6.12 Mailboxes

The developers shall work with the United States Post Office to determine the best possible location for mailboxes within the residential subdivisions. The developer will determine the specifications for the mailbox units.

# 7.7 Landscape Implementation

## 7.7.1 Improvement Responsibility Landscape Maintenance

#### *Landscape Maintenance*

- All public landscapes, including slopes, street trees, lighting, and irrigation systems, shall be maintained by the City of Ontario Landscape Maintenance District;
- Front yard landscapes shall be installed by the developer and maintained by the homeowner in a healthy condition at all times; and

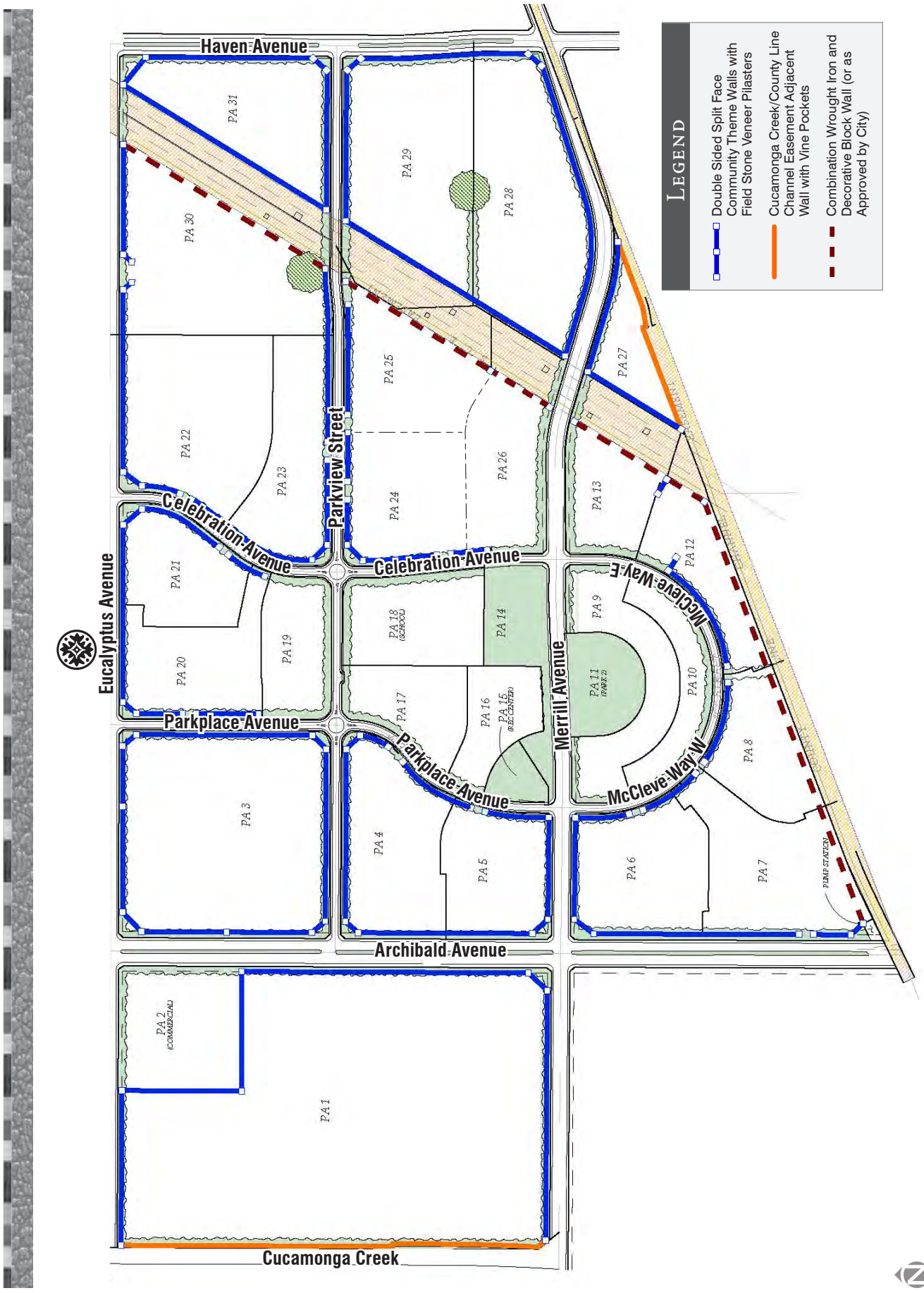
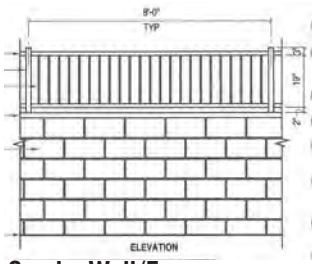
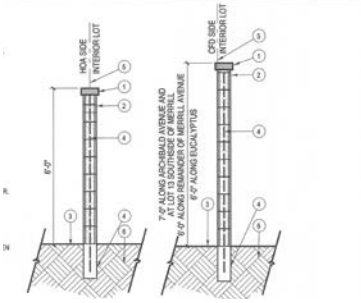


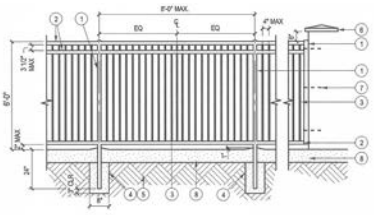

Exhibit 40—Conceptual Wall and Fence Plan



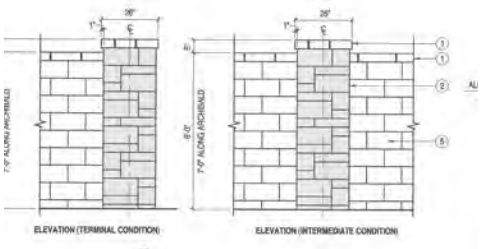

**Combo Wall/Fence**




**Perimeter Split Face Block Wall**




**Tubular Steel Fence**




**Pattern Pilaster**

**Neighborhood Monument**

Note: Use of double sided material when visible from the street

Exhibit 40a—Wall and Fence Details

- All manufactured and cut/fill slopes which exceed three (3) feet in height shall be planted with an effective mixture of groundcover, shrubs, and trees by the Developer. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the fuel modification guidelines described later in this document.

| Tree Size | Percentage on-site |
|---|---|
| 15 Gallon | 60% |
| 24" Box | 25% |
| 36" Box | 10% |
| 48" Box | 5% |

## 7.7.2 Homebuilder Landscape Requirements

### *Public Landscapes (HOA and City maintained areas)*

- Landscape plantings in public areas should reflect a commitment to both developing a "sense of place" and maintaining harmony with the New Model Colony;
- A landscape architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas. Arrangement of plants should incorporate the concepts of mass planting; plants should be placed to allow them to grow to their natural sizes and forms, and sheared hedges should be kept to a minimum; and
- All pathway areas shall be designed to be barrier free and meet ADA guidelines.

The plant matrix at the end of this section offers a suggested plant palette for the Specific Plan; while it is by no means all-inclusive, plantings in public areas should draw primarily from this palette for visual community continuity.

### *Front Yard Landscapes*

Plantings in front yards may vary substantially from the Specific Plan Plant Matrix, but should retain some of the character and style of the public plantings. No more than 50 percent of the total square footage of any front yard shall be lawn; the balance shall be composed of shrubs and groundcovers, with an emphasis on drought tolerant plant species. Each front yard shall be planted with one 24-gallon tree (minimum). Installation of landscaping within the front yards of single family detached housing products will be provided by the home builder. Front yard landscaping shall be installed prior to Certificate of Occupancy.

## 7.7.3 Soil Testing

Soil samples shall be taken from several locations after the completion of rough grading operations, and a reputable soil-testing laboratory shall perform an agronomic soils test. The test shall assess soil fertility needs for water-wise California native and Mediterranean plant types. No planting shall take place until the soil has been properly prepared based on the recommendations of the soils testing laboratory.

## 7.7.4 Slope Landscaping - HOA

All manufactured and cut/fill slopes which exceed three (3) feet in height shall be planted with an effective mixture of groundcover, shrubs, and trees. These slopes shall be installed before the Certificates of Occupancy. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the fuel modification guidelines.

## 7.7.5 Private Interior Slopes: Residential Interior

- Private interior slopes may be more ornamental in character than exterior slopes. They may have a somewhat broader range of plant materials than exterior slopes, but should still be chosen primarily from the plant palette and are subject to the same fuel modification restrictions.
- All manufactured and cut/fill slopes which exceed three (3) feet in height shall be planted by the Developer with an effective mixture of groundcover, shrubs, and trees. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the fuel modification guidelines described later in this document. All slopes shall be landscaped in accordance with the City of Ontario's standards.

## 7.7.6 Streetscape Landscaping

### Streetscape Development Standards

- Turf grass shall not exceed 30 percent of streetscape planting and shall be located adjacent to the sidewalk or curb line;
- All new plantings within the planned community shall draw substantially from the Park Place Plant Matrix included in this document;
- All streetscape landscaping within the Specific Plan planned community will be implemented by the Developer in accordance with this Specific Plan;

- A balance of evergreen and deciduous trees shall be considered during the planning process for the selection of street trees and understory trees between them (if any). Street trees shall be sized per City of Ontario's standards;
- The Developer shall install all primary and secondary improvements concurrently with the construction of the roadway on which they front. Neighborhood intersections shall be constructed as each neighborhood street is built;
- The Developer shall provide site inspection of all construction and installation of entries and intersections in accordance with the City of Ontario requirements;
- Self-attached vines are to be added against block walls;
- Along community walls, the use of 5-gallon plant material as hedgegrow is preferred; and
- Closely spaced plant materials (to horticultural practices) is expected on this project.

### 7.7.7 Irrigation Design

Irrigation for both public and private landscapes should be designed to be as water-efficient as possible. All irrigation systems shall have automatic controllers designed to properly water plant materials given the site's soil conditions, and irrigation systems for all public landscapes shall have automatic rain shut-off devices. Low volume irrigation is encouraged. Spray systems shall have low-gallons-per-minute, matched-precipitation heads. All City maintained landscapes (LMD areas) are to be controlled with a central controlled system as approved by the City of Ontario, Parks and Maintenance Department, and trees plantings are to consist of root barriers and a pop up stream bubbler system on a separate valve. Irrigation design shall meet the requirements of the Landscape Development Standards.

#### Addresses

Each single family home will be required to have the address numbers painted on the curb with black numerals on a white reflective paint background. Each homeowner will be responsible for the maintenance of these numbers.

## 7.8 Design Guideline Implementation

### 7.8.1 Design Review Submittal Requirements

The respective developers. SL Ontario Development Corporation, Richland Communities, Inc, and Brookfield Homes shall review all plans prior to submittal to the City for Plan Check for their projects. This design review process will include these steps: Conceptual review, Refined review and Construction document review prior to plans being submitted for city processing. The Design Review process will ensure the vision of Subarea 29 will be implemented.

## 7.9 Plant Matrix

Per City of Ontario Street Tree Master Plan.

### Vines

| Botanical Name | Common Name | Eucalyptus Avenue | Merrill Avenue | Archibald Avenue | Turner Avenue | Haven Avenue | Primary Community Entries | Secondary Community Entries | Neighborhood Entries | Community Park Open Space | Linear Park | Community Recreation Center | Paseo Trail System | Commercial Area | Alleys |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Bigononia c. 'Tangerine Beauty'* | Cross Vine | | | | | | | | | | | | • | • | • |
| *Bouganvillea hybrids* | Bouganvillea | ■ | | ■ | | ■ | | ■ | | ■ | | • | | ■ | |
| *Clytostoma callestegioides* | Purple Trumpet Vine | | | | | | | | | | | | • | | |
| *Distictis buccinatoria* | Blood-red Trumpet Vine | ■ | | ■ | | ■ | | • | • | ■ | | ■ | • | ■ | |
| *Jasminum polyanthum* | Pink Jasmine | | | | | | | | | • | • | • | | | • |
| *Macfadyena unguis-cati* | Cat's Claw Vine | ■ | | ■ | | ■ | • | ■ | | ■ | | • | | ■ | • |
| *Parthenocissus tripcuspidata* | Boston Ivy | • | • | • | • | • | | | | • | • | | • | • | |

## Shrubs

| Botanical Name | Common Name | Eucalyptus Avenue | Merrill Avenue | Archibald Avenue | Turner Avenue | Haven Avenue | Primary Community Entries | Secondary Community Entries | Neighborhood Entries | Community Park Open Space | Linear Park | Community Recreation Center | Paseo Trail System | Commercial Area | Alleys | SCE Corridor Easement | Bellgrave Channel Paseo |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Agapanthus species* | Lily of the Nile | | | | | | | | | | | | • | • | • | | |
| *Anigozanthos* species | Kangaroo Paws | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | • |
| *Arbutus unedo 'Compacta'* | Compact Strawberry Tree | | | | | | | | | | | | | | | • | • |
| *Arctostaphylos d. 'Howard McMinn'* | McMinn Manzanita | ■ | | ■ | | ■ | | ■ | | • | • | • | | ■ | | • | • |
| *Asparagus densiflorus 'Myers'* | Myers Asparagus | | | | | | | | | | | | • | • | • | | |
| *Bergenia cordifolia* | Bergenia | ■ | | ■ | | ■ | | ■ | | ■ | | • | | ■ | | • | |
| *Buxus japonica* | Japanese Boxwood | | | | | | • | • | • | | | • | | | | | |
| *Calliandra haematocephala* | Pink Powder Puff | ■ | | ■ | | ■ | | • | | ■ | | • | | • | • | ■ | |
| *Callistemon 'Little John'* | Dwarf Callistemon | | | | | | | | | | | | • | | | • | • |
| *Camellia species* | Camellia | ■ | | ■ | | ■ | • | ■ | | ■ | | • | | • | | ■ | |
| *Campanula poschcharskyana* | Serbian Bellflower | | | | | | | | | | | • | | • | | | |
| *Carex tumulicola* | Berkeley Sedge | ■ | | ■ | | ■ | • | • | • | ■ | | ■ | • | ■ | | ■ | |
| *Cercis occidentalis* | Western Redbud | | | | | | • | • | • | | | • | | • | | | |
| *Correa pulchella 'Mission Bells'* | Australian Fuchsia | ■ | | ■ | | ■ | • | • | • | ■ | | • | • | ■ | • | • | • |
| *Cotoneaster lacteus* | Cotoneaster | | | | | | • | • | • | | | • | | | | | |
| *Deschampsia cespitosa* | Hair Grass | ■ | • | ■ | • | ■ | • | • | • | ■ | | • | | ■ | | ■ | |
| *Dietes iridioides* | Fortnight Lily | • | | • | | • | | | | • | • | • | • | • | • | | |
| *Dodonaea microzyga* | Brilliant Hop-Bush | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | |
| *Echium fastuosum* | Pride of Madiera | • | | | | | | | | | | | | | | • | • |
| *Festuca mairei* | *Atlas Fescue* | ■ | • | ■ | • | ■ | • | • | • | ■ | | • | | ■ | | ■ | |
| *Geranium incanum* | Carpet Geranium | | | | | | | | | | | • | | | • | | |
| *Geranium 'Johnson's Blue'* | Johnson's Blue Geranium | ■ | • | ■ | • | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | |
| *Grevillea lanigera* | Wooly Grevillea | | • | | • | | | | | | | | | | | | |
| *Grevillea* species | Grevillea | • | • | • | • | • | | ■ | | ■ | | ■ | | ■ | | ■ | |
| *Helictotrichon sempervirens* | Blue Oat Grass | | | | | • | | | | • | • | | • | | • | | |
| *Hemerocallis* hybrids (evergreen) | Daylily - mixed colors | • | • | • | • | • | • | • | • | • | • | • | • | • | | ■ | |
| *Heuchera sanguinea* | Coral Bells | | | • | | | • | • | • | | | • | | | | | |
| *Kniphofia uvaria* | Red Hot Poker | ■ | | • | | ■ | | ■ | | ■ | | ■ | • | ■ | • | ■ | |
| *Leptospermum scoparium* | New Zealand Tea Tree | | • | | • | | | | | | | | | • | | | |
| *Ligustrum japonicum 'Texanum'* | Japanese Privet | • | | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | • | ■ | |
| *Mahonia aquifolium* | Oregon Grape | | | | | | • | • | • | | | • | | | | | |
| *Muhlenbergia rigens* | Deer Grass | • | | ■ | | ■ | | ■ | | ■ | | ■ | | • | | • | • |
| *Myoporum parvifolium* | Trailing Myoporum | | | | | | | | | | | | | | | • | • |
| *Myrtus communis 'Compacta'* | Dwarf Myrtle | ■ | | ■ | | • | | ■ | | ■ | | • | | ■ | | ■ | |
| *Nandina domestica* | Heavenly Bamboo | | | • | | • | • | • | • | • | • | • | • | • | • | | |
| *Nephrolepis cordifolia* | Southern Sword Fern | ■ | | ■ | | ■ | | ■ | | ■ | | • | | ■ | | ■ | |
| *Nessella tenuissima* | Mexican Feather Grass | | | | | | | | • | | | | • | | | | |
| *Penstemon species* | Beard Tongue | ■ | | ■ | | ■ | • | • | • | ■ | | • | | ■ | | ■ | |
| *Phormium hybrids* | Hybrid New Zealand Flax | • | | | | | | | | | | | | • | | | |
| *Pittosporum species* | Pittosporum | • | • | • | • | • | | ■ | | ■ | | ■ | | ■ | | ■ | |
| *Rhapiolepis indica species* | Indian Hawthorn | • | • | • | • | • | | | | | | | | | | | |
| *Rosa species (shrub and grondcover)* | Rose | ■ | • | ■ | • | ■ | | ■ | | • | • | • | | ■ | | ■ | |
| *Rosmarinus officianalis* and hybrids | Rosemary | • | | | | | | | | | | | | | | • | • |
| *Salvia greggii* and cultivars | Autumn Sage | ■ | | ■ | | ■ | • | • | • | ■ | | • | | ■ | | ■ | |
| *Sedum 'Autumn Joy'* | Autumn Joy Stonecrop | • | • | • | • | • | | | | | | | | | | | |
| *Teucrium x lucidrys* | Bush Germander | ■ | • | ■ | • | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | |
| *Viburnum tinus 'Spring Boquet'* | Spring Boquet Laurustinus | | • | | • | | | | | • | • | • | | | | | |

## Trees

| Botanical Name | Common Name | Eucalyptus Avenue (Per NMC Streetscape Master Plan) | Merrill Avenue (Per NMC Streetscape Master Plan) | Archibald Avenue (Per NMC Streetscape Master Plan) | Tumer Avenue (Per NMC Streetscape Master Plan) | Haven Avenue (Per NMC Streetscape Master Plan) | Primary Community Entries | Secondary Community Entries | Neighborhood Entries | Community Park Open Space | Linear Park | Community Recreation Center | Paseo Trail System | Commercial Area | Alleys | SCE Corridor Easement | Bellgrave Channel Paseo |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Arbutus unedo* | Strawberry Tree | | | | | | | | | | | | • | | • | • | • |
| *Brachychiton populneus* | Bottle Tree | | | | | | | | | • | • | • | | | | | |
| *Cedrus deodara* | Deodar Cedar | | | | | | | | | • | | | | | | | |
| *Chionanthus retusus* | Chinese Fringe Tree | | | | | | | | | • | • | • | | | | | |
| *Cupressus sempervirens* | Italian Cypress | | | | | | | | | | | • | | | | | |
| *Dodonaea vicosa* | Hopseed Bush | | | | | | | | | | | | | | • | • | • |
| *Eriobotrya deflexa* | Bronze Loquat | | | | | | | | | | | • | • | | • | • | • |
| *Juniperus chinensis 'Torulosa'* | Hollywood Juniper | | | | | | | | | | | • | • | • | • | | |
| *Lagerstroemia indica hybrids* | Crape Myrtle | | | | | | | | | • | • | • | • | | | | |
| *Magnolia grandiflora 'St. Mary'* | NCN | | | | | | | | | | • | | • | | | | |
| *Magnolia soulangeana* | Saucer Magnolia | | | | | | | | | • | • | • | • | | • | | |
| *Melalueca linariifolia* | Falxleaf Paperbark | | | | | | | | | • | | • | • | • | | | |
| *Melalueca nesophila* | Pink Melalueca | | | | | | | | | | | | • | | • | • | • |
| *Melalueca quinquinervia* | Cajeput Tree | | | | | | | | | • | | • | | | | | |
| *Pinus canarensis* | Canary Island Pine | | | | | | | | | • | • | • | • | • | | | |
| *Platanus acerifolia* | London Plane Tree | | | | | | | | | • | • | • | | | | | |
| *Platanus racemosa* | Western Sycamore | | | | | | | | | • | | • | | | | | |
| *Podocarpus gracilior* | Yew Pine | | | | | | | | | | | • | | • | | | |
| *Populus nigra 'Italica'* | Lombardy Poplar | | | | | | | | | • | • | • | | • | | | |
| *Pyrus calleryana 'Aristocrat'* | Ornamental Pear | | | | | | • | • | • | | | | | • | | | |
| *Quercus agrifolia* | Coast Live Oak | | | | | | • | • | | • | | • | | • | | | |
| *Quercus ilex* | Holly Oak | | | | | | | | | | | | | | | | |
| *Rhus lancea* | African Sumac | | | | | | | | | | | • | | • | | | |
| *Schinus molle* | California Pepper | | | | | | • | • | | • | | • | | • | | | |
| *Tristania laurina* | Water Gum | | | | | | | | | | | | | • | • | | |

# 8. Commercial Design Guidelines

# 8.0 Commercial Design Guidelines

## 8.1 Introduction

The Subarea 29 Specific Plan area will include a commercial area in the northwest corner of the project, at the intersection of Archibald Ave. and Merrill Ave. This non-residential use will allow the residents of the Specific Plan area with shopping and employment conveniently located nearby. Residents will have the ability to access services by foot or ride their bicycles to work via pedestrian trails connecting the residential uses to the commercial center and the local community.

Throughout the commercial development, landscaping, site planning, and architectural design should be considered to create friendly and welcoming places to shop and work. These non-residential uses will continue to vision established in the residential community, including integrating pedestrian-friendly design.

The Commercial Design Guidelines will help guide the development of the area to enhance the pedestrian experience and innovative design that contributes to the character of the Specific Plan area. These guidelines are not intended to be strictly enforced rules, but rather as a tool in aiding the design process. Additionally, these guidelines have been generalized for the Specific Plan. Potential developers will be required to submit their own supplemental design guidelines for the Commercial development area to the City of Ontario for approval.

The Commercial Section is organized into the following components:

- Site Planning;
- Building Design;
- Architectural Details; and
- Open Space and Landscaping.

### 8.1.1 Guiding Principles

Guiding Principles for commercial design for the Specific Plan include:

***Buildings should contribute to the qualitative nature of the overall neighborhood.***

- Proper scale and proportions in massing and details should be used;
- Pedestrian open spaces should be implemented;
- Massing and articulation should be varied;
- Buildings should be designed at a human-scale; and
- Parking lots should be de-emphasized as much as possible.

***Buildings should have an enduring quality***

- Design should draw inspiration from the rich and diverse Southern California architectural heritage;
- Materials and colors typical to southern California should be used;
- Details and ornamentation should be authentic, as much as possible; and
- Design should create an inviting place to shop and work. Pedestrian trails from the residential neighborhoods should not lead to the rear of the Commercial Center.

### 8.1.2 Review Process

The Commercial Design Guidelines are to be used as a general tool to guide the development of the northwest portion of the Specific Plan area. Final designs will be subject to the City of Ontario's approval. Additionally, more detailed Design Guidelines for each developer may be required by the City prior to final approval. Refer to the City of Ontario Code for further information regarding the review process.

## 8.2 Commercial Design Guidelines

### 8.2.1 Introduction

Commercial development within the Specific Plan will continue the pedestrian-friendly character established in the residential community. By reducing the impact of the automobile on the appearance of the commercial development, appropriate site planning can de-emphasize the vehicle, creating a safe outdoor environment without ignoring the necessary needs of vehicular traffic. Through well executed planning, architecture, and landscape design, the commercial uses within the Specific Plan will complement and, to some extent, integrate the residential community rather than turn its back completely to the community residents.

### 8.2.2 Site Planning

***Orientation***

Buildings should be oriented for best visibility from the street. Windows and entries should face the street, avoiding blank walls which could dominate public views. Stores with entries not visible from the street may be oriented towards pedestrian open space.

All primary entries should face onto a street or a connecting walkway.

### *Driveways and Sidewalks*

The site should be provided with a limited number of driveways to reduce the traffic impact along Merrill Ave. and Archibald Ave. Pedestrian crossing distances should be minimized at driveways. To increase safety for pedestrians, a raised median as a pedestrian island should be provided between travel lanes, especially those entries with more than one lane in any direction. Driveways should be paved with asphalt, concrete or an enhanced paving material such as brick.

Sidewalks should be located along natural travel paths for pedestrians. Sidewalks should be a minimum of six (6) feet wide along pedestrian pathways and a minimum of eight (8) feet width along more heavily traveled commercial areas.

### *Street Frontage and Buildings*

Streetside buildings, or those with no parking separating them from the street, should use windows and entry features to soften the building's appearance to the street. These buildings should not be more than 100-feet long without a pedestrian plaza or walkway breaking the building mass and connecting the parking lot with the street. On corners, buildings should utilize massing elements to anchor the corner.

### *Streetside Setbacks and Buildings*

The sides of buildings along street edges should be landscaped within the setback to soften the building's appearance to the street as well as have additional windows or design elements. Refer to the City of Ontario Development Code for specific setback requirements.

### *Street Frontage and Parking Lots*

Parking lots should generally be placed away from streets. No street frontages should consist of a continuous parking lot, but should be broken up with buildings, landscaping, plazas, and other pedestrian features. Any parking along street edges should be set back with a landscaped buffer to minimize the dominant feeling of the automobile along the street. Continuous parking stalls should be interrupted by landscaped islands, no more than ten (10) stalls apart.

### *Service and Storage Areas*

Loading docks, garages and storage areas are to be located behind or to the side of buildings siding onto secondary access and not primary streets. These features must be screened with walls and landscaping as much as possible from public view of streets, residences, pedestrians walkways and connecting trails. Loading docks and storage areas should not conflict with pedestrian walkways.

### *Refuse Containers, Utility and Mechanical Equipment*

Refuse containers and equipment should be easily accessed by service vehicles but screened from view of the streets, parking lots, and connecting walkways through roof forms, walls and/or landscaping. Screening details should incorporate elements that are compatible with the architectural style of the building. Proper landscaping including trellises also may help to screen these elements. Equipment and enclosures shall not be located near pedestrian walkways.

## 8.2.3 Building Design

### *Massing*

With larger buildings, 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 helps to break up large buildings as well as indicate entries and store locations to customers. Tower elements or monumental features are encouraged at focal points, such as corners, plazas, major entrances, or where walkways meet streets. All elevations of a tower element or monumental feature shall be completely constructed. In no instance shall a feature of this nature be left unfinished and exposed to public view.

### *Roof Forms*

Hipped and gable roofs are encouraged. Roof pitches should be compatible with the architectural style of the building. Flat roofs should vary in height and be accompanied by cornice, trim or other accent features.

### *Entry Design*

Building entries should be prominent and easily identified. Various elements can be used to enhance the entry features including massing variation, materials and color change, change in roof form, and awnings. For smaller retail, as part of a cluster or strip, arcades, awnings, and simple signage may be acceptable as entries.

### *Arcades, Trellises, and Awnings*

Outdoor arcades along store fronts are encouraged over pedestrian walkways. Arcades may be used to connect separate buildings, or providing a more pleasing experience for pedestrians. Trellises or awnings may also be used to create a covered walkway to protect pedestrians from the sun and rain.

## 8.2.4 Architectural Details

### *Architectural Styles*

A consistent architectural style should be used throughout the commercial development to create a sense of continuity between the buildings. Related elements, such as trellises, planters, light-standards, windows, doors, etc. should also adopt detailing that is compatible with

the selected architectural style. The selected style of the commercial development does not necessarily need to be of any one of those available for the residential community but should be compatible to them.

Architectural styles should derive from Southern California and Ontario's history. Modern and "high-tech" styles are not acceptable style choices. Acceptable styles generally respond to the region's climate including such features as shade windows, outdoor circulation, and outdoor courtyards or plazas, recessed window frames, awnings, arcades, loggias, and trellises.

### *Building Wall Treatment*

No wall should have a blank, uninterrupted length exceeding 20 feet without including one of the following:

- Change in texture;
- Change in material;
- Change in plane;
- Lattice; and
- A tree or equivalent element.

Facades that are visible from adjacent streets or walkways should display even greater visual interest by using architectural elements that break up the massing of large buildings, such as windows, arcades, awnings, porticos, and other architectural features.

### *Base and Top Treatments*

Base and top treatments help to balance the "weight" of the building visually. Bases should appear to "ground" the building, while tops create a defined edge to the roofline. Possible treatment techniques are as follows:

- Base;
- Thicker walls;
- Natural materials;
- Different colored materials;
- Enriched landscaping with a mature height of at least 18";
- Special materials, such as ceramic tile, granite and marble, are encouraged on the base of buildings that face streets or connecting walkways, especially adjacent to major entries;
- Tops;
- Cornice treatments;
- Roof overhangs with brackets;
- Stepped parapets;
- Textured materials; and
- Different colored materials.

### *Exterior Materials*

Recommended materials include stucco, exterior plaster, brick, wood siding, tile, or stone. Exterior materials that appear pre-fabricated are not recommended. Selected materials and detailing should have an enduring appearance.

### *Roof Materials*

Roofing materials that are generally acceptable include metal standing seam, concrete tile, ceramic tile and slate or slate-like materials.

### *Colors*

Color selection should be consistent with the selected architecture style.

## 8.2.5 Open Space and Landscaping

### *Site Accessories*

Site accessories, such as recycling bins, bike racks, litter cans, planters, benches and transit shelters, should use materials and have an architectural character consistent with the overall project. These accessories should be graffiti-resistant with materials that are easy to clean and paint.

### *Connecting Walkways*

Walkways throughout the Specific Plan's commercial development should connect the various buildings to each other and to the sidewalks. Use of trellises, landscaping, sitting areas and the site planning of buildings adjacent to one another will encourage pedestrian activity within the commercial area. A typical walkway should be a minimum of six (6) feet wide. In large parking lots, pedestrian walkways should be provided within the median of at least two parking aisles for every five (5) aisles of 20 stalls or more.

Pedestrian walkways that may also be used for emergency access must allow minimum clearance of 30' wide and 14' vertical clearance.

### *Off-site Connections*

Off-site connections should be provided from the commercial area to the Specific Plan residential development. Access to the residential community will be available by adjacent sidewalks. Pedestrian trails should not lead to the rear of a Commercial Center.

### *Plazas*

Plazas are encouraged as much as possible to emphasize a pedestrian-friendly environment by creating locations within the commercial development that allow for people to gather. Plazas create a more inviting feeling to pedestrians, allowing them to feel safe from the vehicular dominated parking lot. These outdoor places may include water features, landscaping, and other elements to create a comfortable place to sit. Plazas are encouraged where high levels of pedestrian activity are expected, such as adjacent to major entrances and nearby uses that allow for more interactivity with the plaza such as delis, cafes, restaurants, bakeries and other food services.

### *Landscaping*

Landscaping helps to soften the feel of the buildings and parking lot while enhancing the visual quality of the site. The following landscaping techniques may be used:

Shrubs and tree canopies shall not be higher than three and lower then seven feet respectively to allow police officers the ability to patrol the project site without visual obstructions. Plants near low-lying windows shall have thorns as a deterrent for suspects hiding and removing glass panes as a point of entry.

- Provide special landscaping treatment at all project entries and building entries;
- Provide shade/canopy trees within parking areas;
- Use plants to define outdoor spaces such as edges, outdoor plazas, or movement paths between parking and building entrances;
- Chosen plantings should provide a continuity of form across the entire project.
- Where a parking lot contains 10 or more parking spaces and is visible from a street, not less than 5 percent of the total area, excluding any perimeter landscaping, shall be landscaped. Such landscaping shall be concentrated in any one location. A minimum of 50 percent of the plant material shall be canopy or shade trees. Contact the Community Services Department for specific requirements;
- All rows of parking spaces shall be provided with landscape islands at each row terminus, minimum five (5) feet in width, exclusive of curbs, to protect parked vehicles, ensure visibility, confine moving traffic to drive aisles and driveways, and provide within each row of parking spaces, landscaped islands, minimum five (5) feet in width exclusive of curbs, located so as to prevent more than ten vehicles from being parked side-by-side in an abutting configuration.
- Landscaped areas shall be delineated with a concrete curb, minimum 6-inches high by 6-inches wide; except where a landscape area is parallel and adjacent to a parking stall, the curb shall be a minimum 6-inches high by 12-inches wide, to provide an area for persons to step when entering or exiting a motor vehicle.

### *Outdoor Storage Areas*

Outdoor storage areas should be incorporated into the design of a project to avoid visual impacts on the site.

Outdoor storage areas should be located away from the street, behind or to the side of buildings. Walls and landscaping should be used to screen stored materials.

### *Transit Shelters*

Transit shelters should be incorporated into the design of the commercial project and will be designed according to guidelines provided by the transit agency of Ontario. The commercial developer should explore with the transit agency and the City, possibilities for a structure that is integrated architecturally with the project through its color, materials and architectural style.

Pedestrian walkways should be provided for easy accessibility by pedestrians moving to and from the transit stop to the commercial development.

### *Lighting*

Lighting standards under 15 feet should provide adequate illumination throughout the site during the nighttime hours. Lighting fixtures should be designed to be compatible with the architectural styles selected for the project. At a minimum, all light standards should have an attractive base and top; overhead "cobrahead" standards are not permitted. Buildings and landscaping can be illuminated indirectly to create a strong positive image. Along pedestrian walks, lighting should provide appropriate illumination at a human scale without too much glare. Lighting within larger parking lots should provide safe visibility. Service area lighting should be positioned as to not be seen from public view.

# 9. General Plan Consistency

# 9.0General Plan Consistency

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local General Plan. Specific plans must demonstrate consistency In regulations, guidelines, and programs with the goals and policies set forth in the General Plan.

The Subarea 29 Specific Plan (SP) has been prepared in conformance with the goals and policies of The Ontario Plan (TOP) Policy Plan (General Plan). The policy analysis in this Chapter describes the manner in which the SP complies with TOP Goals and Polices applicable to the project.

| *Land Use Element* | |
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| **Policy Plan Goals and Policies** | **SP Consistency** |
| **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 identify, maximizes available and planned infrastructure, and foster the development of transit. | The SP area is within the New Model Colony as identified in The Ontario Plan. The SP will adhere to current approved City of Ontario Infrastructure Master Plans. |
| LU1-2 Sustainable Community Strategy. We integrate state, regional and local Sustainable Community/ Smart Growth principles into the development and entitlement process. | Sustainable Community/Smart Growth principles are incorporated into Land Use Plan. Pedestrian sidewalks and multipurpose trails provide connectivity. |
| LU1-3 Adequate Capacity. We require adequate infrastructure and services for all development. | The SP establishes an infrastructure and public facilities plan to ensure that adequate roadways and public utilities including sewer, water and drainage facilities along with parks and other public facilities are provided to serve the SP area. |
| LU1-4 Mobility. We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities. (Link to Mobility Element Policy M3-3) | Multipurpose trails are provided within the SP area. These trails connect with the trails located on the City's Multipurpose Trails and Bikeway Corridor Plan and provides points of connection to parks, residential neighborhoods, schools and the neighborhood commercial area. |
| 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. (Link to Complete Community Section of Community Economics Element) | The SP plans for a complete community with a mix of residential, commercial, and parks where residents can live, work, shop and recreate. |
| **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. | The SP provides for an aesthetically pleasing streetscape concept. |
| LU2-9 Methane Gas Sites. We require sensitive land uses and new uses on former dairy farms or other methane-producing sites be designed to minimize health risks. | The project will comply with appropriate mitigation measures identified in the project EIR for soil remediation and proper venting to address the potential existence of methane gases within the project. Per development requirements, several feet of soil that is potentially methane producing will be removed from the site to minimize risks. |
| **GOAL LU5: Integrated airport facilities that minimize negative impacts to the community and maximize economic benefits.** | |
| LU5-7 ALUCP Consistency and Land Use Regulations. We comply with state law that requires general plans, specific plans and all new development to be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport. | The SP is located within the Airport Influence Areas of Chino Airport and Ontario International Airport. Section 4.8 requires all development to be consistent with the Airport Land Use Compatibility Plans for both airports. |

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| *Housing Element* | |
| **GOAL H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.** | |
| H2-4 New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods. | The SP features single family detached housing types in a variety of plotting configurations distinguished by the highest design quality and cohesive and highly amenitized neighborhoods. |
| H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices. | The SP has is own design guidelines to achieve architectural excellence. |
| **GOAL H4: Increased opportunities for low and moderate income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities.** | |
| H4-4: Mixed-income Housing. We encourage the integration of affordable housing in the New Model Colony, Ontario Airport Metro Center Area, and existing neighborhoods. | The SP provides for a wide range of home ownership opportunities for many different lifestyles. |
| *Parks and Recreation Element* | |
| **Goal PR1: A system of safe and accessible parks that meets the needs of the community.** | |
| PR1-1 Access to Parks. We strive to provide a park and/or recreational facility within walking distances (1/4 mile) of every residence. | The SP provides for parks and multipurpose trails that allow all homes to be within walking distance. |
| PR1-5 Acreage Standard. We strive to provide 5 acres of parkland (public and private) per 1,000 residents. | The SP provides for park land, park improvements and/or park fees or a combination thereof in order to meet and comply with City park standards. |
| PR1-6 Private Parks. We expect development to provide a minimum of 2 acres of developed private park space per 1,000 residents. | The SP will provide a minimum of 2 acres of developed private park space per 1,000 residents. |
| PR1-9 Phased Development. We require parks be built in new communities before a significant proportion of residents move in. | Development within the SP is required to be reviewed and approved pursuant to the City's Subdivision Ordinance which requires the approval of tentative and final subdivision maps for the project. Conditions of approval associated with the City's approval of tentative subdivision maps will provide for the timing of construction of parks as part of the development. |
| PR1-11 Environmental Function of Parks. We require new parks to meet environmental management objectives. | The SP requires all new development to be reviewed and approved pursuant to the provisions of the City's Subdivision Ordinance and Development Plan Review process which provides for review by the City's Planning Department which may require the development to incorporate environmental management objectives into the design of parks. |
| PR1-12 Trails. We promote connections between parks and local trails including those managed by other public agencies. | Multipurpose trails are provided within the SP area. These trails connect with the trails located on the City's Multipurpose Trails and Bikeway Corridor Plan and provides points of connection to parks, residential neighborhoods, schools and the neighborhood commercial area. |
| PR1-14 Multi-family Residential Developments. We require that new multi-family residential developments of five or more units provide recreational facilities or open space, in addition to paying adopted impact fees. | The SP requires that all condominium and multi-family developments within the project provide private recreational areas and/or pocket parks for residents of the development in addition to the payment by the developer of adopted impact fees. |

| *Environmental Resources Element* | |
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| **GOAL ER1: A reliable and cost effective system that permits the City to manage its diverse water resources and needs.** | |
| ER1-3 Conservation. We require conservation strategies that reduce water usage. | All SP development will meet CALgreen low flow fixture requirements. All irrigation systems will be designed per AB 325 guidelines and/or the City of Ontario's Water Conservation Ordinance. |
| ER1-5 Groundwater Management. We protect groundwater quality by incorporating strategies that prevent pollution, require remediation where necessary, capture and treat urban run-off, and recharge the aquifer. | The SP development will comply with all applicable regulations in regards to protecting groundwater quality. |
| ER1-6 Urban Run-off Quantity. We encourage the use of low impact development strategies to intercept run-off, slow the discharge rate, increase infiltration and ultimately reduce discharge volumes to traditional storm drain systems. | SP development shall be designed to detain, filter and treat surface runoff, in a manner and combination which is practical, to comply with the most recent requirements of the San Bernardino County NPDES Stormwater Program's Water Quality Management (WQMP) for significant new development projects. Low impact development strategies will be implemented as part of source control best management practices. |
| ER1-7 Urban Run-off Quality. We require the control and management of urban run-off, consistent with Regional Water Quality Control Board regulations. | The project is obligated to control urban run-off, consistent with Regional Water Quality Control Board regulations as part of the regional NPDES Permit. |
| ER1-8 Wastewater Management. We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board. | The project is obligated to comply with wastewater discharge and collection requirements adopted by the Regional Water Quality Control Board. |
| **GOAL ER3: Cost-effective and reliable energy system sustained through a combination of low impact building, site and neighborhood energy conservation and diverse sources of energy generation that collectively helps to minimize the region's carbon footprint.** | |
| ER3-1 Conservation Strategy. We require conservation as the first strategy to be employed to meet applicable energy-saving standards. | All development within the SP will meet California's stringent CALgreen and Energy Codes. |
| ER3-2 Green Development- Communities. We require the use of best practices identified in green community rating systems to guide the planning and development of all new communities. | The SP contains a broad mix of land uses, density, trails and proximity to planned transit as identified in the best practices of several rating systems. |
| R3-3 Building and Site Design. We require new construction to incorporate energy efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar and natural ventilation. | All development within the SP will meet California's stringent CALgreen and Energy Codes. |
| **GOAL ER4: Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.** | |
| ER4-4 Indoor Air Quality. We will comply with State Green Building Codes relative to indoor air quality. | SP development will be required to comply with all State laws in regards to indoor air quality. |
| **GOAL ER5: Protected high value habitat and farming and mineral resource extraction activities that are compatible with adjacent development.** | |
| ER5-2 Entitlement and Permitting Process. We comply with state and federal regulations regarding protected species. | The project will comply with all mitigation measures identified in the project EIR with regard to biological resources. |

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| ER5-3 Right to Farm. We support the right of existing farms to continue their operations within the New Model Colony. | N/A, this refers to a City function. |
| ER5-4 Transition of Farms. We protect both existing farms and sensitive uses around them as agricultural areas transition to urban uses. | N/A, this refers to a City function. |
| *Community Economics Element* | |
| **GOAL CE1: A complete community that provides for all incomes and stages of life.** | |
| CE1-7 Retail Goods and Services. We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community. | The SP contains an approximately 12.1-acre neighborhood commercial site to provide goods and services to the community as well as surrounding areas. |
| CE1-12 Circulation. We continuously plan and improve public transit and non-vehicular circulation for the mobility of all, including those with limited or no access to private automobiles. (Link to Mobility Public Transit) | The SP multipurpose trails throughout the community. A bus turnout is provided on Merrill Avenue. |
| **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. (Link to Community Design Element) | The SP sets forth criteria for creating high-quality places. |
| 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. | The SP provides a framework for high quality architecture and urban design. |
| *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. | All habitable buildings within the SP will be required to meet the California Building Code. |
| **Goal S3: Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.** | |
| S3-8: Fire Prevention through Environmental Design. We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open space and buildings. (Link to Community Design Element) | All development within the SP incorporates fire prevention considerations in the design of streetscapes, sites, open spaces and buildings and will be verified for compliance during the review process. |
| **Goal S5: Reduced risk of injury, property damage and economic loss resulting from windstorms and wind- related hazards.** | |
| S5-2 Dust Control Measures. We require the implementation of Best Management Practices for dust control at all excavation and grading project. | Construction within the Specific Plan will comply with all mitigation measures identified in the project EIR with regard to dust control. |

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| **Goal S6: Reduced potential for hazardous materials exposure and contamination.** | |
| S6-9 Remediation of Methane. We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines. | The project will comply with all mitigation measures identified as part of the venting to address the potential existence of methane gases within the project. |
| **Goal S7: Neighborhoods and commercial and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, community involvement and a system of continuous monitoring.** | |
| S7-4 Crime Prevention through Environmental Design (CPTED). We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings. | The Specific Plan requires all new development to be reviewed and approved pursuant to the provisions of the City's Subdivision Ordinance and Development Plan Review process which provides for review by the City's Police Department which may require the development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings. |
| *Mobility Element* | |
| **GOAL M1: A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.** | |
| Ml-1: Roadway Design and Maintenance. We require our roadways to:<br>* Comply with federal, state and local design and safety standards.<br>* Meet the needs of multiple transportation modes and users.<br>* Handle the capacity envisioned in the Functional Roadway Classification Plan.<br>* Maintain a peak hour Level of Service (LOS) E or better at all intersections.<br>* Be compatible with the streetscape and surrounding land uses.<br>* Be maintained in accordance with best practices and our Right-of-Way Management Plan. | The SP is consistent with the requirements of the City's Functional Roadway Classification Plan. The City will maintain arterial streets and curb-to-curb internal streets through the creation of an Community Facilities District. Parkway improvements within the ROW along interior streets and alleys shall be maintained by an HOA. |
| Ml-2: Mitigation of Impacts. We require development to mitigate its traffic impacts. | Development within the SP will implement all traffic mitigation measures, standard conditions and project design features identified in the project EIR. |
| **GOAL M2: A system of trails and corridors that facilitate and encourage bicycling and walking.** | |
| M2-3: Pedestrian Walkways. We require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, and other key destination points. (Link to Community Design CD3-1) | Pedestrian walkways, as shown in the roadway plans and sections, exist throughout the SP area promoting safe and convenient travel between destination points. |
| **GOAL M3: A public transit system that is a viable alternative to automobile travel and meets the basic transportation needs of the transit dependent.** | |
| M3-2 Transit Facilities at New Development. We require new development to provide transit facilities, such as bus shelters, transit bays and turnouts, as necessary. | A bus turnout in Merril Avenue is being developed. |

| *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.** | |
| CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes. | The Design Guidelines set forth a clear and cohesive design theme by providing design criteria for site planning, architectural styles, landscaping, and walls and fences. |
| CD1-5 View Corridors. We require all major north- south streets be designed and redeveloped to feature views of the San Gabriel Mountains, which are part of the City's visual identity and a key to geographic orientation. Such views should be free of visual clutter, including billboards and may be enhanced by framing with trees. | The major north-south streets are designed to feature views of the San Gabriel Mountains and comply with City standards for these streets. |
| **GOAL CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and district.** | |
| CD2-1: Quality Architecture. We encourage all development projects to convey visual interest and character through:<br>* building volume, massing, and height to provide appropriate scale and proportion;<br>* 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<br>* exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style. | The Design Guidelines set forth a clear and cohesive design theme by providing design criteria for architecture, landscaping, and walls and fences. |
| 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:<br>* a pattern of smaller, walkable blocks that promote access, activity and safety;<br>* variable setbacks and parcel sizes to accommodate a diversity of housing types;<br>* traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;<br>* 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<br>* landscaped parkways, with sidewalks separated from the curb. | The Design Guidelines provide for distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places. |
| 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 Circulation Plan is designed to accommodate pedestrians, bicycles and autos equally. |

| | |
|---|---|
| CD2-6: Connectivity. We promote development of local street patterns and pedestrian networks that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent "islands" through the following means:<br>local street patterns that provide access between subdivisions and within neighborhoods and discourage through traffic;<br>a local street system that is logical and understandable for the user. A grid system is preferred to avoid circuitous and confusing travel paths between internal neighborhood areas and adjacent arterials; and neighborhoods, centers, public schools, and parks that are linked by pedestrian greenways open space networks. These may also be used to establish clear boundaries between distinct neighborhoods and/or centers. | The Circulation Plan is designed for connectivity that unifies neighborhoods. |
| CD 2-7: 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. | All buildings will meet or exceed California's stringent CALgreen and California Energy Codes reducing energy demand. |
| 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. | The SP encourages "eyes on the street" for neighborhood safety and security. |
| 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 SP landscape enhances the aesthetics of structures, created and defines public and private spaces and provides shade. |
| CD2-11: Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places. | The SP contains guidelines for neighborhood entries and monumentation. |
| 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. | The SP contains guidelines for neighborhood entries and monumentation. |
| **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. (Link to Bicycle and Pedestrians Section of the Mobility Element and Policies M2-3 and M2-4) | The SP is designed for bicycle and pedestrian accessibility throughout the community through a network of off-street bike and pedestrian trails. |

| | |
|---|---|
| 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. | Landscaping and paving are used to maintain a visual connectivity between streets, sidewalks, and walkways for pedestrians. |
| CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces. (Link to Safety Element Policy S7-4) | The SP guidelines for doors and entries promote the interface between public and private 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. | Sidewalks and road surfaces contribute to the appearance of streets and public spaces. |
| **GOAL CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages 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. | A master Home Owner Association (HOA) will be established to maintain common areas and other areas as shown in the Maintenance Responsibility Matrix. |
| CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure. | The HOA will maintain infrastructure elements as shown in the Maintenance Responsibility Matrix and in accordance with City rules and regulations. |
| *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. | The SP provides a wide array of residential product types, including single family detached, single family attached to provide housing opportunities for a variety of stages of life and price points to foster a socially 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. | The SP provides for 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. | The SP requires all new development to be reviewed and approved pursuant to the provisions of the City's Subdivision Ordinance and Development Plan Review process. |
| CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values. | Maintenance will be ensured by the HOA. |
| CE2-6 Public Maintenance. We require the establishment and operation of maintenance districts or other vehicles to fund the long-term operation and maintenance of the public realm whether on private land, in rights-of-way, or on publicly-owned property. | A Community Facilities District (CFD) may be established in conjunction with the Master Homeowners Association to maintain the public realm at the Avenue. |

# Appendix

# Appendix

## Appendix A—Legal Description

### *Subarea 29*

Section 23, Township 2 South, Range 7 West, San Bernardino Meridian, in the County of San Bernardino, State of CALIFORNIA, according to official plat thereof.

Together with the northeast quarter of Section 22, Township 2 South, Range 7 West, San Bernardino meridian, in the County of San Bernardino, state of CALIFORNIA, according to official plat thereof.

Excepting therefrom that portion lying westerly of the easterly line of that portion conveyed to the San Bernardino County Flood Control District by deed recorded September 9, 1977 in book 9259, page 335 of official records.

Also Excepting therefrom that portion lying westerly of the easterly line of that portion conveyed to the San Bernardino County Flood Control District by deed recorded November 18, 1977 in book 9308, page 683 of official records.

## Appendix B—Glossary of Specific Plan Terms

### *A. Glossary of Specific Plan terms*

***Accessory Structures*** —"Accessory structures" shall mean a detached subordinate structure located on the same lot, which is devoted exclusively to a use customarily incidental and subordinate to the principal structure.

***Building Height*** – "Building" Height shall mean the vertical distance measured from the average level of the highest and lowest point of the building site covered by the building, to the highest point of the structure.

***Casita***—An additional bedroom, home office, or use area located on the same lot as a single-family detached residence, which does not require subdivision. A Casita may contain its own bathroom facilities but not a kitchen. It also may not, by deed restriction, be rented or sold separately from the appurtenant residence.

A Casita shall meet main building setbacks, standard height limits, overall lot coverage, floor area ratios, and other applicable requirements.

***Conditional Use*** – "Conditional Use" shall mean a use permitted on a particular site and within a zoning district only upon finding that such use in a specified location will comply with all the conditions and standards for the location or operation of such use.

***Front Yard*** – "Front Yard" shall mean a yard extending across the full width of the lot, having at no point a depth of less than the minimum required, horizontal distance between the front lot line, or its tangent, and the closest permissible locations of the main building. A line at right angle to the front lot line or its tangent shall measure said distance. Front yard setbacks shall be measured from back of walk or R/W, if no walk.

***Home Occupations*** – "Home Occupations" shall mean an occupation customarily conducted as a secondary use entirely within a dwelling by the occupant of the dwelling in connection with which there is not display, no stock in trade, or commodity sold on the premises, and no persons employed: and which is conducted in such a manner that the outward appearance of the premise gives no indication of other than residential use, and which is not detrimental to the residential character of the neighborhood by virtue of traffic flow, noise, odor, or other adverse conditions.

***Lot Coverage*** – "Lot Coverage" shall mean that portion of the area of a lot, expressed as a percentage, occupied by all buildings or structures which are roofed or otherwise covered (exclusive of eaves or overhangs) and which extend more than three (3) feet above grade level).

***Lot Size*** – "Lot Size" shall mean the total area exclusive of public streets within the boundary lines of the lot.

***Lot Width*** – "Lot Width" shall mean the horizontal distance between the side lot line measured at right angles to the line comprising the depth of the lot at a point midway between the front and rear lot lines.

***Minimum Floor Area*** – "Minimum Floor Area" shall mean the minimum total horizontal area expressed in square feet, of all the floors of a building included within the surrounding walls, including shafts and enclosed exterior stairwells.

***Rear Yard*** – "Rear Yard" shall mean a yard extending across the full width of the lot, having at no point a depth of less than the minimum required horizontal distance as measured from the part of the main building nearest the rear lot line towards the rear lot line, and such measurement shall be along a line representing the shortest distance between said part of the main building and the rear lot line.

***Side Yard*** – "Side Yard" shall mean a yard between the main building and the side lot lines extending from the required front yard, or the front lot line where not front yard is required, to the rear yard, the width of which side yard shall be measured horizontally from, and at right angles to, the nearest point of a side lot line toward the nearest part of a main building.

***Temporary Uses*** – "Temporary Uses" shall mean residential or commercial construction activities, including necessary construction offices and materials and equipment storage, subdivision sales and leasing offices, sales information centers, sales pavilions, model home complexes, and signage located within the subdivision.

## Appendix C—Summary of Key Specific Plan Background Information

### *Technical appendices*

- Traffic Study and/or TIA (Traffic Impact Analysis);
- Hydrology/Drainage Study and drainage master plan for the Specific Plan area;
- Sewer Master Plan for the Specific Plan area;
- Water Master Plan for the Specific Plan area; and
- Geotechnical/Soils study (if applicable) for the Specific Plan area.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE USE OF AN ADDENDUM TO THE SUBAREA 29 SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2004011009), PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NO. PSP03-003.

WHEREAS, SL ONTARIO DEVELOPMENT COMPANY, LLC, (hereinafter referred to as "Applicant") has filed an Application for the approval of an Amendment to the Subarea 29 Specific Plan (File No. PSPA20-006) to increase the overall density within Planning Area 27 (Cluster Homes – 7-14 du/ac), from 4.8 dwelling units per gross acre to 4.9 dwelling units per gross acre, and establish a new residential product type (Motorcourt Cluster D – 8-Plex), in conjunction with a Tentative Tract Map (File No. PMTT20-012 / TTM 20389) to subdivide 5.99 acres of land into one numbered lot and three lettered lots for condominium purposes, bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south, in the City of Ontario, California (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the property to the north of the Project site is within the Planning Area 28 (Conventional Medium Lot) land use designation of the Subarea 29 Specific Plan and a residential subdivision in currently under construction. The properties to the east are located in the City of Eastvale within R-1 land use district and developed with residential land uses. The properties to the south are located in the City of Eastvale within the PRD (Planned Residential Development) land use district and developed with residential land uses. The property to the west is located within the Subarea 29 Specific Plan and has an SCE Corridor land use designation that is developed with 180 foot tall SCE transmission towers (115kV) and power lines; and

WHEREAS, the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was certified by the City Council on October 17, 2006, (hereinafter referred to as “Certified EIR”) in which development and use of the Project site was discussed; and

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

WHEREAS, the EIR Addendum concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified EIR, and that the Certified EIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

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

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

WHEREAS, on May 25, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Addendum and concluded said hearing on that date, voting to issue Resolution No. PC21-038, recommending that the City Council concluded that none of the conditions requiring preparation of a subsequent or supplemental EIR have occurred, and further recommending that the City Council take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the City Council is the decision-making authority for the requested approval to construct and otherwise undertake the Project; and

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

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

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

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

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

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was certified on October 17, 2006 in conjunction with File No. PSP03-003.

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

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

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference.

(5) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the City Council; and

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

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

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

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

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

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

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

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

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

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

SECTION 4. ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

PASSED, APPROVED, AND ADOPTED this 15th day of June 2021.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2021- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held June 15, 2021, 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. 2021- duly passed and adopted by the Ontario City Council at their regular meeting held June 15, 2021.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

# ATTACHMENT A:

## Addendum to the Subarea 29 Specific Plan Environmental Impact Report

*(Addendum to follow this page)*

City of Ontario
Planning Department
303 East "B" Street
Ontario, California
Phone: (909) 395-2036
Fax: (909) 395-2420

## California Environmental Quality Act
# Environmental Checklist Form

**Project Title/File No(s).:** Park Place/Planning Area 27 – PSPA20-006 and PMTT20-012 (TTM 20389)

**Lead Agency:** City of Ontario, 303 East "B" Street, Ontario, California 91764, (909) 395-2036

**Contact Person:** Jeanie Irene Aguilo, Associate Planner

**Project Sponsor**: SL Ontario Development Company, LLC, 1156 N. Mountain Avenue, Upland, CA 91786

**Project Location and Setting**: The 5.99-net-acre[1] Project site includes Planning Area 27 of the Subarea 29 Specific Plan and is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County (refer to Figure 1, Regional Location Map, and Figure 2, Vicinity Map). As illustrated on Figure 3, the Project site is located south of Merrill Avenue, approximately 1,000 feet of Celebration Avenue).

The Project site is vacant but was previously graded; the Southern California Edison (SCE) corridor extends along the western portion of the Project site (refer to Figure 3, Aerial Photograph). The areas surrounding the site to the west, east and south are developed with residential uses. The area to the north of the Project site is currently under construction.

**General Plan Designation**: Low Density Residential (2.1 – 5 du/ac) and within the Chino Airport Overlay area.

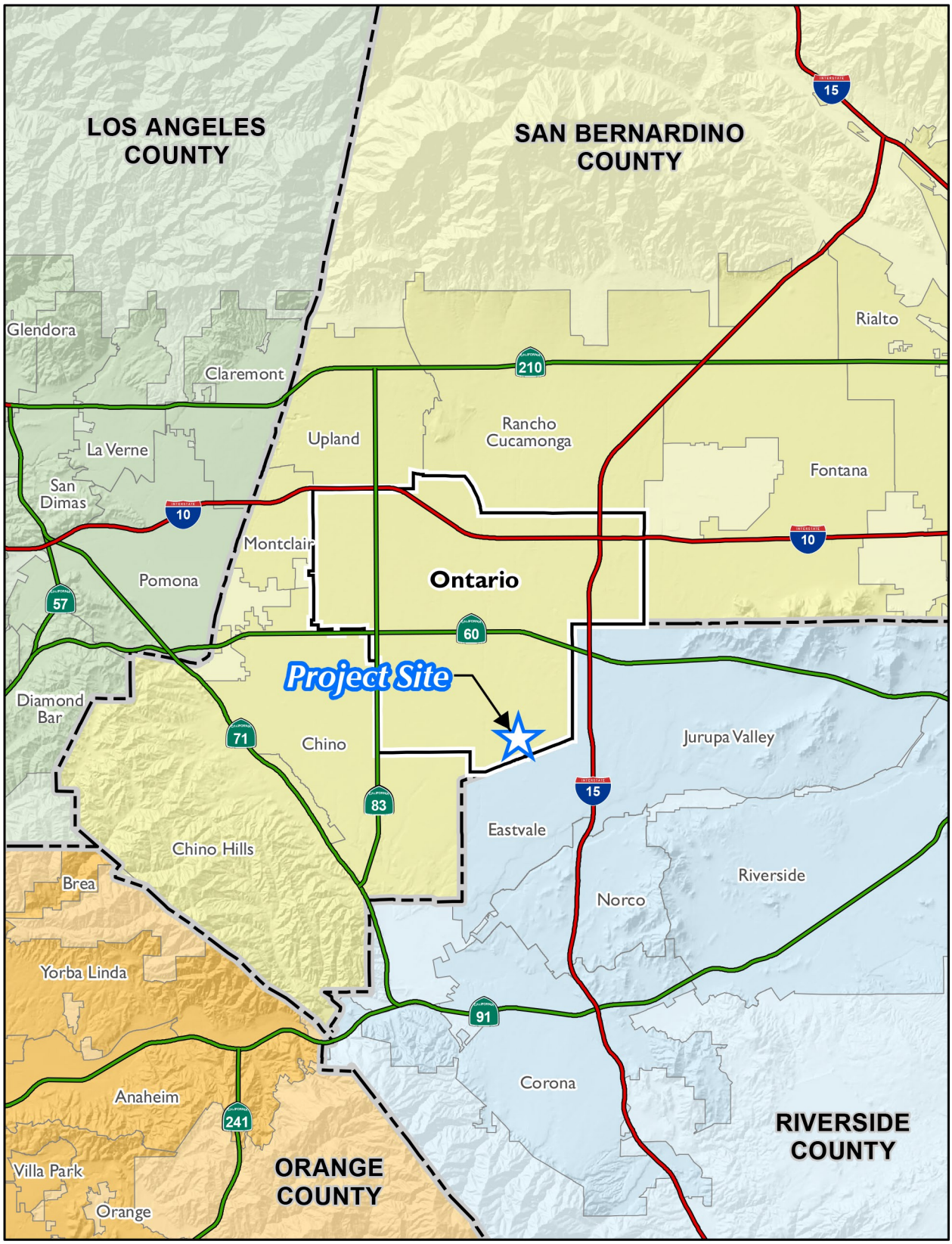
**Zoning**: SP – Subarea 29 Specific Plan

**Description of Project**: The proposed Project involves an amendment to the Subarea 29 Specific Plan (File No. PSPA20-006) to: (1) increase the number of allowed units within Planning Area 27 (Cluster Homes – 7-14 du/ac) from 47 dwelling units to 73 dwelling units (an increase of 26 dwelling units), which would increase the total number of allowed units in the Subarea 29 Specific Plan area from 2,392 dwelling units to 2,418 dwelling units; and (2) provide an additional housing typology (Motorhome Cluster D – 8-Plex). The modified Specific Plan Land Use Summary table and additional housing typology are provided in Attachment A of this document). With the increase in units, the overall density in the Specific Plan area would increase from 4.8 dwelling units per gross acre to 4.9 dwelling units per gross acre, consistent with the Low Density Residential (2.1 – 5 du/ac) land use designation in The Ontario Plan (TOP). Additionally, the proposed Project involves a Tentative Tract Map (TTM 20389) (File No. PMTT20-012) to subdivide 5.99 acres of land into one numbered lot and three lettered lots for condominium purposes (refer to proposed TTM 20389 included in Attachment B of this document).

The proposed Specific Plan Amendment and TTM 20389 would allow for the development of 73 cluster homes, which are single-family detached residential units with vehicular access from lanes (private alleys or motorcourts) via interior streets, with direct access garages. A conceptual site plan for the proposed development within Planning Area 27 is provided on Figure 4. As shown, access would be provided from two locations along Merrill Avenue. The proposed development would be implemented in compliance with Development and Subdivision Regulations contained in the Subarea 29 Specific Plan, and Ontario Development Code Chapters 5.0 and 6.0 (e.g., setbacks and separations, landscaping, parking and circulation).

**Background:** In October 2006, the City of Ontario approved the Subarea 29 Specific Plan (File No. PSPA20-006). The Subarea 29 Specific Plan has been subsequently amended through April 2015. The 2015 amendment included the addition of 99 dwelling units, allowing up to 2,392 units to be developed in the Specific Plan area. The Subarea 29 Specific Plan establishes the land use designations, infrastructure and services, development standards, and design guidelines for the approximately 540-gross-acre Subarea 29 Specific Plan area located east of the Cucamonga Creek Channel, south of Eucalyptus Avenue, north of Bellegrave Avenue and west of Haven Avenue. The southern boundary of the Specific Plan area is also

[1] The Project site is 7.6 gross acres, inclusive of the Southern California Edison (SCE) easement and public right-of-way; Assessor Parcel Number (APN) 0218-331-42.

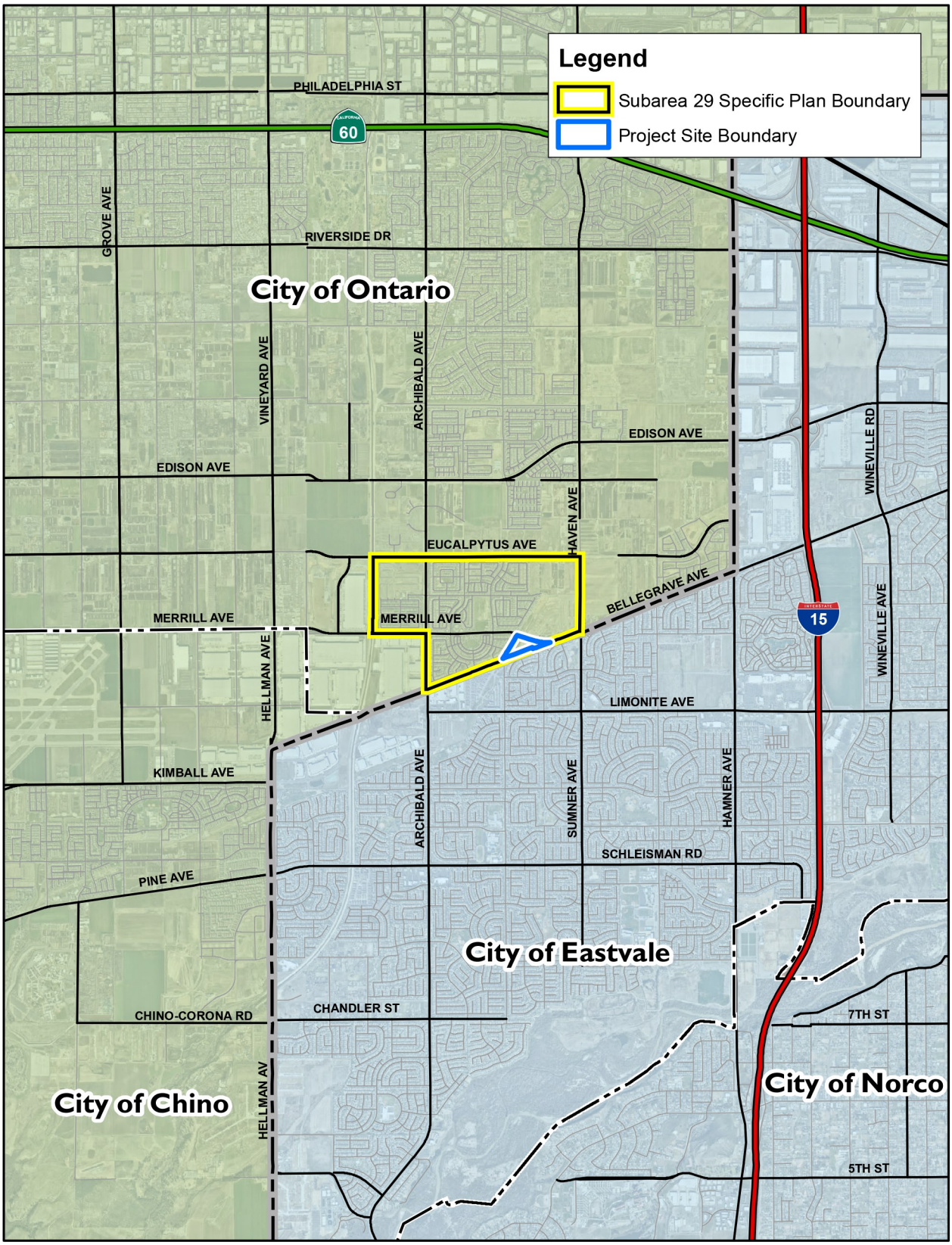



*Source(s): ESRI, RCTLMA (2021), SCAG (2021), SB County (2020)*

Figure 1

0 1 2 4 Miles

**Regional Location Map**

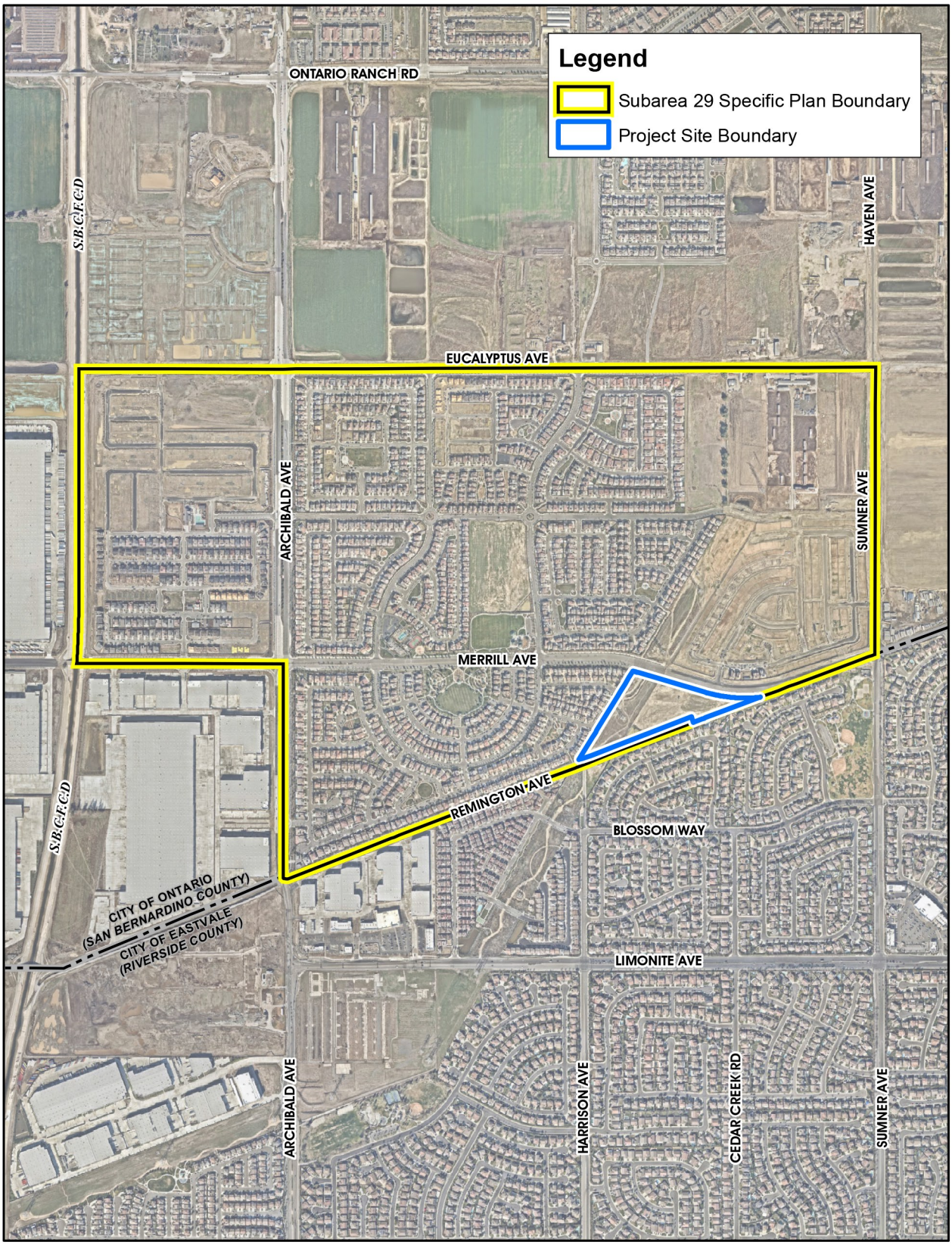



*Source(s): ESRI, Nearmap Imagery (2021), RCTLMA (2021), SCAG (2021), SB County (2020)*

Figure 2

0 0.25 0.5 1 Miles

**Vicinity Map**




*Source(s): ESRI, Nearmap Imagery (2021), RCTLMA (2021), SB County (2020)*

Figure 3

0 325 650 1,300
Feet

**Aerial Photograph**

*Source(s): Bassenian | Lagoni (02-25-2021)*

Figure 4

Not to Scale

## Conceptual Site Plan

the jurisdictional boundary between the cities of Ontario and Eastvale, and the counties of San Bernardino and Riverside.

The *Subarea 29 (Hettinga) Specific Plan Final Environmental Impact Report* (Subarea 29 Specific Plan Final EIR) (State Clearinghouse [SCH] No. 2004011009) was prepared for the Subarea 29 Specific Plan and was certified by the City Council in October 2006. The Subarea 29 Specific Plan Final EIR analysis concluded that implementation of the Subarea 29 Specific Plan would result in significant and unavoidable impacts related to loss of Farmland (project and cumulative), air quality impacts (project and cumulative), cumulative surface water quality impacts (due to impaired receiving waters), cumulative traffic-related noise, operational cumulative traffic impacts, and cumulative solid waste generation. A Statement of Overriding Considerations was adopted by the City for these impacts. Mitigation measures were adopted to reduce impacts to less than significant impacts to the extent feasible, and those mitigation measures will continue to apply to development in the Subarea 29 Specific Plan area, including the proposed Project. An Addendum to the Subarea 29 Specific Plan Final EIR was prepared for the 2015 Specific Plan Amendment.

Prior to adoption of TOP, the New Model Colony (NMC) General Plan Amendment established the land uses within the entire NMC area and designated the Subarea 29 Specific Plan area as Low Density Residential (2.1 – 5 du/ac), Neighborhood Commercial, Open Space – Parkland, Open Space – Non Recreation, and Public School. In 2010, TOP was adopted and designated the Project site Low Density Residential (2.1 – 5 du/ac). The associated *The Ontario Plan Final Environmental Impact Report* (SCH No. 2008101140) (TOP Final EIR) was certified in January 2010, and is incorporated by reference in this Addendum. The TOP Final EIR analyzes the environmental impacts that would result from implementation of the TOP, focusing on changes to land use associated with the buildout of the Land Use Plan in the Policy Plan and impacts resultant of population and employment growth in the City. The TOP and TOP Final EIR anticipated 2,700 residential unit for the Subarea 29 Specific Plan area. The significant unavoidable adverse impacts that were identified in the TOP Final EIR include: agriculture resources, air quality, cultural resources, greenhouse gas emissions, noise and transportation/traffic.

**CEQA REQUIREMENTS FOR AN ADDENDUM:**

Section 15164(a) of the CEQA Guidelines outlines when an Addendum to an EIR is required, and states: "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 15162 of the CEQA Guidelines states: "When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

A. When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

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

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

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

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

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

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

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

Thus, if the proposed Project does not result in any of the circumstances listed in section 15162 (i.e., no new or substantially greater significant impacts), the City may adopt an addendum to the Subarea 29 Specific Plan Final EIR.

Section 16164(e) of the CEQA Guidelines require that a brief explanation be provided to support the findings that no subsequent EIR is needed for further discretionary approval. These findings are described below, and are based on the analysis presented in this document:

1. *Required Finding: Substantial changes are not proposed for the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects*. Substantial changes are not proposed with the Project and the proposed Project will not require revisions to the Subarea 29 Specific Plan Final EIR or TOP Final EIR. The Specific Plan is divided into 31 Planning Areas and the Subarea 29 Specific Plan Final EIR evaluated the impacts associated with the development capacity of 2,293 dwelling units; a subsequent Specific Plan Amendment increased the allowed number of units to 2,392 dwelling units, which was evaluated in the 2015 Addendum. The proposed Project involves a Specific Plan Amendment to increase the residential unit count in Planning Area 27 of the Subarea 29 Specific Plan by 26 dwelling units (from 47 dwelling units to 73 dwelling units). This would increase the total number of allowed residential units in the Specific Plan area by 1%, from 2,392 dwelling units to 2,418 dwelling units, an insubstantial increase. The proposed Specific Plan Amendment also involves the introduction of an additional housing typology (Motorhome Cluster D – 8-Plex). A TTM is also proposed (TTM 20389) to accommodate the proposed development in Planning Area 27. On January 26, 2010, the City of Ontario adopted TOP Policy Plan (General Plan). The SPA proposes a maximum of 2,418 residential units within the Subarea 29 Specific Plan which is less than the 2,700 residential unit development capacity established by the Policy Plan (General Plan) for the Specific Plan area. Additionally, the overall density of the Specific Plan area with the proposed Project would be 4.9 dwelling units per acre, which is consistent with the Policy Plan (General Plan) that allows up to 5 dwelling units per acre within the Low Density Residential (2.1 – 5 du/ac) land use designation. Additionally, the City's water, recycled water, and sewer infrastructure would have sufficient capacity to serve the additional units with the proposed Specific Plan Amendment. There are no new significant impacts or a substantial increase in the severity of previously identified significant impacts due to the proposed Specific Plan Amendment. Therefore, no proposed changes or revisions to the EIR are required.

2. *Required Finding: Substantial changes have not occurred with respect to the circumstances under which the project is undertaken, which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects*. As shown on the aerial photograph provided in Figure 3, the Project site (Planning Area 27) was previously graded and the areas surrounding the Project site are developed or under construction. Grading activities and other site disturbance were conducted in accordance with the mitigation requirements outlined in the Subarea 29 Specific Plan Final EIR, including measures required for the protection of biological, cultural, and paleontological resources. No sensitive biological resources, cultural resources, or paleontological resources existing at the Project site. No proposed changes or revisions to the EIR are required.

3. *Required Finding*. *No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, has been provided that would indicate: the proposed project would result in one or more significant effects not discussed in the previous EIR; significant effects previously examined would be substantially more severe than shown in the previous EIR; mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or, mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternatives*. The Subarea 29 Specific Plan Final EIR did not address Global Climate Change impacts as required by Assembly Bill 32, passed in August of 2006. However, the impact of buildout of TOP on the environment due to the emission of greenhouse gases (GHGs) were analyzed in TOP Final EIR. According to TOP Final EIR, this impact would be significant and unavoidable. This EIR was certified by the City on January 27, 2010, at which time a statement of overriding considerations was also adopted for TOP's significant and unavoidable impacts, including that concerning the emission of greenhouse gases. Pursuant to Public Resources Code section 21083.3, this impact need not be analyzed further, because (1) the proposed buildout of the Subarea 29 Specific Plan would result in an impact that was previously analyzed in TOP Final EIR, which was certified by the City; (2) the proposed Project would not result in any GHG impacts that were not addressed in TOP Final EIR; (3) the proposed Project would only increase the number of residential units by 26 Low Density residential dwelling units and the total number of units in the Specific Plan area (2,481 units) is less than evaluated in TOP Final EIR. As part of the City's certification of TOP Final EIR and its adoption of TOP, the City adopted mitigation measures with regard to the significant and unavoidable impacts relating to GHG emissions. These mitigation measures are outlined in Section 6 of this Initial Study.

   The Subarea 29 Specific Plan Final EIR evaluated the Riverside County Airport Land Use Compatibility Plan – Chino Airport, but the final report was not adopted prior to approval of the Subarea 29 Specific Plan Final EIR. Additionally, the Ontario International Airport (ONT) Land Use Compatibility Plan (ALUCP) was adopted by the City of Ontario in 2011. As determined by the analysis presented in this Addendum, the proposed Project would not result in any new impacts related to the Chino Airport that were not addressed in TOP Final EIR. As part of the City's certification of TOP Final EIR and its adoption of TOP, the City adopted mitigation measures with regard to the significant and unavoidable impacts relating to the Chino Airport. These mitigation measures are outlined in Section 6 of this Initial Study. There are no significant impacts associated with the ONT.

   Lastly, Appendix G of the CEQA Guidelines was modified as part of the CEQA Guidelines updates that were approved in December 2018. New checklist topics related to Energy, Tribal Cultural Resources and Wildfire were added and some checklist questions for other environmental topics were revised. The Initial Study presented in this Addendum uses the updated checklist in Appendix G of the CEQA Guidelines. As identified through the analysis presented in this Addendum, there would be no new significant impacts resulting from the proposed Project related to the changes Appendix G of the CEQA Guidelines.

**Conclusion**:

Accordingly, and based on the findings and information contained in the previously certified the Subarea 29 Specific Plan Final EIR, the analysis above, the attached Initial Study, and the CEQA statute and CEQA Guidelines, including sections 15164 and 15162, the proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and the TOP Final EIR, as appropriate. No changes or additions to the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum or TOP Final EIR analyses are necessary, nor is there a need for any additional mitigation measures.

The attached Initial Study provides an analysis of the proposed Project and verification that the proposed Project will not cause environmental impacts such that any of the circumstances identified in CEQA Guidelines section 15162 are present.

**Surrounding Land Uses:**

| | Existing Land Use | General Plan Designation | Zoning Designation | Specific Plan Land Use |
|---|---|---|---|---|
| City of Ontario | | | | |
| Site | Vacant and SCE Corridor | Low Density Residential (2.1 – 5 du/ac) and Open Space – Non-Recreation | SP – Subarea 29 Specific Plan | Cluster Homes (7-14 du/acre) |
| North | Vacant | Low Density Residential (2.1 – 5 du/ac) | SP – Subarea 29 Specific Plan | Conventional Medium Lot (4-6 du/acre) |
| West: | Residential | Low Density Residential (2.1 – 5 du/ac) | SP – Subarea 29 Specific Plan Specific Plan | Cluster Homes (7-14 du/acre) and Conventional Small Lot (5-9 du/acre) |
| City of Eastvale | | | | |
| South | Residential | Medium Density Residential | R-1 One-Family Dwellings | NA |

du/acre – dwelling units per acre; NA – Not Applicable

**Other public agencies whose approval is required** (e.g., permits, financing approval or participation agreement): None.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Air Quality
- ☐ Cultural Resources
- ☐ Geology / Soils
- ☐ Hazards & Hazardous Materials
- ☐ Land Use / Planning
- ☐ Noise
- ☐ Public Services
- ☐ Transportation
- ☐ Utilities / Service Systems
- ☐ Mandatory Findings of Significance
- ☐ Agriculture and Forestry Resources
- ☐ Biological Resources
- ☐ Energy
- ☐ Greenhouse Gas Emissions
- ☐ Hydrology / Water Quality
- ☐ Mineral Resources
- ☐ Population / Housing
- ☐ Recreation
- ☐ Tribal Cultural Resources
- ☐ Wildfire

**DETERMINATION** (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier certified Subarea 29 Specific Plan Final EIR and associated 2015 Addendum pursuant to applicable standards, and (b) The certified TOP Final EIR and (c) have been avoided or mitigated pursuant to the earlier certified environmental documents, including revisions or mitigation measures that are imposed upon the proposed project, the analysis from the certified Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and the certified TOP EIR was used as a basis for this Addendum, and nothing further is required.

Jeanie Irene Aguilo
Signature

May 3, 2021
Date

Jeanie Irene Aguilo, Associate Planner
Printed Name

City of Ontario Planning Department
For

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from the "Earlier Analyses" Section may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| **1. AESTHETICS.** Would the project: | | | | |
| a. Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☐ | ☒ |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☐ | ☒ |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ |
| **2. AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project: | | | | |
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| d. Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| **3. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a. Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ☒ |
| b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☐ | ☒ |
| c. Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☐ | ☒ |
| d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? | ☐ | ☐ | ☐ | ☒ |
| **4. BIOLOGICAL RESOURCES.** Would the project: | | | | |
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☐ | ☒ |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ☒ |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| **5. CULTURAL RESOURCES.** Would the project: | | | | |
| a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | ☐ | ☐ | ☐ | ☒ |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | ☐ | ☐ | ☐ | ☒ |
| c. Disturb any human remains, including those interred outside of dedicated cemeteries? | ☐ | ☐ | ☐ | ☒ |
| **6. ENERGY.** Would the project: | | | | |
| a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☐ | ☐ | ☒ |
| b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☐ | ☒ |
| **7. GEOLOGY AND SOILS.** Would the project: | | | | |
| a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | ☐ | ☐ | ☐ | ☒ |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☐ | ☒ |
| ii) Strong seismic ground shaking? | ☐ | ☐ | ☐ | ☒ |
| iii) Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☐ | ☒ |
| iv) Landslides? | ☐ | ☐ | ☐ | ☒ |
| b. Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☐ | ☒ |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☐ | ☒ |
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | ☐ | ☐ | ☐ | ☒ |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☐ | ☒ |
| f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| **8. GREENHOUSE GAS EMISSIONS.** Would the project: | | | | |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☐ | ☒ |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? | ☐ | ☐ | ☐ | ☒ |
| **9. HAZARDS AND HAZARDOUS MATERIALS.** Would the project: | | | | |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☐ | ☒ |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☐ | ☒ |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | ☐ | ☐ | ☐ | ☒ |
| **10. HYDROLOGY AND WATER QUALITY.** Would the project: | | | | |
| a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | ☐ | ☐ | ☐ | ☒ |
| b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | ☐ | ☐ | ☐ | ☒ |
| i) result in substantial erosion or siltation on- or off-site; | ☐ | ☐ | ☐ | ☒ |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | ☐ | ☐ | ☐ | ☒ |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | ☐ | ☐ | ☐ | ☒ |
| iv) impede or redirect flood flows? | ☐ | ☐ | ☐ | ☒ |
| d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☐ | ☒ |
| e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☐ | ☒ |
| **11. LAND USE AND PLANNING.** Would the project: | | | | |
| a. Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☐ | ☒ |
| **12. MINERAL RESOURCES.** Would the project: | | | | |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☐ | ☒ |
| **13. NOISE.** Would the project result in: | | | | |
| a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☐ | ☒ |
| b. Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☐ | ☒ |
| c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| **14. POPULATION AND HOUSING.** Would the project: | | | | |
| a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |
| b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |
| **15. PUBLIC SERVICES.** Would the project: | | | | |
| a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| i) Fire protection? | ☐ | ☐ | ☐ | ☒ |
| ii) Police protection? | ☐ | ☐ | ☐ | ☒ |
| iii) Schools? | ☐ | ☐ | ☐ | ☒ |
| iv) Parks? | ☐ | ☐ | ☐ | ☒ |
| v) Other public facilities? | ☐ | ☐ | ☐ | ☒ |
| **16. RECREATION.** Would the project: | | | | |
| a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☐ | ☒ |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |
| **17. TRANSPORTATION/TRAFFIC.** Would the project: | | | | |
| a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | ☐ | ☐ | ☐ | ☒ |
| b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | ☐ | ☐ | ☐ | ☒ |
| c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☐ | ☒ |
| d. Result in inadequate emergency access? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| **18. TRIBAL CULTURAL RESOURCES.** Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | ☐ | ☐ | ☐ | ☒ |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ☐ | ☐ | ☐ | ☒ |
| **19. UTILITIES AND SERVICE SYSTEMS.** Would the project: | | | | |
| a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☐ | ☐ | ☒ |
| c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ |
| d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☐ | ☒ |
| e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |
| **20. WILDFIRE.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a. Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant With Mitigation* | *Less Than Significant Impact* | *Impacts Analyzed in Previous EIR* |
|---|---|---|---|---|
| b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☐ | ☒ |
| c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☐ | ☒ |
| d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☐ | ☒ |
| **21. MANDATORY FINDINGS OF SIGNIFICANCE.** | | | | |
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☐ | ☒ |
| b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.) | *1.*☐ | *2.*☐ | *3.*☐ | *4.*☒ |
| c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | *5.*☐ | *6.*☐ | *7.*☐ | *8.*☒ |

## EXPLANATION OF ISSUES

The Subarea 29 Specific Plan Final EIR, certified in October 2006, was prepared as a Program EIR in accordance with CEQA, the CEQA Guidelines, and the City's Rules for the Implementation of CEQA. As required, the EIR considered the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by implementation of the Subarea 29 Specific Plan. The Final EIR focused on impacts from the proposed land uses associated with buildout of the Specific Plan Land Use Plan, and impacts from the resultant population and employment growth from the Specific Plan.

Once a Program EIR has been prepared, subsequent activities within the program must be evaluated to determine whether an additional CEQA document needs to be prepared. However, if the Program EIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities could be found to be within the Program EIR scope and additional environmental documents may not be required (CEQA Guidelines Section 15168[c]). When a Program EIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the Program EIR into the subsequent activities (Guidelines Section 15168[c][3]). If a later activity would have effects that were not examined in the Program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.

Here, an Initial Study has been prepared to determine if the proposed Project is within the scope of the Subarea 29 Specific Plan Final EIR such that additional environmental review is not required. As discussed below, the City has concluded that no additional environmental review is required, such that this Initial Study can serve as an Addendum to the Subarea 29 Specific Plan Final EIR pursuant to Section 15164 of the CEQA Guidelines. Substantial changes are not proposed to the Subarea 29 Specific Plan Project and will not require revisions to the Subarea 29 Specific Plan Final EIR. The Specific Plan is divided into 31 Planning Areas and the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum evaluated the impacts associated with the development capacity of 2,392 units. As previously addressed, the currently proposed Project would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 to 73 (an increase of 26 units), would introduce a new housing typology, and includes proposed TTM 20389. Applicable mitigation measures from the Subarea 29 Specific Plan Final EIR are incorporated by reference in each impact area discussion and are listed at the conclusion of this Addendum under the "Earlier Analysis" section.

On January 26, 2010, the City of Ontario adopted TOP Policy Plan (General Plan). With the proposed Specific Plan Amendment, the total number of dwelling units allowed to be developed in the Subarea 29 Specific Plan area would increase from 2,392 dwelling units to 2,418 dwelling units, which is less than the 2,700 residential unit development capacity established by the Policy Plan (General Plan) for the Subarea 29 Specific Plan area. Additionally, the overall density of the Specific Plan area of 4.9 dwelling units per acre is consistent with the Policy Plan (General Plan) that allows up to 5 dwelling units per acre within the Low Density Residential (2.1 – 5 du/ac) land use designation. Finally, the City's water, recycled water, and sewer infrastructure would have sufficient capacity to serve the additional development allowed by the proposed Project. Therefore, no proposed changes or revisions to the Subarea 29 Final EIR are required. The proposed Project would not result in any additional impacts beyond those previously analyzed in the Subarea 29 Specific Plan Final EIR or the TOP Final EIR.

**1. AESTHETICS.** Would the project:

**a. Have a substantial adverse effect on a scenic vista?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that no substantial effect on a scenic vista would result from implementation of the proposed development. The Policy Plan (General Plan) does not identify scenic vistas within the City. However, the Policy Plan (Policy CD1-5) of TOP requires all major north-south streets be designed and constructed to feature views of the San Gabriel Mountains, which are part of the City's visual identity and a key to geographic orientation. North-south streets should be clear of visual clutter, including billboards and be enhanced appropriately by framing corridors with trees.

The Project site is located south of Merrill Avenue and is not located along any major north-south streets. Therefore, no adverse impacts related to scenic vistas would result from the proposed Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings and historic buildings within a state scenic highway?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that no impacts to state scenic highways would result from implementation of the proposed development. The City of Ontario is served by three freeways: I-10, I-15, and SR-60. I-10 and SR-60 traverse the northern and central portion of the City, respectively, in an east–west direction. I-15 traverses the northeastern portion of the City in a north–south direction. These segments of I-10, I-15, and SR-60 have not been officially designated as scenic highways by the California Department of Transportation. There are no historic buildings or any scenic resources identified on or in the vicinity of the Project site. Therefore, no scenic resources within a state scenic highway would be impacted by the proposed Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that the visual character of the Specific Plan area would be changed dramatically changed but would not be degraded with the introduction of a well-planned and landscaped new residential community, resulting in a less than significant impact. The Project site has been graded and remains vacant. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology (Motorcourt Cluster D – 8-plex) at the Project site. The proposed residential units would be consistent with the design standards of the Subarea 29 Specific Plan and the policies of the Community Design Element of the Policy Plan (General Plan) and zoning designations on the property, as well as with the existing and future development in the surrounding area. Therefore, the proposed Project would not degrade the visual quality of the area through development of the site with single-family homes. Therefore, no adverse impacts related to the degradation of the existing visual character or quality would result from the proposed Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that potential impacts associated with light and glare would be less than significant levels with adhere to the City's standard practices and procedures, including requirements to ensure that light does not spill onto

adjacent properties. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology (Motorcourt Cluster D – 8-plex) at the Project site. New lighting beyond that anticipated in the previous environmental analysis would not be introduced to the site with the development of the proposed Project. Pursuant to the requirements of the City's Development Code, on-site lighting would be shielded, diffused or indirect, to avoid glare to pedestrians or motorists. In addition, lighting fixtures would be selected and located to confine the area of illumination to within the Project site and minimize light spillage.

Site lighting plans would be subject to review by the Planning Department and Police Department prior to issuance of building permits (pursuant to the City's Building Security Ordinance). Therefore, no adverse impacts are anticipated.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**2. AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:

**a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that implementation of development allowed by the Specific Plan would result in the conversion of Prime Farmland to nonagricultural uses and considered the impact significant and unavoidable. According to the 2016 California Department of Conservation's (CDC) California Important Farmland Finder (the latest information available), the western portion of the Project site (including the SCE corridor) is classified as Prime Farmland and the eastern portion of the Project site is classified Other Land (CDC, 2016). The Project site has been graded and is currently vacant; therefore, the conversion of Prime Farmland to non-agricultural uses anticipated in the Subarea 29 Specific Plan Final EIR has already occurred. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would be no change to the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The Subarea 29 Specific Plan Final EIR identified approximately 50% of the 540-acre Specific Plan Area designated Prime Farmland. The impact would remain as a significant and unavoidable impact.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that impacts related to

conflict with existing Williamson Act contracts would be significant and unavoidable. However, based on review of Figure III-1-1, Williamson Active Contracts Locations Map, there are no areas within the Specific Plan area that remain under a Williamson Act contract. Further, the Project site is zoned "Subarea 29 Specific Plan". The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would be no change to the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and no changes to the impact conclusions presented in the Final EIR.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR did not address impacts associated with lands zone for forestland or timberland. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The Project site is zoned "Subarea 29 Specific Plan". There is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code section 12220(g). Neither TOP nor the City's Zoning Code provide designations for forest land, timberland, or timberland production. There would be no change to the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The proposed Project would not result in any conflict with zoning for forest land, timberland, or timberland production.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**d. Result in the loss of forest land or conversion of forest land to non-forest use?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR did not address impacts to forestland or timberland. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The Project site has been graded and is currently vacant; there is no forest land at or near the Project site. There would be no change to the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The proposed Project would not result in the loss of forest land or the conversion of forest land to non-forest uses. No impacts would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**e. Involve other changes in the existing environment, which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

Discussion of Effects: As previously discussed, the Subarea 29 Specific Plan Final EIR concluded that implementation of development in the Specific Plan area would convert Farmland, and specifically Prime Farmland, to non-agricultural use. The conversion of farmland to urban uses was determined to be a potentially significant impact that is unavoidable. The Project site has been previously graded and although the western portion of the site continues to be classified as Prime Farmland, the conversion of Farmland to non-agricultural use has already occurred. Similarly, the areas surrounding the Project site have been developed or are under construction. There is no forest land at or near the Project site so no conversion of forest land to non-forest use would occur.

There would be no change to the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and the conversion of Farmland to non-agricultural use would remain as a significant and unavoidable impact. There is no additional mitigation available that could potentially reduce this impact. The impact will remain as a significant unavoidable impact.

It should also be noted that in order to minimize conflicts between urban and agricultural land uses, MM Ag 2 from the Subarea 29 Specific Plan Final EIR requires that all residential units in the Subarea 29 Specific Plan be provided with a deed disclosure, or similar notice, approved by the City Attorney, regarding the proximity and nature, including odors, of neighboring agricultural uses. Mitigation Measure (MM) Ag 2 remains applicable to proposed development in Planning Area 27 and is presented under the discussion of "Earlier Analysis" at the end of this document.

Mitigation Required: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. Applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**3. AIR QUALITY**. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

**a. Conflict with or obstruct implementation of the applicable air quality plan?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Subarea 29 Specific Plan would not impair implementation of the Air Quality Management Plan (AQMP) and would result in less-than-significant impacts. Since certification of the Subarea 29 Specific Plan Final EIR, the South Coast Air Quality Management District (SCAQMD) has updated the AQMP. The current AQMP for CEQA analysis purposes is the 2016 AQMP, which is a regional and multi-agency effort (SCAQMD, California Air Resources Board [CARB], Southern California Association of Governments [SCAG], and United States Environmental Protection Agency [USEPA]). The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. City and county general plans were used to develop the growth and pollutant emissions forecasts in the 2016 AQMP. With the proposed Specific Plan Amendment, the total number of units allowed in the Subarea 29 Specific Plan area would increase from 2,392 dwelling units to 2,418 units, which is less than the 2,700 residential unit development capacity established by TOP Policy Plan (General Plan) for the Subarea 29 Specific Plan area. Therefore, consistent with the conclusions of the Subarea 29 Specific Plan Final EIR, the proposed Project would not conflict with the AQMP's growth assumptions or the AQMP, resulting in a less than significant impact.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that during construction and operation, implementation of development allowed by the Subarea 29 Specific Plan would result in significant and unavoidable project-level and cumulative impacts associated with emissions of air pollutants for which the region (South Coast Air Basin [SCAB]) is in non-attainment. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site.

With respect to construction emissions, the types of construction activities and construction equipment that would be used for construction in Planning Area 27 would be the same as that evaluated in the Subarea 29 Specific Plan Final EIR. However, as shown on the aerial photograph provided on Figure 3, the majority of approved land uses in the Subarea 29 Specific Plan area have been constructed or are currently under construction. Additionally, the mass grading for the 5.99-acre Project site, which uses larger equipment (and generates higher air quality emissions) has been completed; finish grading activities would be conducted as part of the proposed Project. Therefore, the construction activities associated with the proposed Project would be less than what was anticipated for a peak construction day as analyzed in the Subarea 29 Specific Plan Final EIR. It should also be noted that federal and State requirements for cleaner diesel engines would further reduce construction emissions compared to estimates in the Subarea 29 Specific Plan Final EIR. Additionally, MM Air 1 though MM Air 3, which identify requirements to reduce construction emissions, would be implemented during construction of the proposed Project. These mitigation measures are presented under the discussion of "Earlier Analysis" at the end of this document. Therefore, daily construction emissions resulting from the proposed Project would not exceed those presented in the Subarea 29 Specific Plan Final EIR and likely would be less.

Mobile emissions are the primary factor associated with operational emissions. Based on the *Park Place Specific Plan (Planning Area 27) Trip Generation Assessment* (Trip Generation Assessment) prepared by Urban Crossroads (November 2020), the increase in 26 units within Planning Area 27 associated with proposed Project would generate 168 additional daily trips compared to that anticipated for Planning Area 27 in the Subarea 29 Specific Plan Final EIR (Urban Crossroads, 2020). However, the total number of units and associated vehicular trip generation would be less than anticipated in TOP and evaluated in TOP Final EIR for the Subarea 29 Specific Plan area (2,700 dwelling units are anticipated in the TOP, compared to 2,418 dwelling units with the proposed Specific Plan Amendment). Additionally, based on the SCAQMD 1993 CEQA Handbook, it is estimated that a potentially significant air quality impact would occur with the development of approximately 166 units; therefore, the development of an additional 26 dwelling units alone would not represent a significant air quality impact and would not represent a substantial increase in emissions beyond those already approved in the Subarea 29 Specific Plan Final EIR and 2015 Addendum.

Therefore, although the proposed Project would increase the number of units and associated operational air pollutant emissions associated with development in the Subarea 29 Specific Plan area, and specifically Planning Area 27, including emissions of criteria pollutants for which the Project region is non-attainment under an applicable federal or state ambient air quality standard, the proposed Project would not result in any new or substantially more severe impacts beyond that previously analyzed in the Subarea 29 Specific Plan Final EIR and TOP Final EIR. Additionally, consistent with MM Air 4 from the Subarea 29 Specific Plan Final EIR, a bus stop is planned at Haven Avenue, just north of Merrill Avenue. This bus stop will be approximately 0.25 mile from the Project site (within walking distance), and would facilitate use of transit to reduce vehicular trips and associated air pollutant emissions. MM Air 4 is presented under the discussion of "Earlier Analysis" at the end of this document.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No

changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**c. Expose sensitive receptors to substantial pollutant concentrations?**

Discussion of Effects: Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would result in increased local traffic volumes, but would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. Additionally, the Final EIR concluded that emissions during project construction would exceed the SCAQMD localized significance thresholds (LSTs) for nitrogen oxides (NOx) and particulates (PM10), resulting in a potentially significant and unavoidable impact to sensitive receptors.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would not be a change or increase in the type and amount of construction activities, type of uses proposed (residential), or proximity to sensitive receptors. Therefore, the proposed minimal increase of 26 residential dwelling units within Planning Area 27 would not result in a substantial increase in the number of sensitive receptors being exposed to pollutant concentrations, or the amount of pollutant concentrations resulting from implementation of development in the Subarea 29 Specific Plan area.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that potential odor impacts resulting from implementation of the Specific Plan would be less than significant. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The proposed additional residential units, as well as those permitted within the Low-Density Residential zoning district, do not create objectionable odors. Therefore, no adverse impacts are anticipated.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**4. BIOLOGICAL RESOURCES.** Would the project:

**a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded there may be a probability of burrowing owl (*Athene cunicularia hypogea*) colonization within the Subarea 29 Specific Plan area considering the presence of foraging habitat and previous records of presence. To ensure that no direct loss of individuals occurs, mitigation is required prior to initiation of on-site

grading activities for each development phase. With mitigation impacts to burrowing owl were determined to be less than significant. Specifically, MM Bio 1 requires a pre-construction survey for resident burrowing owls be conducted by a qualified biologist 30 days prior to construction activities. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site should be resurveyed for owls. The Project site was previously graded and the required pre-construction surveys were conducted. However, the site remains vacant and pre-construction surveys would be conducted again prior to construction for the proposed Project. MM Bio 1 is presented under the discussion of "Earlier Analysis" at the end of this document. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and impacts to burrowing owl would remain less than significant.

The Subarea 29 Specific Plan EIR analysis also identified that potential habitat for the federally listed Delhi sands Flower Loving Fly (DSFLF) (*Rhaphiomidas terminatus abdominalis*). Planning Areas 28 A & B (including Bellegrave Avenue in Planning Area 28), 30 A & B, 31, and 32 were included in the general biological assessment for the area and were determined to contain the soil series Delhi fines and may contain suitable habitat for the DSFLF. Based on the results of focused surveys, the Final EIR concluded that Planning Area 27 (the current Project site) does not support the DSFLF. Further, the Project site has been graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Therefore, the proposed Project would not impact the DSFLF.

In August 2014, ECORP Consulting updated the Biological Reconnaissance for the Subarea 29 Specific Plan Area and concluded that due to the high level of disturbance, the land use activity, and lack of suitable habitat that all other sensitive species identified during the database search are either presumed to be absent or have a very low potential to occur. The Project site has been graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Additionally, the Project Applicant has paid the required City of Ontario open space mitigation fee (MM Bio 2) to address potential cumulative impacts associated with loss of habitat. The proposed Project would have a less than significant impact on candidate, sensitive, or special status species.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the man-made ponds within the Specific Plan area did not support riparian habitat, that the habitat value was low due to the lack of species and structural diversity, and that habitat for sensitive biological resources is not present. The Project site has been graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The Project site does not support riparian habitat or other sensitive natural communities and no impact to such resources would occur with implementation of the proposed Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan (through construction and operation) would not have direct and indirect effects upon the hydrology and aquatic habitat quality of state or federally protected wetlands and "Others Waters" of the United States as defined Section 404 of the *Clean Water Act*. The Project site has been graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. There are no protected wetlands on-site, as defined by Section 404 of the Clean Water Act and no impact to protected wetlands would occur with implementation of the proposed Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would not interfere with migratory movement and considered the impact less than significant because habitat fragmentation already occurred due to agricultural practices, development, and road construction. No wildlife corridors were identified within the Specific Plan area, including the Project site. The Project site has been graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The Project site is surrounding be existing development and is not within or near any native wildlife nursery sites. Additionally, construction activities would be conducted in compliance with the Migratory Bird Treaty Act (MBTA) and CDFW requirements (refer to MM Bio 4, which is presented under the discussion of "Earlier Analysis" at the end of this document). Therefore, the proposed Project would not interfere with the movement of any species, with migratory wildlife corridors, or impede the use of a native wildlife nursery site, and impacts would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that there are no specific local policies or ordinances established to protect biological resources that would relate to the Project site and impacts relative to this issue would be less than significant. The City of Ontario does not have any municipal ordinances for the protection of trees on private property; however, Municipal Code Sections 10-1.25 and 10-2.05 prohibit the damaging or destruction of trees on City property, except under conditions specified in the Municipal Code. There are existing trees planted in the public right-of-way along Merrill Avenue north of the Project site; however, these trees would be retained, and the proposed Project would not conflict with any policies or ordinances protecting biological resources.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions

to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**f. Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the Specific Plan area is not part of an adopted HCP, NCCP or other approved habitat conservation plan and that no significant impacts would result. The Project site has been graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Therefore, the Project site is not within an adopted HCP, NCCP or another approved habitat conservation plan. However, it is within the Ontario Recover Unit for the DSFLF; refer to the discussion above related to potential impacts to this species. As identified, impacts would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**5. CULTURAL RESOURCES.** Would the project:

**a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would not result in the destruction of historical resources and considered the impact less than significant. The Project site has been graded, is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, and is currently vacant. City records do not reflect the presence of a historic resource as defined in CEQA Guideline section 15064.5 at, or in the vicinity of the Project site and no impacts to historical resources would result from implementation of the proposed Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded there is a low potential for adverse environmental impacts to unique archaeological resources and potential impacts were determined to be less than significant. However, the Final EIR included mitigation outlining actions to take in the unlikely event unknown resources were discovered during grading (refer to MM Cultural 1). The Project site has been graded, and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. No archaeological resources were encountered during previous grading activities and no impacts to archaeological resources would occur during remaining construction activities, which would occur in previously disturbed soils. However, in the unlikely event archaeological resources are encountered the requirements outlined in MM Cultural 1, which is presented under the discussion of “Earlier Analysis” at the end of this document, would be followed and impacts would remain less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**c. Disturb any human remains, including those interred outside of formal cemeteries?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded there is low potential for adverse environmental impacts to human remains, including those interred outside of a formal cemetery, and impacts were determined to be less than significant. However, the Final EIR included mitigation outlining actions to take in the unlikely event human remains were discovered during grading (refer to MM Cultural 2). The Project site has been graded, and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. No human remains were discovered during previous grading activities and it is not anticipated that human remains would be encountered during remaining construction activities. However, in the unlikely event human remains are encountered the requirements outlined in MM Cultural 2, which is presented under the discussion of "Earlier Analysis" at the end of this document, would be followed and impacts would remain less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**6. ENERGY**. Would the project:

Although Energy was added in December 2018 as a topic in the Environmental Checklist included in Appendix G of the CEQA Guidelines, analysis of a project's potential to result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources is not a new requirement. This issue is also addressed in Appendix F of the CEQA Guidelines. Energy consumption was addressed in the Subarea 29 Specific Plan Final EIR (Section III.12, Utilities/Service Systems).

**a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that development in the Specific Plan area would have less than significant impacts related to energy consumption (natural gas and electric). It was identified that energy consumption can be reduced through design considerations that are more sustainable than conventional construction; MM Util 6 requires that the City and developer include sustainable systems for use of energy within the project design.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The proposed Project would not change the type of land uses anticipated for Planning Area 27 (residential) and would not change the anticipated construction and operational characteristics of the proposed development. Therefore, the associated energy demand for these activities would be the same as discussed below.

Construction-related energy demand includes energy and fuel used by construction equipment, construction worker vehicles, and construction vendor / hauling vehicles, coupled with construction energy efficiency / conservation measures. The construction equipment, use of electricity, and fuel for the proposed Project would be typical for the type of construction proposed because there are no aspects of the proposed construction process that are unusual or energy-intensive, and construction equipment would conform to applicable CARB emissions standards, which promote equipment fuel efficiencies. It should also be noted that fuel efficiencies are improving for on- and off-road vehicle engines due to more stringent government requirements. Construction energy consumption would represent a "single-event" demand and would not require ongoing or permanent commitment of energy resources. Thus, construction energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

With respect to operations, Title 24 energy standards have become more stringent since 2006. These regulations are regularly updated. The 2019 version of Title 24 was adopted by the CEC and became effective on January 1, 2020. The 2019 Title are applicable to building permit applications submitted on or after January 1, 2020. Further, the California Green Building Standards (CALGreen) Code, which contains mandatory and voluntary requirements for new residential and nonresidential buildings, became effective in August 2009 following certification of the Subarea 29 Specific Plan Final EIR. The proposed residential buildings would be constructed to achieve the building energy standards set forth in the Title 24 requirements in effect at the time of building permit issuance. Therefore, there would be additional reductions in energy consumption pursuant to the new and updated codes compared to those anticipated in the Subarea 29 Specific Plan Final EIR. Further, the types of trips and vehicle mix generated by the proposed Project would be consistent with other residential development of similar scale and configuration, including other development in the Subarea 29 Specific Plan area. The proposed Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and vehicle miles traveled, nor associated excess and wasteful vehicle energy consumption.

Therefore, the proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation and the impact would remain less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Discussion of Effects: The potential for development within the Subarea 29 Specific Plan area to conflict with or obstruct a state or local plan for renewable energy or energy efficiency was not specifically addressed in the Final EIR or 2015 Addendum. However, federal and state agencies regulated energy use and consumption through various means and programs when the 2006 EIR was prepared and continue to do so. On the state level, the California Public Utilities Commission (CPUC) and the California Energy Commission (CEC) are two agencies with authority over different aspects of energy. In additional to Title 24 energy standards and the CALGreen Code addressed above, relevant state energy-related laws and plans are summarized below.

- **Integrated Energy Policy Report**. Senate Bill (SB) 1389 (Bowen, Chapter 568, Statutes of 2002) requires the CEC to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing California's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety. The 2019 IEPR was adopted January 31, 2020, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California. The 2019 IEPR focuses on a variety of topics such as including the environmental performance of the electricity generation system, landscape-scale planning, the response to the gas leak at the Aliso Canyon natural gas storage facility, transportation fuel supply reliability issues, updates on Southern California electricity reliability, methane leakage, climate adaptation activities for the energy sector, climate and sea level rise scenarios, and the California Energy Demand Forecast. The 2019 IEPR is a State Policy report and is not applied to individual development projects such as the proposed Project or other development in the Subarea 29 Specific Plan area. However, the proposed Project would not involve any uses or activities that would conflict with or otherwise hinder or obstruct implementation of the goals presented in the 2019 IEPR.
- **State of California Energy Plan**. The CEC is responsible for preparing the State of California Energy Plan (State Energy Plan), which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The State Energy Plan calls for the state to assist in the transformation

of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the State Energy Plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access. The proposed Project takes advantage of existing infrastructure systems, and promotes land use compatibilities through the development of residential uses on a site designated for such uses in the TOP and the Subarea 29 Specific Plan. Further, Merrill Avenue extends along the northern boundary of the Project site and will provide Class II bike lanes, a pedestrian walkway, and a multi-purpose trail to promote non-vehicular travel. The Subarea 29 Specific Plan and the proposed Project would support urban design and planning processes identified under the State Energy Plan, and would not otherwise interfere with or obstruct implementation of the State Energy Plan.

- **State of California Renewables Portfolio Standard (SB 1078, SB 107, and SBX1-2)**. Established in 2002 under SB 1078, and accelerated in 2006 under SB 107 and again in 2011 under SBX1-2, California's Renewables Portfolio Standard (RPS) Program requires retail sellers of electric services to increase procurement from eligible renewable energy resources. The RPS applies to all electricity retailers in the State including publicly owned utilities, investor-owned utilities, electricity service providers, and community choice aggregators. All of these entities must adopt the RPS goals of 20% of retail sales from renewables by the end of 2013, 25% by the end of 2016, and 33% by the end of 2020. As with the rest of the Subarea 29 Specific Plan area, the proposed Project would receive electricity from SCE. SCE is required by law to comply with RPS Goals. Therefore, the proposed Project would not interfere with nor obstruct implementation of the RPS.

The proposed Project would also comply with the requirements of the City's Climate Action Plan (CAP), which is addressed under the Greenhouse Gas Emissions section of this document. Compliance with the CAP would be achieved through the implementation of an array of project design features that would conserve or reduce energy use, (i.e., improved insulation, water use reduction, use of recycled water, solar energy, etc.).

Therefore, the proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and this impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**7. GEOLOGY & SOILS**. Would the project:

**a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

**i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the Specific Plan area, including the Project site, is located outside the Fault Rupture Hazard Zone (formerly Alquist-Priolo Zone) and there would no impacts related to rupture of a known earthquake fault. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Therefore, no impacts associated with rupture of a known earthquake fault would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No

changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**ii) Strong seismic ground shaking?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan could expose people or structures to seismic hazards; however, with implementation of mitigation this impact would be less than significant. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and the underlying geologic conditions at the Project site remain the same. As identified in the Final EIR, all construction would be conducted in compliance with the Uniform Building Code (UBC), the Ontario Municipal Code, TOP and all other ordinances adopted by the City related to construction and safety. Further, as required, the previous grading activities at the Project site (Planning Area 27) were subject to observation and testing. It was concluded that rough grading was performed in general accordance with the recommendations presented in the geotechnical reports and field, and Planning Area 27 is acceptable from a geotechnical standpoint (Leighton and Associates, 2019). Further, MM Geo 4 from the Subarea 29 Specific Plan Final EIR requires that a project-specific geotechnical investigation be prepared prior to issuance of building permits and the recommendations be incorporated during project design and grading. MM Geo 4, which is presented under the discussion of "Earlier Analysis" at the end of this document, is applicable to the proposed Project. This impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**iii) Seismic-related ground failure, including liquefaction?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that due to the consistency of the underlying soils and the deep groundwater levels, the potential for seismic-induced liquefaction was less than significant. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and the potential for seismic-induced liquefaction remains the same (less significant). Further, as identified above, based on observations and testing during grading, Planning Area 27 is acceptable from a geotechnical standpoint (Leighton and Associates, 2019). Therefore, this impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**iv) Landslides?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the topography of the Specific Plan area is virtually flat, and the potential for landslides is considered not significant. The Project site has been graded and the terrain remains level. No impacts related to seismically induced landslides would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Result in substantial soil erosion or the loss of topsoil?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan could alter site topography, which could affect the rate or extent of erosion; however, with implementation of mitigation measures this impact would be less than significant. The Project site has been graded and remains vacant with exposed soil. Compliance with applicable regulations, including implementation of erosion control and dust reduction measures required by the Stormwater Pollution Prevention Plan (SWPPP), review of grading plans by the City Engineer, and obtaining required permits (refer to MM Geo 1, which is presented under the discussion of "Earlier Analysis" at the end of this document), ensure that erosion impacts are less than significant, and. Under the developed condition, and with adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES) requirements and the Environmental Resource Element of the Policy Plan (General Plan) strategies, and compliance with the UBC and Ontario Municipal code requirements the potential for erosion would be reduced to a less than significant level.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would locate structures on soils that are considered potentially unstable and prone to settlement and corrosion; however, with implementation of mitigation measures this impact would be less than significant. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and the underlying geologic conditions at the Project site remain the same. As required, the previous grading activities at the Project site (Planning Area 27) were subject to observation and testing. It was concluded that rough grading was performed in general accordance with the recommendations presented in the geotechnical reports and field, and Planning Area 27 is acceptable from a geotechnical standpoint (Leighton and Associates, 2019). Further, implementation of TOP strategies, adherence to requirements outlined in the Uniform Building Code and Ontario Municipal code, and implementation of MM Geo 2 and MM Geo 4, which require further geotechnical evaluation of on-site soils prior to development, would ensure that impacts remain less than significant. MM Geo 2 and MM Geo 4 are presented under the discussion of "Earlier Analysis" at the end of this document.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would locate structures on soils characterized by their sandy texture and inability to hold moisture. Therefore, the potential for expansive soils was determined to be less than significant. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and the underlying geologic conditions at the Project site remain the same. Further, as required, the previous grading activities at the Project site (Planning Area 27) were subject to observation and testing. It was concluded that rough grading was performed in general accordance with the recommendations presented in the geotechnical reports

and field, and Planning Area 27 is acceptable from a geotechnical standpoint (Leighton and Associates, 2019). This impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would involve the removal of existing septic tanks, and a complete sewer system would be installed that does not require the use of septic tanks. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, and the proposed residential uses would be connected to sewer lines that have been installed to serve the Specific Plan area. There would no use of septic systems or alternative wastewater treatment systems and no impact would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that earth-disturbing activities associated with the implementation of the Specific Plan could potentially disturb or damage undocumented paleontological resources; however, with implementation of MM Cultural 3, this impact would be less than significant. The Project site has been graded, and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. No paleontological resources were encountered during previous grading activities, which were conducted in compliance with the requirements outlined in the *Paleontological Resources Monitoring and Treatment Plan* established for the Subarea 28 Specific Plan. No impacts to paleontological resources are expected to occur during remaining construction activities, which would occur in previously disturbed soils. However, in the unlikely event paleontological resources are encountered, applicable requirements outlined in MM Cultural 3 would be followed and impacts would remain less than significant. MM Cultural 3 is presented under the discussion of "Earlier Analysis" at the end of this document.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

## 8. GREENHOUSE GAS EMISSIONS.

The State of California enacted Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, after certification of the Subarea 29 Specific Plan Final EIR, and, as a result, increased attention has been paid to the impact of GHG emissions. The California Natural Resources Agency (CNRA) in 2010, adopted amendments to the CEQA Guidelines in a new Section 15064.4 entitled "Determining the Significance of Impacts from Greenhouse Gas Emissions", which require evaluation of GHG emissions. Therefore, GHG emissions were not specifically identified as such in the Subarea 29 Specific Plan Final EIR analyses. However, as described in the following paragraphs, courts have ruled

that there is no requirement to address GHG emissions in an Addendum to an EIR that was completed prior to the adopted CEQA amendments. "Information on the effect of greenhouse gas emissions on climate change" does not constitute "new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the IS / MND was adopted." (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego* [2011] 196 Cal. App. 4th 515, 531–532 [rejecting claim that such information triggered the need for a supplemental EIR, and explaining that such information was known "long before the City approved the 1994 EIR" at issue]). Further, the impact of buildout of TOP on the environment due to the emission of GHG emissions was analyzed in the TOP Final EIR. As previously discussed, the proposed buildout of the Subarea 29 Specific Plan was previously analyzed in TOP Final EIR, which was certified by the City.

Would the project:

**a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Discussion of Effects: Limiting GHG emissions to combat climate change has been a governmental goal since the late 1970s. As explained by the United States Supreme Court in *Massachusetts v. EPA (2007) 549 U.S. 497*: "In the late 1970s, the Federal Government began devoting serious attention to the possibility that carbon dioxide emissions associated with human activity could provoke climate change. In 1978, Congress enacted the National Climate Program Act, 92 Stat. 601, which required the President to establish a program to "assist the Nation and the world to understand and respond to natural and man-induced climate processes and their implications". In 1987, Congress enacted the Global Climate Protection Act for the purpose of "establish[ing] a national climate program that will assist the Nation and the world to understand and respond to natural and man-induced climate processes and their implications" (15 *United States Code* [USC] 2902). The act required the establishment of various programs to further climate change research (15 USC 2904[d]).

In 1988, the United Nations created the Intergovernmental Panel on Climate Change (IPCC) to provide scientific information regarding climate change to policymakers. In 1992, 154 nations, including the United States, entered into the United Nations Framework Convention on Climate Change (UNFCCC), a nonbinding agreement under which industrialized countries pledged to work to reduce GHG emissions. Five years later, in 1997, the parties to the UNFCCC adopted the Kyoto Protocol, which set binding GHG reduction targets for 37 industrialized countries and the European Community, with the objective of reducing their collective emissions by 5% below 1990 levels during the "commitment period" of 2008–2012.

As noted by the court in *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (supra, 196 Cal. App. 4th 515), by 1990, the potential impacts of GHG emissions were already the subject of litigation, with the "Natural Resources Defense Council (NRDC) argu[ing that an] "increase in fossil fuel combustion … will … lead to a global increase in temperatures, causing a rise in sea level and a decrease in snow cover that would damage the shoreline, forests, and agriculture of California." (Id. at 531, quoting *City of Los Angeles v. National Highway Traffic Safety Administration* [D.C. Cir. 1990] 286 U.S. App.D.C. 78.)

Thus, by the 1990s, California's local governmental agencies were well aware of the importance of monitoring and limiting GHG emissions when approving projects. Since GHG impacts were known at the time that the Subarea 29 Specific Plan Final EIR was conducted, information regarding the proposed Project's potential to impact climate change does not constitute "new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time . . . the IS / MND was adopted". Accordingly, the inclusion of GHG impacts as a requirement of CEQA analysis does not trigger the need for any further environmental review. (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego* [supra, 196 Cal. App. 4th at 531–532]). Notwithstanding this conclusion, the discussion below addresses the analysis of the proposed Project included in TOP Final EIR.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. With the

proposed Specific Plan Amendment, the total number of units allowed in the Subarea 29 Specific Plan area would increase from 2,392 dwelling units to 2,418 units, which is less than the 2,700 residential unit development capacity established by TOP Policy Plan (General Plan) for the Subarea 29 Specific Plan area. Therefore, the Project site was previously analyzed by the Certified TOP EIR as a residential use that may have an impact on the environment at buildout of The Ontario Plan due to the emission of GHGs. According to TOP Final EIR, this impact would be significant and unavoidable (Re-circulated Portions of the Ontario Plan Draft Environmental Impact Report, p. 2-118.) TOP Final EIR was certified by the City on January 27, 2010, at which time a statement of overriding considerations was also adopted for The Ontario Plan's significant and unavoidable impacts, including that concerning the emission of GHGs.

Implementation of the proposed Project would not create significantly greater impacts than were identified in the Certified TOP EIR. The proposed Project includes a sample GHG Reduction Measures Screening Threshold Table, which provides guidance in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The analysis, methodology, and significance determination (thresholds) are based upon the City's Climate Action Plan (CAP), which includes GHG emission inventories (2008 and 2020 forecasts), a year 2020 emission reduction target, the goals and policies to reach the target, together with the Addendum prepared for the CAP. The Screening Table assigns points for each option incorporated into a project as mitigation or a project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. The point levels are based upon improvements compared to 2008 emission levels of efficiency. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the City's CAP. As such, those projects that garner a total of 100 points or greater would not require quantification of project specific GHG emissions. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions. Future development on the Project site will be required to meet or exceed the minimum 100 points; therefore, quantification of Project-specific GHG emissions is not required.

Additionally, pursuant to Public Resources Code Section 21083.3, this impact need not be analyzed further, because (1) the proposed Project would result in an impact that was previously analyzed in the Certified TOP Final EIR; (2) the proposed Project would not result in any greenhouse gas impacts that were not addressed in the Certified EIR; (3) the proposed Project is consistent with The Ontario Plan. The proposed impacts of the Project were already analyzed in the Certified TOP Final EIR and the Project would be built to current energy efficient standards. Potential impacts of project implementation would be less than significant with mitigation already required under the Certified TOP Final EIR and, CAP Screening Tables, and current energy efficiency standards. No changes or additions to the Certified TOP Final EIR analyses are necessary.

Mitigation: No new mitigation measures required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP Final EIR. No changes or additions to Certified TOP Final EIR analyses are necessary. The mitigation measures adopted as part of Certified TOP Final EIR adequately address any potential significant impacts and there is no need for any additional mitigation measures. The City has reviewed the emission reduction measures and concepts in TOP Final EIR, and has determined that the following actions apply and shall be undertaken by the applicant in connection with the proposed Project: energy efficient design, efficient irrigation systems, and compliance with Title 24 of the California Code of Regulations.

**b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Discussion of Effects: The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. With the proposed Specific Plan Amendment, the total number of units allowed in the Subarea 29 Specific Plan area would increase from 2,392 dwelling units to 2,418 units, which

is less than the 2,700 residential unit development capacity established by TOP Policy Plan (General Plan) for the Subarea 29 Specific Plan area.

The proposed Project is consistent with TOP Goal ER 4 of improving air quality by, among other things, implementation of Policy ER4-3, regarding the reduction of GHG emissions in accordance with regional, state and federal regulations. As discussed above, the proposed Project is also consistent with the City's CAP. Further, the proposed Project is consistent with the policies outlined in Section 5.6.4 of TOP Final EIR, which aims to reduce the City's contribution of greenhouse gas emissions at build-out by 15%, because the proposed Project is upholding the applicable City's adopted mitigation measures from the TOP Final EIR. Therefore, the proposed Project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. This impact is less than significant.

Mitigation Required: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**9. HAZARDS & HAZARDOUS MATERIALS.** Would the project:

**a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that implementation of the proposed residential and retail uses would not generate hazardous materials other than those typically associated with household products, and there would be no transport of non-construction related hazardous materials to or from the Specific Plan area. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would be no new uses proposed and the Proposed Project would not involve the transport, use or disposal of hazardous materials during either construction or operation. Therefore, no adverse impacts are anticipated and this impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that if known and unknown hazardous materials/situations within the Specific Plan area are not mitigated, current and future residents could be exposed to hazards or hazardous materials (e.g., asbestos and lead from building materials and paints in older structures, pesticides from past agricultural uses, or petroleum products used or leaked on the site), resulting in a potentially significant impact. However, this impact would be less than significant with implementation of mitigation measures. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, the Project site has already been graded, and mitigation measures outlined in the Subarea 29 Specific Plan Final EIR for pre-demolition and grading activities have been completed. There are no new uses proposed and development the proposed residential uses would not expose the public or the environment to a significant hazard through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. In the unlikely event of an accident, implementation of the strategies included in TOP would decrease the

potential for health and safety risks from hazardous materials, Further, MM Haz 4 from the Subarea 29 Specific Plan Final EIR, which is presented under the discussion of "Earlier Analysis" at the end of this document, identifies actions to take if material that is believed to be hazardous waste is discovered during construction, ensuring the impact remains less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the Specific Plan area was more than one-mile from the Phoenix High School (Corona-Norco Unified School District [CNUSD]) and Colony High School (Chaffey Joint Union High School District [CJUHSD]), but within one-quarter mile of the proposed elementary school within the Specific Plan area. Therefore, while the proposed uses would not involve hazardous emissions or handling of acutely hazardous materials, future students could be exposed to possible safety hazards associated with hazardous emissions or hazardous material handling in proximity to a school resulting in a potentially significant impact. However, this impact was considered less than significant with implementation of mitigation measures.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, the Project site has already been graded, and mitigation measures outlined in the Subarea 29 Specific Plan Final EIR for pre-demolition and grading activities have been completed. The Project site is 0.2-mile from the proposed elementary school; however, there are no new uses proposed and development the proposed residential uses would not involve hazardous emissions or handling of acutely hazardous materials. This impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Discussion of Effects: he Subarea 29 Specific Plan Final EIR analysis concluded that Specific Plan area was not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 (Cortese List), and none of the sites identified in the Phase I Environmental Site Assessment conducted during preparation of the Final EIR represent an environmental concern for proposed uses. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, and the Project site has already been graded. Further, based on review of the current California Department of Toxic Substances Control (DTSC) current Cortese List, the Project site is not listed on the hazardous materials site compiled pursuant to Government Code Section 65962.5 (DTSC, 2021). Therefore, no impact would occur.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that the Specific Plan area is within the Airport Influence Area (AIA) for the Chino Airport resulting in a potentially significant impact. However, because planned land uses would be consistent with those allowed in the applicable airport safety zones, building heights would not exceed applicable height requirements related to airport safety (refer to MM Haz 8), and buyers would be notified of proximity to the airport (refer to MM Haz 9), proposed development in the Specific Plan area would not result in a safety hazard or excessive noise related to proximity to the Chino Airport. MM Haz 8 and MM Haz 9 are presented under the discussion of "Earlier Analysis" at the end of this document.

The Subarea 29 Specific Plan area is located within the Chino ALUCP Compatibility Zone D (refer to Exhibit C – Airport Influence Areas) that requires: (1) 10% of the area be set aside as Open Land for the purpose of serving as emergency landing areas; (2) residential density be either higher than 5.0 dwelling units per acre or have an average parcel size of less than 0.2 acres (8,712 SF); (3) limits the maximum building height to 70 feet; and (4) recording of an Overflight Notification on the Property Deed and Title and provision of a Real Estate Transaction Disclosure. The impacts of the Chino Airport were analyzed in the TOP Final EIR, which was certified by the City on January 27, 2010, at which time mitigation measures were adopted for TOP, including those concerning the impacts related to the Chino Airport. Consistent with all development in the City, development at the Project site would be required to be consistent with the Chino ALUCP. Impacts related to the Chino Airport would be less than significant.

The Subarea 29 Specific Plan area is also located within the Airport Influence Area of the Ontario International Airport (ONT) (refer to Exhibit C) and is subject to the ONT Airport Land Use Compatibility Plan (ALUCP), which was adopted by the Ontario City Council on in April 2011 (Ontario, 2011), after certification of the TOP Final EIR. Policy Map 2-2: Safety Zones of the ONT ALUCP identifies the geographic locations of Safety Zones; the proposed Project is located outside the established Safety Zones and would not result in safety hazards for people residing at the Project. The proposed Project was also evaluated for hazards to aircraft in flight utilizing by Policy Map 2-4: Airspace Obstruction Zones of the ONT ALUCP, which identifies height restrictions of proposed structures or buildings. While portions of the Subarea 29 Specific Plan area are subject to height restrictions (greater than 200 feet); the Project site (Planning Area 27) is not. However, as further discussed in the Noise section of this Addendum, in compliance with ONT ALUCP's Overflight Policy O2, a Real Estate Transaction Disclosure is required for all development at the Project site.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded proposed that the Specific Plan, and all tracts within it, would be designed to meet Fire Department emergency access requirements and would not interfere in any way with emergency evacuation or response plans. The City's Safety Element, as contained within TOP, includes policies and procedures to be administered in the event of a disaster. TOP seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to, and recover from every day and disaster emergencies. As required, the proposed Project would comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access, resulting in a less than significant impact.

Mitigation: None required. The proposed Project would not result in any new, substantially more

severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**g. Expose people or structures to a significant risk of loss, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that wildland fires do not pose a threat to the Specific Plan area. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan EIR, and not located in or near wildlands. Therefore, no impact would occur.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**10. HYDROLOGY & WATER QUALITY.** Would the project:

**a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan could violate quality standards and/or waste discharge requirements; however, with implementation of mitigation measures and adherence to statewide NPDES General Industrial Activities Stormwater Permit, the San Bernardino County Area-Wide Urban Runoff Permit (MS4 permit) and the City of Ontario's Municipal Code (Section 6, Title 6), potential impacts to surface water quality would be less than significant. Cumulative impact to surface water quality were determined to be significant and unavoidable due to impaired receiving waters. The Final EIR analysis also concluded that groundwater quality would be improved within the Chino II Groundwater Sub-basin because the agricultural uses that cause high levels of nitrates in the drinking water supply would be eliminated with implementation of the Subarea 29 Specific Plan.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The proposed Project would not involve any construction activities or new uses, and would be required to comply with applicable water quality regulations (refer to Final EIR MM, Hydro 1, MM Hydro 2, and MM Hydro 6, which are presented under the discussion of "Earlier Analysis" at the end of this document). Further, all Priority Land Use (PLU) areas within the Specific Plan 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 County Area-Wide MS4 Permit. Drainage from the PLU shall be designed with conveyance tributary to a certified full trash capture device approved by the SWRCB. Therefore, impacts would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that implementation of the Specific Plan would further the ground water management objectives for the Chino Basin by limiting recharge into the southern portion of the basin, since the development of the Chino Basin management program anticipated the cumulative impacts of urbanization of the Chino Basin and consequent conversion of agricultural land use (e.g., diminished agricultural ground water extraction and projected need to increase ground water pumping by desalters), no significant individual or cumulative negative impacts to aquifer volume or the ground water table were expected to occur. Nevertheless, MM Hydro 5 is included in the Subarea 29 Specific Plan Final EIR and requires application of measures to conserve water and enhance ground water recharge. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, would not involve any construction activities or new uses beyond that anticipated in the Subarea 29 Specific Plan Final EIR, and would be required to implement Final EIR MM Hydro 5, which is presented under the discussion of "Earlier Analysis" at the end of this document. Therefore, impacts would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

**i) result in substantial erosion or siltation on- or off-site;**

**ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**

**iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**

**iv) impede or redirect flood flows?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis identified that no streams or streambeds are present within the Specific Plan area. The Final EIR concluded that implementation of the Specific Plan could alter the drainage patterns of the site and in a manner that could create substantial flooding, erosion, or siltation on or off-site. However, with implementation of the on-site storm drain system, and required Subarea 29 Specific Plan Final EIR mitigation measures, which include requirement requirements to adhere to applicant regulations, as discussed above, impacts would be less than significant.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, would not involve any construction activities or new uses beyond that anticipated in the Subarea 29 Specific Plan Final EIR. Therefore, with implementation of an on-site storm drain system, which would connect to existing storm drain facilities constructed in accordance with the master drainage plan, as required by the Specific Plan, the amount and rate of runoff from the Project site would be the same as that anticipated in the Subarea 29 Specific Plan under post-

development conditions and impacts related to potential flooding and storm drain capacity would be less than significant.

As required by MM Hydro 1 and MM Hydro 2 from the Subarea 29 Specific Plan Final EIR, the proposed Project would be constructed in compliance with applicable regulations to minimize water quality impacts during construction and potential development, including from erosion, and impacts related to erosion and polluted runoff would be less than significant. MM Hydro 1 and MM Hydro 2 are presented under the discussion of "Earlier Analysis" at the end of this document

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that no structures within the Specific Plan area would be placed within a 100-year flood, and the Specific Plan area is not in proximity to a large body of water or the ocean, so the threat of an earthquake-induced seiche or tsunami would not occur. Figure 5.9-2, Flood Hazard Areas, of TOP Final EIR indicates that the Specific Plan are is within the San Antonio Creek dam failure inundation area; however, TOP Final EIR concludes that because the likelihood of catastrophic failure of the San Antonio Dam is very low and the City is prepared in the event of such failure, impacts are considered less than significant. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and TOP Final EIR and would also have no impacts or less than related to the risk of pollutant release from inundation of the Project site from seiche, tsunami or dam failure. Based on review of the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer (NFHL) Viewer, the Project site is not located within a 100-year flood hazard area; the Project site is located within FEMA Zone X, a minimal flood hazard area (FEMA, 2021). Therefore, the Project would also have a less than significant impact related to the risk of pollutant release from flood inundation.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

Discussion of Effects: As identified in the Subarea 29 Specific Plan Final EIR, the Specific Plan area is subject the requirements of the Water Quality Management Plan of the Santa Ana River Basin (Basin Plan), and overlies the Chino Groundwater Basin. As previously discussed, the Subarea 29 Specific Plan Final EIR analysis concluded that with adherence to applicable water quality regulations, as required by mitigation measures in the Subarea 29 Specific Plan Final EIR, water quality and groundwater impacts would be less than significant, and the Project would not conflict with the Basin Plan.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The proposed Project would not involve any construction activities or new uses, and would be required to comply with applicable water quality regulations (refer to Final EIR MM Hydro 1, MM Hydro 2, and MM Hydro 6 presented under the discussion of "Earlier Analysis" at the end of this document). Therefore, the Project would comply with the Basin Plan.

On September 16, 2014, subsequent to certification of the Subarea 29 Specific Plan Final EIR and TOP Final EIR, Governor Jerry Brown signed into law the Sustainable Groundwater Management Act (SGMA). The 2014 SGMA requires local public agencies and Groundwater Sustainability Agencies (GSAs) in "high-" and "medium"-priority basins to develop and implement Groundwater Sustainability Plans (GSPs) or Alternatives to GSPs. GSPs are detailed road maps for how groundwater basins will reach long-term sustainability. The California Department of Water Resources (DWR) currently categorizes the Chino Groundwater Basins as "very low" priority. Therefore, the Chino Groundwater Basins is not subject to the requirements of the SGMA (DWR, 2021). Accordingly, the proposed Project would no conflict with or obstruct implementation of a sustainable groundwater management plan.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**11. LAND USE & PLANNING.** Would the project:

**a. Physically divide an established community?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the Specific Plan area was not located within a "community" and all major circulation routes would be maintained through the Specific Plan area; therefore, the proposed development would not physically divide and established community, and no impact would result. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, and is surrounded by existing residential development implemented in compliance with the Subarea 29 Specific Plan, TOP, and Eastvale General Plan. The proposed Project would involve development of residential uses consistent with the Subarea 29 Specific Plan and TOP, and would not divide an established community. No impact would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that proposed development would comply within the Specific Plan area with the land use designations and the land use policies in the General Plan Amendment for the NMC, and would comply with the requirements established in the Subarea 29 Specific Plan, resulting in a less than significant impact related to land use policies.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. However, the proposed Project would not require a change in the Specific Plan land use designation (Cluster Homes – 7-14 du/ac) or TOP land use designation (Low Density Residential [2.1 – 5 du/ac]). Further, the proposed Project would be designed to be consistent with the development regulations of the Subarea 29 Specific Plan. The proposed increase in residential units at the Project site, which was previously graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and TOP Final EIR, would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and

this impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**12. MINERAL RESOURCES.** Would the project:

**a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that the Specific Plan area does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, there are no known mines on or near the Specific Plan area, and no impacts to known mineral resources would result. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and does not contain any mineral resources. Therefore, no impacts would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that the Specific Plan area is not located within an area of locally important mineral resource recovery delineated in any plans. The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and is not located within an area that has been classified or designated as a mineral resource recovery site in the TOP, Subarea 29 Specific Plan or other land use plan. Therefore, no impacts would result.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**13. NOISE.** Would the project result in:

**a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that implementation of the Specific Plan would result in project-level noise impacts during construction and operation; however, these impacts would be reduced to less than significant levels with implementation of mitigation measures. The Subarea 29 Specific Plan Final EIR analysis concluded that cumulative traffic-related noise impacts were determined to be significant and unavoidable. The TOP Final EIR concluded that build-out of the uses anticipated by TOP, which includes development in the Subarea 29 Specific Plan area, would result in significant and unavoidable traffic-related noise impacts and noise and vibration impacts to sensitive receptors during construction.

With respect to construction emissions, the types of construction activities and construction equipment that would be used for construction in Planning Area 27 would be the same as that evaluated in the Subarea 29 Specific Plan Final EIR. Additionally, the Project site is entirely within

the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The mass grading for the Project site, which uses larger equipment and generates higher noise levels than other construction activities) has been completed; finish grading activities and building construction would be conducted as part of the proposed Project. Construction activities would be subject to the mitigation measures outlined in the Subarea 29 Specific Plan Final EIR, which require that construction activities comply with the City of Ontario noise ordinance that restricts the days and hours of construction activities (MM Noi 1), and that construction staging area not be located within 150 feet of existing sensitive receptors and construction equipment be fitted with properly operating and maintained mufflers (MM Noi 2). Construction-related noise impacts would be less than significant. MM Noi 1 and MM Noi 2 are presented under the discussion of "Earlier Analysis" at the end of this document.

With respect to operations, the Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. However, the overall number of dwelling units in the Specific Plan area with the proposed Specific Plan Amendment (2,418 dwelling units), would not exceed the number of units anticipated in TOP for the Specific Plan area (2,700 units). The noise sources associated with the proposed residential uses would be the same as that anticipated in the Subarea 29 Specific Plan Final EIR and TOP Final EIR at the Project site and with adherence to the City's Noise Ordinance would be less than significant. As required by MM Noi 7, architectural plans would be submitted to the City for an acoustical plan check prior to the issuance of building permits to assure that interior noise level requirements are met. MM Noi 7 is presented under the discussion of "Earlier Analysis" at the end of this document.

The increase in 26 dwelling units at the Project site would result in a net increase of approximately 168 trips (increase from 450 daily trips to 618 daily trips) compared to the number of trips anticipated in the traffic analysis and associated noise analysis in the Subarea 29 Specific Plan Final EIR, and would be within the trip generation anticipated in the traffic-related noise analysis in the TOP Final EIR. The circulation system for the Specific Plan area would not change with the proposed Project and the trip distribution would be the same; the additional daily vehicular trips generated by the proposed Project would be distributed along various roadways. A doubling of traffic volumes is required to increase average traffic noise levels by 3 dBA, a change which is barely discernable to human hearing. The increase of 168 daily trips would not double the traffic generated by residential uses at the Project site and would not double the daily trips on any roadway segment. Therefore, the proposed increase in units associated with proposed Project would not represent a significant noise impact or substantial increase in traffic-related noise impacts compared to that evaluated in the Subarea 29 Specific Plan Final EIR and TOP Final EIR. Further, soundwalls required by MM Noi 3 through MM Noi 6 from the Subarea 29 Specific Plan Final EIR to address traffic-related noise impacts have been or will be implemented by the Project Applicant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, or TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**b. Generation of excessive groundborne vibration or groundborne noise levels?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that proposed uses in the Specific Plan area would not generate excessive groundborne vibrations or groundborne noise levels during normal operations. The Final EIR also concluded that during construction, groundborne vibrations may be generated infrequently by use of heavy construction equipment. However, this type of vibration would be temporary and infrequent. Therefore, this impact is considered less than significant and no mitigation measures are required. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The operations

associated with residential uses at the Project site would be the same as evaluated in the Subarea 29 Specific Plan Final EIR and would not generate excessive groundborne vibration or noise. Further, the Project site was previously graded and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. The construction activities associated with the proposed Project would be the same as those evaluated in the Subarea 29 Specific Plan Final EIR and would also be considered less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, or TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the Specific Plan area is located outside the 65 dBA CNEL contour line of ONT and the Chino Airport airports and people residing and working in the Specific Plan area would not be exposed to excessive noise levels from airport operations.

The Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Based on review of Policy Map 2-3: Noise Impact Zones, of the ONT ALUCP, the Project site (Planning Area 27) is not located within a noise impact zone for the ONT; therefore, the proposed Project would not expose people residing at the Project site to excessive noise levels from airport operations and this impact would be less than significant. However, based on review of Policy Map 2-5: Overflight Notification Zones, and as presented in the Land Use Element (Exhibit LU-01 Official Land Use Plan) of TOP Policy Plan (General Plan), the entire City of Ontario, including the Project site, is within the area subject to Real Estate Transaction Disclosure policies.

The Project site is also located within the Chino ALUCP Compatibility Zone D that requires residential developments to record an Overflight Notification on the Property Deed and Title and provide a Real Estate Transaction Disclosure. The Project site underlies the Chino Airport traffic pattern, but is outside of the area that would be subject to average exterior noise levels of 55 CNEL under the ultimate airport development conditions. Therefore, no special noise attenuation measures are required for future residential development. Since the Project site is located outside of the noise impact zone, the proposed Project would not expose people residing at the Project site to excessive noise levels from airport operations and impacts would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, or TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

However, in compliance with ONT ALUCP's Overflight Policy O2, a Real Estate Transaction Disclosure is required for all development at the Project site. State Law (Business and Professions Code Section 11010) provides the following disclosure language:

> NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

The Project site is located within the Chino ALUCP Compatibility Zone D that requires residential developments to record an Overflight Notification on the Property Deed and Title and provide a

Real Estate Transaction Disclosure.

**14. POPULATION & HOUSING.** Would the project:

**a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that growth associated with implementation of the Subarea 29 Specific Plan would be consistent with regional growth forecasts and regional jobs/housing balance projections, and impacts would be less than significant.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. However, the overall number of dwelling units in the Specific Plan area with the proposed Specific Plan Amendment (2,418 dwelling units), would not exceed the number of units anticipated in TOP for the Specific Plan area (2,700 units). The California Department of Finance (DOF) estimates that in January 2020, the City of Ontario had an estimated population of 182,871 residents, with approximately 3.69 persons per household (DOF, 2020a). Therefore, the increase in 26 units resulting from the proposed Project would represent an increase in population of approximately 100 residents, a negligible increase (0.05%) in the existing City population. Additionally, this represents growth that was planned and anticipated in the TOP, and would not represent substantial unplanned growth in the area. Further, the Project would not include any new roadways or infrastructure that would indirectly increase population growth in the area. This impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, or TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would result in replacement of existing dairies, agriculture fields, fields and nursery with residential uses. As a result, less than significant impacts related to the displacement of housing and population would occur. The Project site was previously graded and is currently vacant. The proposed Project would not result in the displacement of people or housing and no impact would occur.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**15. PUBLIC SERVICES.** Would the project:

**a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

**i) Fire protection?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would add residential uses to the area and would increase

demands upon fire protection; however, with implementation of mitigation measures and adherence to applicable regulations, impacts would be reduced to a less than significant level. The Ontario Fire Department currently provides fire and Emergency Medical Services to the Specific Plan area, including the Project site from Fire Station No. 6 located northeast of the Project site, at 2931 E. Philadelphia Street. A fire station in under construction approximately one-mile northwest of the Project site on the west side of Archibald Avenue within the Parkside Specific Plan area; it is anticipated that construction of this first station will be complete at the end of this year (2021), prior to occupation of residential uses at the Project site. The proposed Project would increase the number of residential units to be constructed at the Project site and would have an associated increase in the population within the Specific Plan area. Therefore, the proposed Project would increase the demand for fire protection services. However, the payment of Development Impact Fees from Subarea 29 will help fund construction of this station (refer to MM Serv 8 presented under the discussion of "Earlier Analysis" at the end of this document). When completed, response time from Station No. 9 will be within the current Fire Department Emergency Response Guideline and the proposed Project would not result in the need for new or physically altered fire protection facilities that would cause a physical environmental impact. Further, the proposed Project would implement mitigation measures to reduce fire hazards (MM Serv 1 through MM Serve 6), which include adherence to regulations for access, building materials, fire flow, etc. Impacts related to fire protection services would be less than significant. MM Serv 1 through MM Serve 6 are presented under the discussion of "Earlier Analysis" at the end of this document.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**ii) Police protection?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would add residential uses to the area and would increase demands upon police protection; however, the impacts would be less than significant. Police services will be provided by the Ontario Police Department. Since police services are based upon per capita service levels, the proposed Project, which would increase the residential population at the Project site, would require an incremental increase in police services to maintain required service levels. The City's development review process and building permit plan check processes include review by the City's Police Department to ensure incorporation of defensible space concepts in site design and construction. Property taxes and City fees support the general fund to help offset the cost of additional personnel. MM Serv 8 presented under the discussion of "Earlier Analysis" at the end of this document requires the payment of applicable fees for police services. Since response time for police service is not based on proximity to the station and since the new main station is close to the project site, no adverse physical impacts associated with the need for, or provision of, new or physically altered police facilities would result from the project. Therefore, impacts to police protection are considered less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**iii) Schools?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that with adherence to regulations requiring payment of school fees, impacts to school services would be less than significant. The proposed Project would increase the number of dwelling units at the Project site; however, as with all development in the City, the payment of required school fees would reduce this impact to a less than significant level (refer to MM Serv 9 presented under the discussion of "Earlier Analysis" at the end of this document).

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**iv) Parks?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that with the provision of parkland or payment of in-lieu park fees, impacts to related to park services would be less than significant. The Quimby Act requires local jurisdictions with parks responsibilities to provide parks and recreation opportunities through the receipt of fees or the acceptance of facilities/land. Each tract within the Specific Plan area could either provide adequate local park facilities or pay fees to the City in lieu thereof or some combination of both approaches for a total of 24 acres within the Specific Plan (refer to MM Serv 10 presented under the discussion of "Earlier Analysis" at the end of this document). With adherence to park requirements for the additional residential units associated with the proposed Project, impacts related to park services would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**v) Other public facilities?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that impacts to other existing public facilities (i.e., libraries) would be less than significant with payment of the City's library development impact fee. The increased demand for library services associated with the increase in population resulting from the proposed Project would be addressed through payment of the required development impact fee (refer to MM Serv 8 presented under the discussion of "Earlier Analysis" at the end of this document). Because libraries need enough people within a geographic area to warrant their construction, the fees are considered adequate mitigation and the construction of new library facilities is not required. Impacts to library services would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measure included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**16. RECREATION.** Would the project:

**a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that if parks within the Specific Plan are built out based on the population-based service criteria, as required, potential impacts related to increase use of existing parks would be less than significant. The Subarea 29 Specific Plan includes a network of paseos, parks and bicycle trails. Notably, at buildout the Specific Plan includes two neighborhood parks, a recreational area, mini-parks, and a 10-acre elementary school site. The nearest regional park to the Project site is the Santa Ana River Wildlife Area and the Prado Regional Park to the south. Due to the proximity of the Project site to these large recreational areas, they may get some use by the Project residents, but these regional facilities are designed to serve this region. Regional parks would be built out over time to serve the region. Existing local park facilities in the area could experience accelerated deterioration due to the additional residents resulting from the proposed Project. However, as concluded in the Subarea 29 Specific Plan Final EIR, with the timely implementation of parks based on the population-based service criteria, such potential impacts would be reduced to a less than significant level.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR included evaluation of the physical environmental impacts resulting from implementation of recreational facilities and mitigation measured were identified to reduce these impacts as feasible. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There are no new park or recreational facilities proposed as part of the Project. Therefore, no physical environmental impacts associated with construction of park and recreational facilities would occur beyond that already addressed in the Subarea 29 Specific Plan Final EIR.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**17. TRANSPORTATION/TRAFFIC.** Would the project:

**a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

Discussion of Effects: As discussed under Threshold b, below, pursuant to Senate Bill (SB) 743, the requirement for analyzing congestion impacts for CEQA purposes was eliminated in December 2018. Therefore, this analysis focuses on the consistency of the Project with programs, plans, ordinances, or policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Notwithstanding, it should be noted that an assessment of the trip generation from the proposed Project was conducted by Urban Crossroads. Based on the Trip Generation Assessment, the increase in 26 units within Planning Area 27 associated with proposed Project would generate 168 additional daily trips, with 12 additional AM peak hour trips and 15 additional PM peak hour trips. Although the proposed Project results in a net increase in trips, the net increase is anticipated to be less than 50 peak hour trips. Therefore, the increase in proposed Project trips is nominal and is not anticipated to change the analysis findings and recommendations previously identified in the *Traffic Impact Study Report (Revised) Sub-Area 29 Specific Plan* (August 5, 2005)

included in the Subarea 29 Specific Plan Final EIR (Urban Crossroads, 2020). Further, the total number of units and associated vehicular trip generation would be less than anticipated in TOP and evaluated in TOP Final EIR for the Subarea 29 Specific Plan area (2,700 dwelling units are anticipated in the TOP, compared to 2,418 dwelling units with the proposed Specific Plan Amendment). Further, mitigation measures included in the Subarea 29 Specific Plan Final EIR involving the completion of intersection improvements to address operational deficiencies at intersections have already been implemented. The remaining mitigation is related to the required payment of developer impact fees, which would also would be paid for the proposed Project (refer to MM Trans 7 presented under the discussion of "Earlier Analysis" at the end of this document).

The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would not conflict with a plan, ordinance, or policy addressing circulation system, taking into account all modes of transportation including transit, roadway, and non-vehicular modes of transportation. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The proposed Project does not involve any changes to the Specific Plan related to the circulation system. Merrill Avenue, which forms the northern boundary of the Project site has been constructed to its full width as required by the City and the Subarea 29 Specific Plan, and required bicycle and pedestrian facilities have been provided. Further, a bus stop is planned along Haven Avenue just north of Merrill Avenue and is within walking distance to the Project site, which would facilitate use of transit. Therefore, the proposed Project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

Discussion of Effects: SB 743, approved in 2013 and codified in Public Resources Code Section 21099, changes the way transportation impacts are determined according to CEQA. The Office of Planning and Research (OPR) recommended the use of VMT as the replacement for automobile delay-based LOS for the purposes of determining a significant transportation impact under CEQA. On December 28, 2018, the State approved updates to the CEQA Guidelines, which entailed changes to the thresholds of significance for the evaluation of impacts to transportation. Updates to the CEQA Guidelines included the addition of CEQA Guidelines Section 15064.3, of which Subdivision b establishes criteria for evaluating a project's transportation impacts based on project type and using automobile VMT as the metric. Beginning July 1, 2020, the provisions of CEQA Guidelines Section 15064.3 apply statewide. As identified in Section 15064.3(b)(4) of the CEQA Guidelines, a lead agency has the discretion to choose the most appropriate methodology to evaluate a project's VMT. The City of Ontario adopted its VMT thresholds of significance on June 16, 2020.

The TOP Final EIR traffic analysis did not employ a VMT-based threshold of significance for evaluating traffic impacts, but nonetheless acknowledged that TOP Land Use Plan would exceed SCAG's VMT projections for the City. The GHG section of the Recirculated TOP Draft EIR discusses CARB and SCAG strategies to reduce community VMT. In response to the sole VMT comment on the TOP Final EIR from SCAG, the City noted that while buildout of the City under TOP would increase VMT, implementation of TOP would nonetheless "improve the SANDBAG region's job/housing balance," thus "reduce VMT by shortening commute distances'" and that development pursuant to TOP would be required to implement measures to further "reduce vehicle trips and VMT." (See, e.g., TOP Final EIR, pp. 2-97, 33-12; Recirculated TOP Draft EIR, pp. 2-18, 2-43, 2-84, 2-110.) The TOP Final EIR Air Quality and GHG Analysis likewise necessarily calculated the VMT generated by buildout of the City under TOP in order to determine development-related air pollutant emissions. (See, e.g., Recirculated TOP Draft EIR, pp. 2-1, 2-5,

2-20, 2-21 [explaining traffic data was used to calculate emissions and VMT calculations]; see also Appendix D, [using VMT to calculate project emissions].) Buildout of the City under TOP anticipated development of the Subarea 29 Specific Plan Area with 2,700 units, which exceeds the 2,418 dwelling units currently proposed. Therefore, the VMT generated by Subarea 29 was anticipated in TOP Final EIR.

Information regarding VMT impacts was available at the time the Certified EIR was prepared. The new VMT requirements implemented under the CEQA Guidelines do not relate to a different type of impact, but merely a different way of analyzing transportation impacts. Moreover, as discussed above, the TOP Final EIR both discussed VMT, including the regional goal of reducing per capita VMT and project features intended to reduce VMT. Accordingly, information regarding potential impacts related to VMT not only could have been included in the TOP Final EIR, but to a large extent it already was included.

The adoption of VMT as a new metric for the measurement of transportation impacts under CEQA does not require the preparation of a subsequent or supplemental EIR, because VMT associated with the Subarea 29 Specific Plan does not constitute new significant information requiring additional environmental analysis. An addendum is not required to consider new impact areas added to CEQA after the underlying EIR was certified. See *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320 (adoption of new guidelines for GHG evaluation was not significant new information requiring further CEQA review because GHG emissions were known information and could have been addressed in the original EIR); *Fort Mojave Indian Tribe v. Dept. of Health Servs.* (1995) 38 Cal.App.4th 1574, 1605 (new critical habitat regulation was not significant new information because impacts to the species had already been addressed in original EIR.). As with the adoption of new GHG guidelines discussed above, the adoption of VMT as a metric for analyzing transportation impacts (and corresponding GHG impacts) pursuant to SB 743 is not new information, as VMT-related impacts were knowable and known when the Subarea 29 Specific Plan Final EIR was adopted. Since VMT impacts were known at the time that the Subarea 29 Specific Plan Final EIR was conducted, information regarding the proposed Project's potential VMT-related impacts does not constitute "new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time . . . the IS / MND was adopted". Accordingly, the inclusion of VMT impacts as a requirement of CEQA analysis does not trigger the need for any further environmental review. (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego* [supra, 196 Cal. App. 4th at 531–532]).

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that with the development of residential units, the means of automobile conveyance with relation to design features could be a potential problem. However, with the implementation of traffic mitigation measures, impacts related to design-feature hazards would be less than significant. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The proposed Project does not involve any changes to the Subarea 29 Specific Plan related to the circulation system. Access to the Project site would be provided from Merrill Avenue as anticipated in the Specific Plan, and internal roadways, access driveways, and sight distance would comply with the City design requirements, and roadway standards outlined in the Specific Plan (refer to MM Trans 1 through MM Trans 3 presented under the discussion of "Earlier Analysis" at the end of this document). This impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**d. Result in inadequate emergency access?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR concluded that implementation of the Specific Plan would improve emergency access by completing improved road segments in the Specific Plan area, and development would adhere to City of Ontario standard conditions of approval, and permits related to emergency access. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The proposed Project does not involve any changes to the Subarea 29 Specific Plan related to the circulation system or emergency access. Access to the Project site would be provided from Merrill Avenue as anticipated in the Specific Plan, and would comply with applicable requirements for emergency access. This impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**18. Tribal Cultural Resources**. The provisions of Assembly Bill (AB) 52 are not applicable to the proposed Project. AB 52 applies "…only to a project that has a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015." AB 52, which became effective on July 1, 2015, established a consultation process with California Native American tribes, and established Tribal Cultural Resources as a new class of resources to be considered in the determination of project impacts and mitigation under CEQA. AB 52 requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project, if they have requested such notice in writing. The project notification is required prior to the lead agency's release of a Notice of Preparation (NOP) of an EIR or notice of intent to adopt an MND or ND, and is not required for Addendums. However, the analysis of impacts to cultural resources, including prehistoric archaeological sites, resulting from implementation of the Subarea 29 Specific Plan is provided in the Subarea 29 Specific Plan Final EIR (Section III.4, Cultural Resources), as summarized above in Section 5 of this Addendum. The Subarea 29 Specific Plan Final EIR found that implementation of the Specific Plan would result in less than significant impact to archaeological resources.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

**a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**

Discussion of Effects: As discussed in the Cultural Resources section of this Addendum, the Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would not result in the destruction of historical resources and considered the impact less than significant. The Project site has been graded, is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR, and is currently vacant. City records do not reflect the presence of a historic resource as defined in CEQA Guideline section 15064.5 at, or in the vicinity of the Project site and no impacts to tribal cultural resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) would result from implementation of the proposed

Project.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded there is a low potential for adverse environmental impacts to archaeological resources and potential impacts were determined to be less than significant. However, the Final EIR included mitigation outlining actions to take in the unlikely event unknown resources were discovered during grading. The Project site has been graded, and is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. No tribal cultural resources were encountered during previous grading activities and no impacts to tribal cultural resources would occur during remaining construction activities, which would occur in previously disturbed soils.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**19. UTILITIES AND SERVICE SYSTEMS**. Would the project:

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

Discussion of Effects: The Subarea 29 Specific Plan identifies the required infrastructure systems necessary to serve the proposed development within the Specific Plan area, and the Subarea 29 Specific Plan Final EIR addressed the utility demands associated with proposed development and potential environmental impacts associated with installation of the required infrastructure. Utility and service system impacts were determined to the less than significant with mitigation. The Final EIR also identified that the Subarea 29 Specific Plan would be one of many projects developed within the NMC, which is only a portion of the Inland Empire Utility Agency's (IEUA) Southern Service Area. The cumulative effects of the IEUA Wastewater Master Plan were evaluated under CEQA in the IEUA Wastewater, Recycled Water and Organics Management Master Plan Program EIR, dated July 3, 2002 (SCH No. 2002011116); this EIR also concluded that impacts would be less than significant with mitigation.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The proposed Project does not involve any changes that would require new or expanded utility infrastructure beyond that already anticipated in the Subarea 29 Specific Plan and evaluated in the associated Final EIR, and on-site utility infrastructure that would serve the Project. Notably, a hydraulic analysis was prepared to address the proposed changes to development at the Project site and to analyze the resulting impact to downstream sewers (including Eastern Trunk Sewer capacity). The *OSS2021-0004 - Subarea 29 Specific Plan Amendment for Park Place Planning Area 27 Sewer Study* (Sewer Study) concluded that there were no capacity deficiencies in the sewer system (AKM Consulting Engineers, 2021). With respect to storm drain facilities, as discussed in the Hydrology and Water Quality section of this Addendum, the increase in residential units would not substantially alter the post-development drainage characteristics of the Project site; therefore, the existing storm

drain system has sufficient capacity to accommodate runoff from the Project site and on-site storm drains would connect to the existing drainage system. Further, MM Util 1 requires that utility infrastructure be constructed to funded to the satisfaction of the City, and MM Util 4 requires that coordination with utilities agencies be conducted to ensure existing utility lines are protected during construction. MM Util 1 and MM Util 4 are presented under the discussion of "Earlier Analysis" at the end of this document. Impacts related to the installation of utility infrastructure necessary to serve the proposed Project would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

**b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would generate an additional demand for water; however, there will be sufficient water supply exists to meet the City's existing and planned future uses. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. Further, the total number of units would be less than anticipated in TOP (2,700 dwelling units are anticipated in the TOP, compared to 2,418 dwelling units with the proposed Specific Plan Amendment). Buildout of TOP is also anticipated in the *2015 Urban Water Management Plan* (2015 UWMP) prepared by the Ontario Municipal Utilities Company in July 2016 and amended through 2018 (Ontario Municipal Utilities Company, 2018). Pursuant to SB 610 (codified in the California Water Code beginning at Section 10910), the proposed Project does not require preparation of a Project-specific Water Supply Assessment (WSA); a WSA is required for residential projects that meet certain criteria relative to size (i.e., 500 dwelling units or more). Further, MM Util 5 and MM Util 6 presented under the discussion of "Earlier Analysis" at the end of this document require design considerations to reduce water consumption. Impacts to water supplies are considered less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures. The applicable mitigation measures included in the Subarea 29 Specific Plan Final EIR will continue to apply to Project activities.

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

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that the implementation of the Specific Plan would be one of many projects developed within the NMC which is only a portion of IEUA's Southern Service Area. As previously discussed, the cumulative effects of the IEUA Wastewater Master Plan were evaluated in the IEUA Wastewater, Recycled Water and Organics Management Master Plan Program EIR and found to be less than significant. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The total number of units would be less than anticipated in TOP and evaluated in TOP Final EIR (2,700 dwelling units are anticipated in the TOP, compared to 2,418 dwelling units with the proposed Specific Plan Amendment).

The Specific Plan area, including the Project site, is served by the City of Ontario sewer system, which has waste treated by the IEUA at the Regional Water Recycling Plant No. 1 (RP)-1 or RP-5.

RP-1 and RP-5 are not at capacity and the proposed Project would not cause these facilities to exceed capacity. Notably, RP-1 is located in the City of Ontario and has undergone several expansions to increase the design hydraulic domestic sewage (wastewater) treatment capacity to 44 million gallons per day (mgd). The plant serves areas of Chino, Fontana, Montclair, Ontario, Rancho Cucamonga, Upland, and solids removed from RP-4, located in Rancho Cucamonga. RP-1 treats an average influent wastewater flow of approximately 28 mgd (IEUA, 2021). The additional wastewater generated by an increase of 26 dwelling units, which are anticipated in TOP, would not exceed the capacity of RP-1 or RP-5 and this impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that implementation of the Specific Plan site would not substantially contribute to the exceedance of the permitted landfill capacity at project-level; however, cumulative impacts were determined to be significant and unavoidable. TOP Final EIR determined that impact related to solid waste generation would be less than significant.

The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. The total number of units would be less than anticipated in TOP and evaluated in TOP Final EIR (2,700 dwelling units are anticipated in the TOP, compared to 2,418 dwelling units with the proposed Specific Plan Amendment). Further, considering the proposed Project's future residents' participation in the source reduction and household hazardous waste programs offered by the City, and which are more stringent then when the Subarea 29 Specific Plan EIR was prepared, the solid waste stream generated by the additional residential uses may be reduced over time. Currently, the City of Ontario contracts with a waste disposal company that transports trash to a landfill with sufficient capacity to handle the City's solid waste disposal needs. Less than significant impacts to the existing landfills are expected.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum, and TOP Final EIR. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**e. Comply with federal, state, and local statutes and regulations related to solid waste?**

Discussion of Effects: The Subarea 29 Specific Plan Final EIR analysis concluded that construction and operation of proposed uses in the Specific Plan area would comply with regulations associated with solid waste and impacts would be less than significant. As with all development in the City and the Specific Plan area, the proposed additional uses within Planning Area 27 would also be required to comply with applicable regulations related to solid waste management, disposal, recycling, etc., and this impact would be less than significant.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**20. WILDFIRE**. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

**a. Substantially impair an adopted emergency response plan or emergency evacuation plan?**

**b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

**c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Discussion of Effects: Wildfire was added as a new topic in the environmental checklist form in Appendix G of the State Guidelines as part of the CEQA Guidelines updates that were approved in December 2018. However, as discussed in the Hazards and Hazardous Materials section of this Addendum, wildland fires were discussed in the Hazards/Hazardous Materials section of the Subarea 29 Specific Plan Final EIR (Section III.6) and it was determined the Specific Plan area is not subject to wildfires.

The State Responsibility Area (SRA) is the land where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within city boundaries or in federal ownership; therefore, the Project site is not within an SRA. According to the California Department of Forestry and Fire Protection (CalFire), the City of Ontario, including the Project site is not located within a very high fire hazard severity zone (VHFHSZ) (CalFire, 2008). As such, no impacts related to wildfires would occur.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**21. MANDATORY FINDINGS OF SIGNIFICANCE**

**Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Discussion of Effects: The Project site was previously graded, and the proposed Project is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR and no natural or sensitive habitats exist at the Project site. The proposed Project does not have the potential to degrade the quality of the environment, reduce the fish and wildlife habitat, threaten plant, fish or wildlife species, or eliminate historical, archeological, or cultural resources. As previously discussed in the Biological Resources section of this document, based on focused surveys conducted for the Specific Plan area it was concluded that Planning Area 27 (the current Project site) does not support the DSFLF. Further, although the site was previously graded and the required pre-construction surveys were conducted, these surveys would be conducted again prior to construction for the proposed Project. Impacts to burrowing owl would remain less than significant. Due to the high level of disturbance, the land use activity, and lack of suitable habitat, other sensitive species are either presumed to be absent or have a very low potential to occur within the Specific Plan area, including the Project site. Further, there are no historic or prehistoric resources located at the Project site and no such resources were discovered during the previous grading activities.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions

to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**a. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)**

Discussion of Effects: The potential cumulative impacts identified in the Subarea 29 Specific Plan Final EIR include: loss of Farmland, air quality impacts, surface water quality (due to impaired receiving waters), traffic-related noise, operational traffic impacts, and solid waste generation. Substantial changes are not proposed with the Project and the proposed Project would not require revisions to the Subarea 29 Specific Plan Final EIR. The Specific Plan is divided into 31 Planning Areas that were assigned a maximum development capacity. The Subarea 29 Specific Plan Final EIR and associated 2015 Addendum evaluated the impacts associated with the development capacity of 2,392 single family units. Further, the TOP and TOP Final EIR evaluated up to 2,700 units within the Subarea 29 Specific Plan area. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would be no change in the type of land allowed (residential), and the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Additionally, the City's water, recycled water, and sewer infrastructure would have sufficient capacity to serve the proposed Project. Therefore, the Project's contribution to significant cumulative impacts would not be cumulatively considerable.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

**b. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

Discussion of Effects: Substantial changes are not proposed with the proposed Project and the proposed Project would not require revisions to the Subarea 29 Specific Plan Final EIR. The Subarea 29 Specific Plan Final EIR and associated 2015 Addendum evaluated the impacts associated with the development capacity of 2,392 single family units. Further, the TOP and TOP Final EIR evaluated up to 2,700 units within the Subarea 29 Specific Plan area. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would be no change in the type of land allowed (residential), and the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Therefore, the proposed Project would not result in any adverse effects to human beings directly or indirectly that were not considered in the previous environmental documents.

Mitigation: None required. The proposed Project would not result in any new, substantially more severe, or substantially different impacts, other than those previously considered and addressed in the Subarea 29 Specific Plan Final EIR and associated 2015 Addendum. No changes or additions to the previous environmental documents are necessary, nor is there a need for any additional mitigation measures.

## EARLIER ANALYSIS

*(Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D))***:**

1) **Earlier analyzes used.** Identify earlier analyzes used and state where they are available for review.

   a) The Ontario Plan Final EIR

   b) The Ontario Plan

   c) The Subarea 29 Specific Plan Final EIR

   d) The Subarea 29 Specific Plan EIR Mitigation Monitoring and Reporting Program

   e) The Subarea 29 Specific Plan

   All documents listed above are on file with the City of Ontario Planning Department, 303 East "B" Street, Ontario, California 91764, (909) 395-2036. Other references used to prepare this Addendum are listed below.

2) **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards.

   Most of the checklist items were analyzed in the Subarea 29 Specific Plan Final EIR. The Subarea 29 Specific Plan Final EIR and associated 2015 Addendum evaluated the impacts associated with the development capacity of 2,392 single family units. Further, the TOP and TOP Final EIR evaluated up to 2,700 units within the Subarea 29 Specific Plan area. The proposed Project includes a Specific Plan Amendment that would increase the allowed number of dwelling units in Planning Area 27 of the Subarea 29 Specific Plan from 47 units to 73 units (an increase of 26 units), and would introduce a new housing typology at the Project site. There would be no change in the type of land allowed (residential), and the Project site is entirely within the physical impact area evaluated in the Subarea 29 Specific Plan Final EIR. Additionally, the City's water, recycled water, and sewer infrastructure would have sufficient capacity to serve the proposed Specific Plan Amendment. Therefore, the proposed Project would not introduce any impacts beyond those previously analyzed in the Subarea 29 Specific Plan Final EIR or TOP Final EIR.

**MITIGATION MEASURES** *(For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project)***:**

As the project does not have any adverse environmental impacts beyond those identified in the previous environmental document, no mitigation beyond that previously imposed is required. The Subarea 29 Specific Plan Final EIR mitigation measures applicable to the proposed Project area listed below.

**Agricultural Resources**

**MM Ag 2:** In order to minimize conflicts between urban and agricultural land uses, all residential units in the Subarea 29 Specific Plan shall be provided with a deed disclosure, or similar notice, approved by the City Attorney, regarding the proximity and nature, including odors, of neighboring agricultural uses.

**Air Quality**

**MM Air 1**: During construction, mobile construction equipment will be properly maintained at an offsite location, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.

**MM Air 2:** During construction of the proposed improvements, all contractors will be advised not to idle construction equipment on site for more than ten minutes.

**MM Air 3**: Configure construction parking to minimize traffic interference.

**MM Air 4**: Local transit agencies shall be contacted to determine bus routing in the project area that can
accommodate bus stops at the project access points and the project shall provide bus passenger benches and shelters at these project access points.

**Biological Resources**

**MM Bio 1:** There may be a probability of owl colonization within the project site considering the presence of foraging habitat and previous records of presence. To ensure that no direct loss of individuals occurs, mitigation shall be completed prior to initiation of on-site grading activities for each development phase. A preconstruction survey for resident burrowing owls will be conducted by a qualified biologist. The survey will be conducted 30 days prior to construction activities. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site should be resurveyed for owls.

If owls are determined to be present within the construction footprint, they will be captured and relocated. If non-breeding owls must be moved away from the disturbance area, passive relocation techniques will be used. The pre-construction survey and any relocation activity will be conducted in accordance with the CDFG Report on Burrowing Owl Mitigation, 1995. According to CDFG guidelines, mitigation actions will be conducted from September 1 to January 31, which is prior to the nesting season. However, burrowing owl nesting activity is variable, and as such the time frame will be adjusted accordingly. Should eggs or fledglings be discovered in any owl burrow, the burrow cannot be disturbed (pursuant to CDFG guidelines) until the young have hatched and fledged (matured to a stage that they can leave the nest on their own). Occupied burrows will not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department of Fish and Game verifies through non-invasive methods that either: a) the adult birds have not begun egg-laying and incubation; or b) the juveniles from the occupied burrows are foraging independently and are capable of independent survival. If a biologist is unable to verify one of the above conditions, then no disturbance shall occur within 300 feet of the burrowing owls nest during the breeding season to avoid abandonment of the young.

Passive relocation can be used to exclude owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors should be left in place 48 hours to ensure owls have left the burrow. Artificial burrows should be provided nearby. The project area should be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

**MM Bio 4:** If project construction activities involving heavy equipment and/or windrow tree removal are to occur during the nesting/breeding season (between February 1st and August 31st) of potentially occurring sensitive bird species, a pre-construction field survey shall be conducted by a qualified biologist to determine if active nests of species protected by MBTA or CDFG are present in the construction zone or within a buffer of 500 feet. Preconstruction nesting/breeding surveys shall be conducted in all CDFG jurisdictional areas and within windrow trees. If no active nests are found during the survey, construction activities may proceed. If active nests are located during the pre-construction surveys, no grading, heavy equipment or tree removal activities shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive bird nests (non-listed), and 100 feet of most common songbird nests.

**Cultural Resources**

**MM Cultural 1:** Should any cultural and/or archaeological resources be accidentally discovered during construction, construction activities shall be moved to other parts of the project site and a qualified

archaeologist shall be contacted to determine the significance of these resources. If the find is determined to be an historical or unique archaeological resource, as defined in Section 15064.5 of the CEQA Guidelines, avoidance or other appropriate measures shall be implemented.

**MM Cultural 2:** If human remains are uncovered at any time, all activities in the area of the find shall be halted by the developer or its contractor and the County Coroner shall be notified immediately pursuant to CA Health & Safety Code Section 7050.5 and CA PRC Section 5097.98. If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed in Section 15064.5(e) of the CEQA Guidelines.

**Geology and Soils**

**MM Geo 1:** To reduce impacts associated with erosion due to high winds, prior to construction, all tentative tracts and other construction activities will apply for and adhere to the permit given by the City of Ontario and enforced by the Building Official found in Title 6, Chapter 12, sections 6-12.01– 6-12.07. The permit lasts for one (1) year, therefore all construction lasting for a period of more than one calendar year from the date of issue will reapply for the permit and pay applicable fees.

**MM Geo 2:** To properly assess and address the suitability of onsite soils to be used as fill, a geotechnical evaluation shall be performed by a qualified professional prior to the approval of the Tentative Tract map or site plan for a given phase of development. This evaluation will include an analysis of the organic matter content of soils on the site. If the organic matter content of the soils is greater than 2 percent when mixed with subsurface soils and/or imported fill, then manure will be removed from the site prior to grading operations.

**MM Geo 4:** Prior to the issuance of building permits, a project-specific geotechnical investigation for the site must be prepared and submitted to the City for approval. All recommendations contained within the geotechnical investigation must be incorporated during project design and construction. Examples of recommendations include, but are not limited to, specific seismic design parameters and subgrade preparation parameters specifying the amount of overexcavation and recompaction of specific soils in buildings pad and pavement areas.

**MM Cultural 3:** Since grading plans have not yet been prepared to establish how deep excavation is needed, prior to the issuance of grading permits, and as recommended in the Phase I Cultural and Paleontological Resources Assessment for this site, a qualified paleontologist shall be retained to develop a Paleontological Resources Monitoring and Treatment Plan (PRMTP) for approval by the City. Following City approval of the PRMTP, grading and construction activities may proceed in compliance with the provisions of the approved PRMTP. The PRMTP shall include the following measures:

a. Identification of those locations within the project site where paleontological resources are likely to be uncovered during grading.

b. A monitoring program specifying the procedures for the monitoring of grading activities by a qualified paleontologist or qualified designee.

c. If fossil remains large enough to be seen are uncovered by earth-moving activities, a qualified paleontologist or qualified designee shall temporarily divert earthmoving activities around the fossil site until the remains have been evaluated for significance and, if appropriate, have been recovered; and the paleontologist or qualified designee allows earth-moving activities to proceed through the site. If potentially significant resources are encountered, a letter of notification shall be provided in a timely manner to the City, in addition to the report (described below) that is filed at completion of grading.

d. If a qualified paleontologist or qualified designee is not present when fossil remains are uncovered by earthmoving activities, these activities shall be stopped and a qualified paleontologist or qualified designee shall be called to the site immediately to evaluate the significance of the fossil remains.

e. At a qualified paleontologist or qualified designee's discretion and to reduce any construction

delay, a construction worker shall assist in removing fossiliferous rock samples to an adjacent location for temporary stockpiling pending eventual transport to a laboratory facility for processing.

f. A qualified paleontologist or qualified designee shall collect all significant identifiable fossil remains. All fossil sites shall be plotted on a topographic map of the project site.

g. If the qualified paleontologist or qualified designee determines that insufficient fossil remains have been found after fifty percent of earthmoving activities have been completed, monitoring can be reduced or discontinued.

h. Any significant fossil remains recovered in the field as a result of monitoring or by processing rock samples shall be prepared, identified, catalogued, curated, and accessioned into the fossil collections of the San Bernardino County Museum, or another museum repository complying with the Society of Vertebrate Paleontology standard guidelines. Accompanying specimen and site data, notes, maps, and photographs also shall be archived at the repository.

i. Within 6 months following completion of the above tasks, a qualified paleontologist or qualified designee shall prepare a final report summarizing the results of the mitigation program and presenting an inventory and describing the scientific significance of any fossil remains accessioned into the museum repository. The report shall be submitted to the City Planning Department and the museum repository. The report shall comply with the Society of Vertebrate Paleontology standard guidelines for assessing and mitigating impacts on paleontological resources.

**Hazardous Materials**

**MM Haz 4:** If, while performing any excavation as part of project construction, material that is believed to be hazardous waste is discovered, as defined in Section 25117 of the California Health & Safety Code, the developer shall contact the City of Ontario Fire Department and the County of San Bernardino Fire Department Hazardous Materials Division. Excavation shall be stopped until the material has been tested and the presence of hazardous waste has been confirmed. If no hazardous waste is present, excavation may continue. If hazardous waste is determined to be present, the California Department of Toxic Substances Control shall be contacted and the material shall be removed and disposed of pursuant to applicable provisions of California law.

**MM Haz 8:** To mitigate for any potential impacts related to proximity to the Chino Airport, all development with the Specific Plan will comply with the building height constraints identified in the GPA for the NMC (1998).

**MM Haz 9:** To disclose to the buyer or lessee of subdivided lands within the Subarea 29 project of the proximity of this site to the Chino Airport as required by AB 2776, the City shall disclose, and ensure that the developer makes disclosures, as required by law, to all future buyers.

**Hydrology and Water Quality**

**MM Hydro 1:** In order to ensure that construction activities associated with the Subarea 29 Specific Plan will not cause a violation of any water quality standard or waste discharge requirements and to assure no substantial degradation of water quality occurs, and to implement the intent of mitigation measures included in the Final Environmental Impact Report for the NMC, developments within the project area shall comply with all applicable provisions of the State's General Permit for Construction Activities (Order No. 99-08-DWQ, or most recent version) during all phases of construction. A copy of evidence of the receipt of a Waste Discharge Identification Number from the State Regional Water Quality Control Board shall be filed with the City Engineer along with a copy of the Storm Water Pollution Prevention Plan (SWPPP) maps and BMPs. The City Engineer shall review and approve the provisions of the SWPPP prior to implementation of any SWPPP provision or starting any construction activity.

**MM Hydro 2:** In order to ensure that development within the Specific Plan will not cause or contribute to violations of any water quality standard or waste discharge requirements, and to assure no substantial degradation of water quality occurs, the project will complete a Water Quality Management

Plan (WQMP) pursuant to the MS4 permit (Order No. 2002-0012) adopted by the City of Ontario. The project shall incorporate Site Design BMPs and Source Control BMPs, and potentially Treatment Control BMPs. The following tables (Table III-7-F and G) provide guidelines and BMPs that shall be incorporated as appropriate into project design (on construction drawings) and/or project specifications and implemented in the field to reduce the expected pollutants from various types of development. Prior to acceptance of the WQMP, the City shall assure that maintenance responsibilities of BMPs approved for the project are identified and enforceable. Table III-7-G correlates each BMP to the pollutants of concern which it removes/reduces and/or meets the design objectives for the BMP.

**MM Hydro 5**: In order to conserve water and to mitigate for any potential unforeseen adverse impacts to a reduction in ground water recharge, the following measure has been recommended by the Chino Basin Water Conservation District. Landscaping within individual development projects will retain and percolate both applied irrigation water and storm water in vegetated areas of parking lots and other areas, where appropriate; "depressed" planted areas bordered by shrubbery screens will be implemented rather than "mounded" grass and shrubbery planted screens.

**MM Hydro 6**: In order to reduce pollutants in post construction run-off and to implement mitigation measures included in the GPA for the NMC FEIR, the individual project owners and operators (e.g., homeowner associations, retail center owners, school district, parks department, etc.) shall ensure that all pest control, herbicide, insecticide and other similar substances used as part of maintenance of project features are handled, stored, applied and disposed of by those conducting facility maintenance in a manner consistent with all applicable federal, state and local regulations. According to Title 6, Chapter 6, Section 6 of the City's code, the City Engineer shall monitor and enforce this provision.

**Noise**

**MM Noi 1:** The construction activities of the proposed project shall comply with the City of Ontario noise ordinance that prohibits construction activities on Sundays, federal holidays, and other days between the hours of 7:00 p.m. and 7:00 a.m.

**MM Noi 2**: Construction staging areas shall not be located within 150 feet of existing sensitive receptors and construction equipment shall be fitted with properly operating and maintained mufflers.

**MM Noi 7:** Architectural plans shall be submitted to the City of Ontario for an acoustical plan check prior to the issuance of building permits to assure that second story windows are upgraded for sound reduction and proper ventilation systems are incorporated in order to meet the interior noise level requirement.

**Public Services**

**MM Serv 1:** Wood-shingled and shake-shingled roofs are prohibited.

**MM Serv 2:** Fire hydrant locations and water main sizes shall meet standards established by the City Fire Department and reviewed and implemented by the Engineering Department.

**MM Serv 3**: To reduce fire hazards, adequate fire flow pressure shall be provided for residential and non-residential projects in accordance with currently adopted City standards.

**MM Serv 4:** To reduce fire hazards, adequate water supply shall be provided as approved by the Fire Department prior to the framing stages of construction.

**MM Serv 5:** Houses located on cul-de-sacs longer than 300 feet shall be constructed with residential fire sprinklers.

**MM Serv 6:** Access roadways designed in accordance with Fire Department standards to within 150' of all structures, shall be provided prior to the framing stages of construction. This access is to be maintained in an unobstructed manner throughout construction.

**MM Serv 8:** The developer shall pay library, police, and fire service development impact fees.

**MM Serv 9:** The developer shall pay school fees or otherwise, in lieu of fees, meet project obligations to schools, as required by Mountain View and Chaffey Joint Union High School Districts.

**MM Serv 10:** Park development impact fees, Quimby fees, and/or developed parkland shall be provided to the City commensurate with the requirements of the General Plan equivalent to 24 acres.

**Transportation**

**MM Trans 1:** Construction of full width of internal roadways not specified in the Design Considerations of the project such that they shall comply with City of Ontario standards.

**MM Trans 2**: Sight distance at the project entrance roadways should be reviewed with respect to standard City of Ontario sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

**MM Trans 3**: Signing/striping should be implemented in conjunction with detailed construction plans for the project site.

**MM Trans 7:** The project shall participate in the cost of offsite improvements through the payment of "fair-share" development impact fees. These fees should be collected and utilized as needed by the City of Ontario to maintain acceptable levels of service.

**Utilities and Service Systems**

**MM Util 1:** All water and sewer pipelines within and adjacent to the project boundaries shall be constructed and/or funded for construction on a fair share basis based on the NMC Infrastructure Master Plans and to the satisfaction of the City.

**MM Util 4:** Prior to obtaining grading permit(s), the project proponent shall coordinate with the applicable natural gas, electrical, and telephone utility providers for the project site to ensure that all existing underground and overhead lines are not damaged during project construction.

**MM Util 5:** To reduce the quantity of energy used and to conserve water resources, the project developer and City of Ontario should work to include sustainable systems for use of water and energy within the project design.

**MM Util 6:** The project applicant shall plan and construct a dual pipe system to supply reclaimed water when available in the future (GP Policy 5.1.4).

## REFERENCES


| Cited As | Reference |
|---|---|
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| (CalFire, 2008) | California Department of Forestry and Fire Protection (CalFire). 2008 (November 13). *Very High Fire Hazard Severity Zones in Local Responsibility Area, SW San Bernardino County.* Web. Accessed: March 1, 2021. Available: https://osfm.fire.ca.gov/media/6783/fhszl_map62.pdf |
| (CDC, 2016) | California Department of Conservation (CDC). 2016. *California Important Farmland Finder*. Web. Accessed: February 26, 2021. Available: https://maps.conservation.ca.gov/DLRP/CIFF/ |
| (DOF, 2020a) | California Department of Finance (DOF). 2020 (May). *Table E-5 Population and Housing Estimates*. Web. Accessed March 1, 2021. Available: http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/ |
| (DTSC, 2021) | Department of Toxic Substances Control (DTSC), 2021. EnviroStor Sites and Facilities Database. Web. Accessed: February 28, 2021. Available: http://www.envirostor.dtsc.ca.gov/?surl=imk7w |
| (DWR, 2021) | Department of Water Resources (DWR), 2021. *SGMA Basin Prioritization Dashboard*. Web. Accessed: February 28, 2021. Available: https://gis.water.ca.gov/app/bp-dashboard/final/ |
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| (Leighton and Associates, 2019) | Leighton and Associates, Inc. 2019 (August 28). *Geotechnical Report of Observation and Testing During Rough Grading of Tract 18913-5, PA-27, Part of the Park Place Residential Development, Northeast of Merrill Avenue and Archibald Avenue, City of Ontario, California.* |
| (Ontario, 2011) | City of Ontario (Ontario). 2011. *Ontario International Airport Land Use Compatibility Plan*. Web. Accessed February 26, 2021. Available: http://www.ontarioplan.org/alucp-for-ontario-international-airport/ |
| (Ontario Municipal Utilities Company, 2018) | Ontario Municipal Utility Company. As updated through 2018 (September 14). *2015 Urban Water Management Plan.* Web. Accessed: March 1, 2021. Available: http://www.ontarioplan.org/alucp-for-ontario-international-airport/ |
| (Urban Crossroads, 2020) | Urban Crossroads. 2020 (November 17). *Park Place Specific Plan (Planning Area 27) Trip Generation Assessment.* |

## Exhibit A – Subarea 29 Specific Plan Land Use Map and Summary

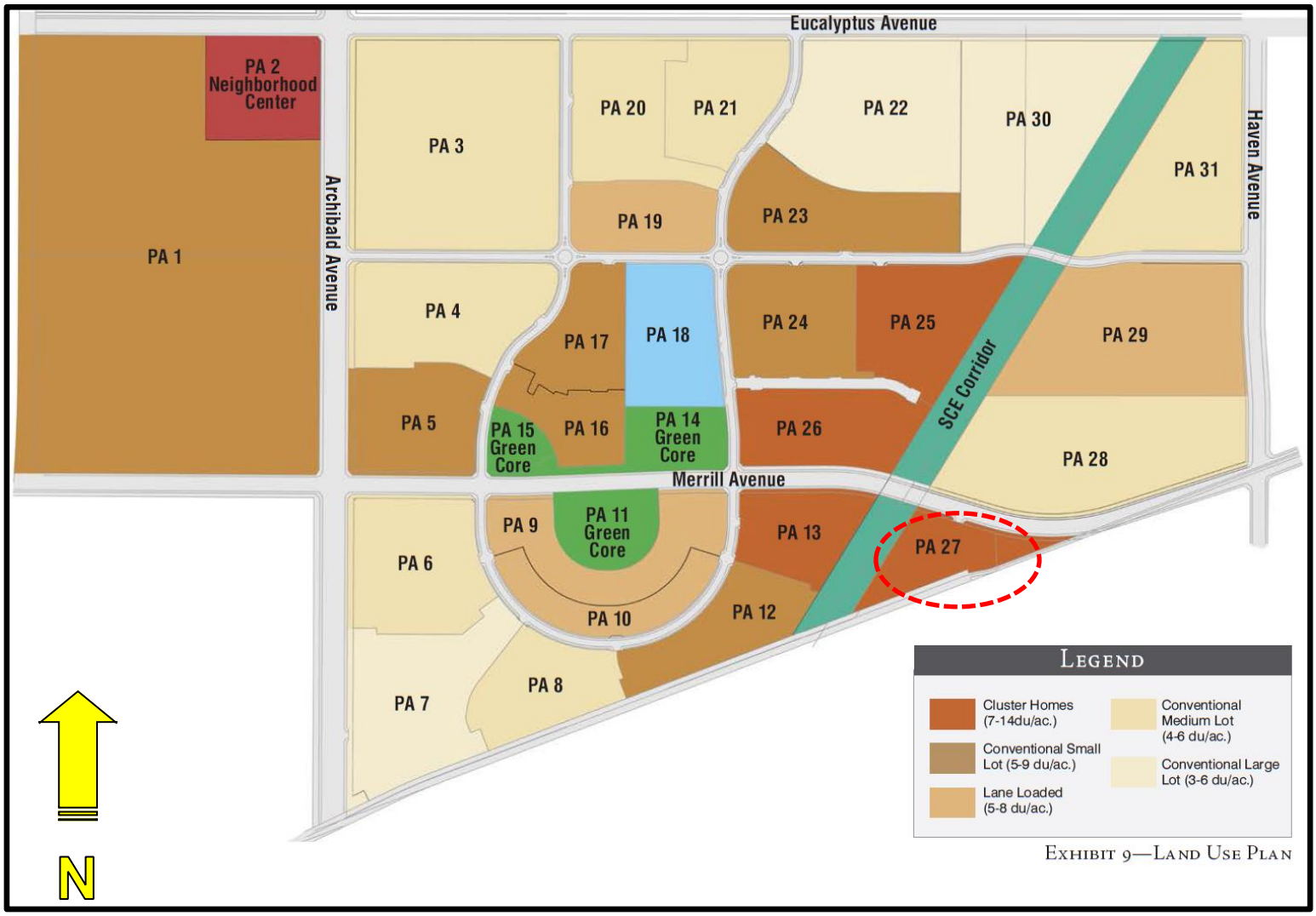


EXHIBIT 9—LAND USE PLAN

## Exhibit A – Cont'd

Table 3—Specific Plan Land Use Summary

| Planning Area | Land Use | Minimum Lot Size (S.F) | Planned Dwelling Units[3,4,5] | Net Acre[1] | Planned Net Density (Du/Ac.)[3,5] | Gross Acres[2] | Planned Gross Density (Du/Ac.)[3,5] |
|---|---|---|---|---|---|---|---|
| 1* | Conventional Small Lot | 3,500 | 432 | 83.1 | 5.2 | 89.8 | 4.8 |
| 2* | Commercial | N / A | 0 | 12.1 | 0.0 | 14.5 | 0.0 |
| 3* | Conventional Medium Lot | 4,500 | 186 | 34.5 | 5.4 | 40.2 | 4.6 |
| 4** | Conventional Medium Lot | 4,250 | 88 | 10.1 | 8.7 | 17.8 | 4.9 |
| 5** | Conventional Small Lot | 3,825 | 68 | 7.2 | 9.4 | 13.7 | 5.0 |
| 6** | Conventional Medium Lot | 5,000 | 67 | 13.0 | 5.2 | 17.0 | 4.0 |
| 7** | Conventional Large Lot | 6,300 | 65 | 15.3 | 4.2 | 18.3 | 3.6 |
| 8** | Conventional Medium Lot | 4,250 | 46 | 9.1 | 5.1 | 9.6 | 4.8 |
| 9** | Lane Loaded | 3,150 | 69 | 9.9 | 7.0 | 11.9 | 5.8 |
| 10** | Lane Loaded | 3,600 | 57 | 6.6 | 8.7 | 7.8 | 7.3 |
| 11** | Neighborhood Park 2 | N / A | 0 | 5.7 | 0.0 | 6.2 | 0.0 |
| 12** | Conventional Small Lot | 3,825 | 53 | 9.5 | 5.6 | 9.5 | 5.6 |
| 13** | Cluster Homes | 2,100[A] | 75 | 7.8 | 9.6 | 7.8 | 9.6 |
| 14** | Neighborhood Park 1 | N / A | 0 | 6.3 | 0.0 | 7.7 | 0.0 |
| 15** | Recreation Center | N / A | 0 | 2.7 | 0.0 | 3.1 | 0.0 |
| 16** | Conventional Small Lot | 3,015 | 41 | 5.9 | 7.0 | 6.1 | 6.8 |
| 17** | Conventional Small Lot | 3,015 | 56 | 5.3 | 10.6 | 8.4 | 6.7 |
| 18** | School | N / A | 0 | 10.0 | N / A | 11.2 | N / A |
| 19** | Lane Loaded | 3,150 | 61 | 7.8 | 7.9 | 9.0 | 6.8 |
| 20** | Conventional Medium Lot | 4,250 | 67 | 11.8 | 5.7 | 13.3 | 5.0 |
| 21** | Conventional Medium Lot | 5,000 | 48 | 10.1 | 4.8 | 11.5 | 4.2 |
| 22** | Conventional Large Lot | 6,300 | 79 | 19.7 | 4.0 | 21.3 | 3.7 |
| 23** | Conventional Small Lot | 3,825 | 82 | 12.9 | 6.3 | 14.4 | 5.7 |
| 24** | Conventional Small Lot | 3,400 | 75 | 8.1 | 9.3 | 12.8 | 5.8 |
| 25** | Cluster Homes | 2,100[A] | 102 | 8.6 | 11.8 | 12.9 | 7.9 |
| 26** | Cluster Homes | 2,100[A] | 102 | 8.7 | 11.7 | 13.2 | 7.7 |
| 27** | Cluster Homes | 1,750[A] | 73 | 7.6 | 9.7 | 7.6 | 9.6 |
| 28* | Conventional Medium Lot | 4,050 | 121 | 23.0 | 5.3 | 25.8 | 4.7 |
| 29*** | Lane Loaded or Conventional Medium Lot | 3,150 or 4,000 | 108 | 21.4 | 5.0 | 27.2 | 4.0 |
| 30* | Conventional Large Lot | 5,040 | 110 | 21.9 | 5.0 | 28.3 | 3.9 |
| 31* | Conventional Medium Lot | 4,050 | 87 | 16.0 | 5.4 | 23.1 | 3.8 |
| Flood Control Channel | Flood Control Channel | N / A | 0 | 7.2 | 0.0 | 7.2 | 0.0 |
| Pump Station | Pump Station | N / A | 0 | 0.2 | 0.0 | 0.4 | 0.0 |
| SCE Corridor | Park Place SCE Easement | N / A | 0 | 11.2 | 0.0 | 11.2 | 0.0 |
| | | ***Sub Area 29 Total*** | ***2,418*** | ***449.9*** | ***5.4*** | ***539.7*** | ***4.5*** |

A) Minimum square footage identified is for exclusive use area on a per home basis, recorded lot size may differ.
1) Gross Acres calculated to centerlines of Master Planned streets minus SCE easements.
2) Net Acres excludes street rights-of-way and SCE easements.
3) Actual total units and gross/net density and acreage will be dependent on final lotting.
4) Target unit count based on submitted Tentative "B" Maps
5) A density transfer of 15.0% may occur between Planning Areas.

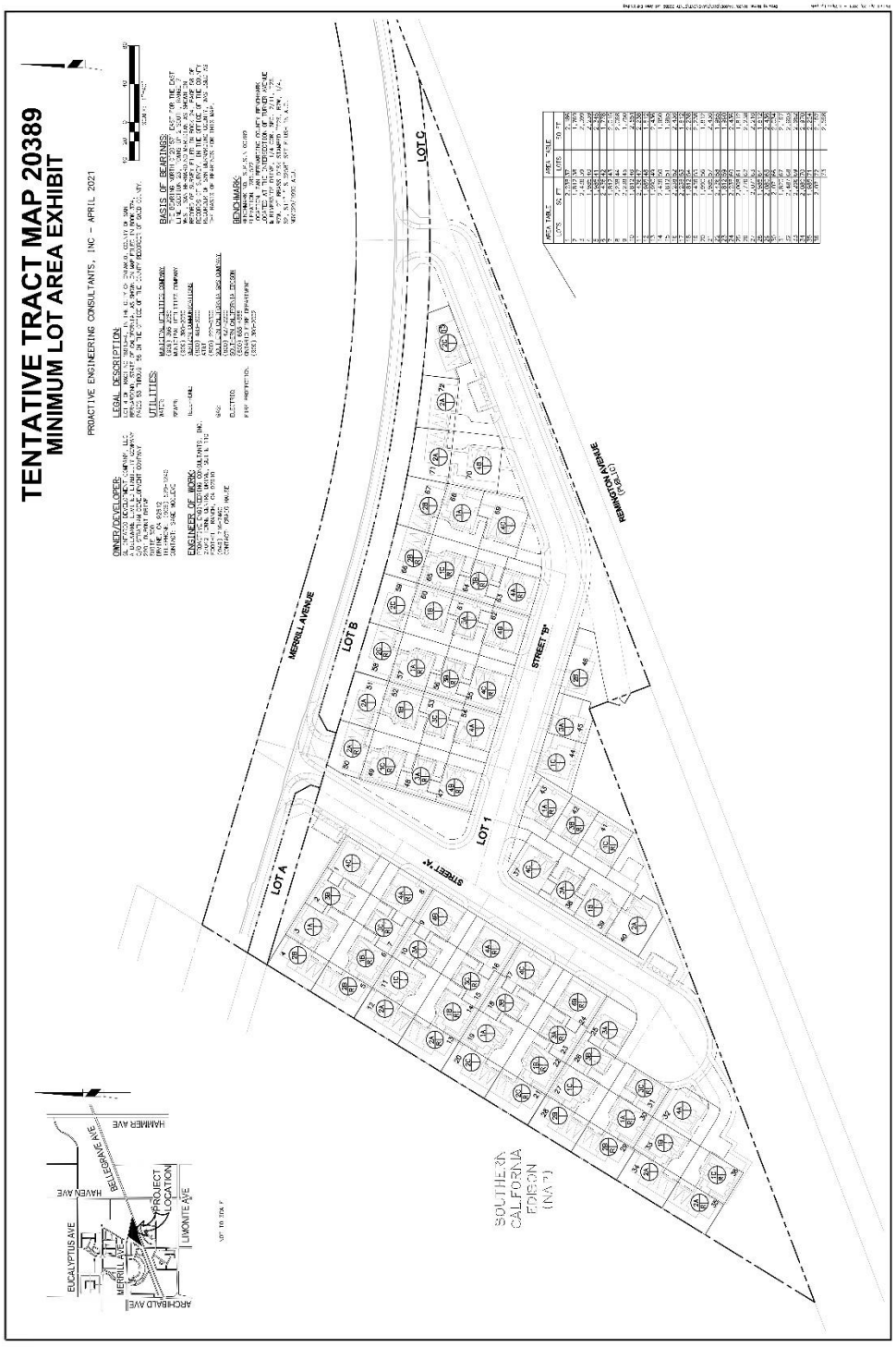
*) Indicates Planning Areas as controlled/owned by Richland Communities, Inc.
**) Indicates "Park Place" Planning Areas as controlled/owned by SL Ontario Development Company
***) Indicates Planning Areas as controlled/owned by Brookfield Homes

## Exhibit A – Cont'd

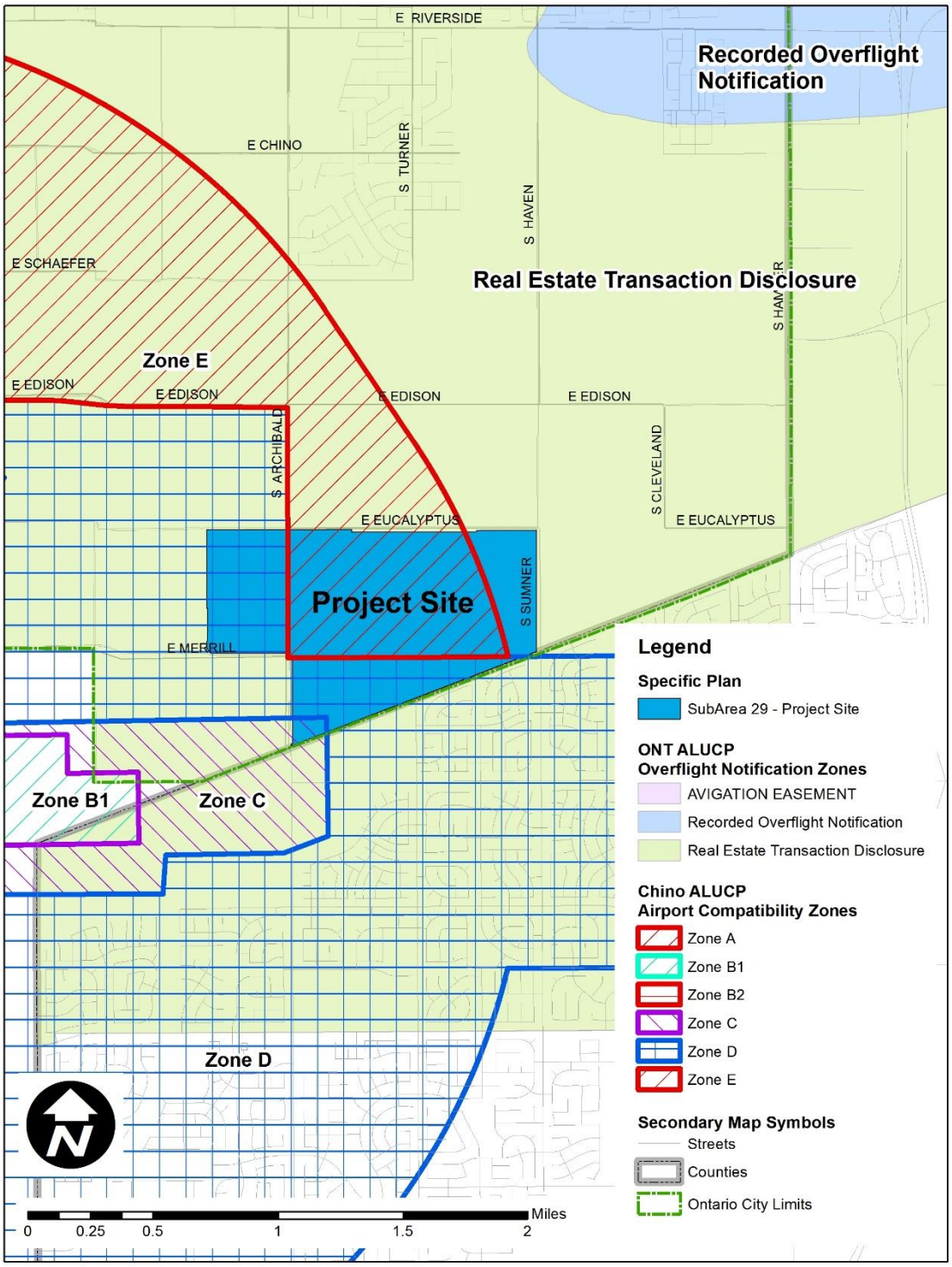
Table 3a—Subarea 29 Specific Plan Residential Allocations Summary (by Ownership)

| *Description* | *Park Place* | *Richland* | *Brookfield Homes* | *Totals* |
|---|---|---|---|---|
| Total Gross Acres | 290.7 ac | 221.7 ac | 27.2ac | 539.7 ac |
| SCE Easement | - (11.2 ac) | - (9.2 ac) | - (3.8 ac) | - (24.3 ac) |
| Elementary School (*)(**) | - (10.0 ac) | -0- | -0- | - (10.0 ac) |
| Neighborhood Center(**) | -0- | - (11.2 ac) | -0- | - (11.2 ac) |
| Residential Gross Acreage | 269.5 ac | 201.3 ac | 23.4 ac | 494.2 ac |
| Percent of Total Residential Acreage | 54.5% | 40.7% | 4.7% | 100% |
| Total Residential Lots | 1,374 du | 936 du | 108 du | 2,418 du |
| Planned Residential Gross Density (du/gross ac.) | 5.1 du/gross ac. | 4.6 du/gross ac. | 4.6du/grossac. | 4.9 du/gross ac. |
| Residential Gross Density permitted by TOP (5.0 du/gross ac.) | 1,347.4 du | 1,006.5 du | 117.0 du | 2,470.9 du |

## Exhibit B – Proposed Tentative Tract Map 20389



## Exhibit C - Airport Influence Areas



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSPA20-006, AN AMENDMENT TO THE SUBAREA 29 SPECIFIC PLAN TO INCREASE THE OVERALL DENSITY FROM 4.8 TO 4.9 DWELLING UNITS PER GROSS ACRE AND ESTABLISH A NEW RESIDENTIAL PRODUCT TYPE (MOTORCOURT CLUSTER D-8-PLEX) WITHIN PLANNING AREA 27. THE PROJECT SITE IS BOUNDED BY MERRILL AVENUE TO THE NORTH, SOUTHERN CALIFORNIA EDISON EASEMENT TO THE WEST, AND THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT AND THE CITY OF EASTVALE TO THE SOUTH AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0218-331-42.

WHEREAS, SL ONTARIO DEVELOPMENT COMPANY, LLC, (hereinafter referred to as "Applicant") has filed an Application for the approval of a Specific Plan Amendment, File No. PSPA20-006, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 5.99 acres of land generally bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the Planning Area 28 (Conventional Medium Lot) land use designation of the Subarea 29 Specific Plan and a residential subdivision in currently under construction. The properties to the east are located in the City of Eastvale within R-1 land use district and developed with residential land uses. The properties to the south are located in the City of Eastvale within the PRD (Planned Residential Development) land use district and developed with residential land uses. The property to the west is located within the Subarea 29 Specific Plan and has an SCE Corridor land use designation that is developed with SCE 180-foot-tall transmission towers (115kV) and power lines; and

WHEREAS, the Specific Plan Amendment will increase the density of the Subarea 29 Specific Plan from 4.8 dwelling units per gross acre to 4.9 dwelling units per gross acre; and

WHEREAS, the Specific Plan Amendment will increase the planned gross density from 6.2 dwelling units per gross acre to 9.7 dwelling units per gross acre, to allow an increase from 47 dwelling units to a maximum of 73 dwelling units within Planning Area 27 (Cluster Homes — 7-14 du/ac); and

WHEREAS, the Specific Plan Amendment will establish a new residential product type (Motorcourt Cluster D – 8-Plex) within Planning Area 27 (Cluster Homes – 7-14 du/ac); and

WHEREAS, all changes and additions to the Specific Plan (exhibits, tables, development standards and design guidelines) are contained within the revised Specific Plan document; and

WHEREAS, the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was certified on October 17, 2006 (hereinafter referred to as “Certified EIR”), in which development and use of the Project site was discussed; and

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

WHEREAS, the environmental impacts of this project were thoroughly analyzed in the EIR Addendum, which concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified EIR, and that the Certified EIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an EIR Addendum has been prepared to determine possible environmental impacts; and

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

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as “ALUCP”), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

WHEREAS, on May 17, 2021, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Addendum and the Project, and concluded said hearing on that date, voting to issue Decision No. DAB21-020, respectively, recommending that the Planning Commission recommend the City Council approve the Application; and

WHEREAS, on May 25, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the EIR Addendum and the Project, and concluded said hearing on that date, voting to issue Resolution No. PC21-038, recommending the City Council adopt the EIR Addendum, and voting to issue Resolution No. PC21-039, recommending the City Council approve the Application; and

WHEREAS, as the first action on the Project, on May 25, 2021, the City Council issued a Resolution adopting the EIR Addendum, finding that the proposed Project introduces no new significant environmental impacts and applying all previously adopted mitigation measures to the Project, which were incorporated by reference; and

WHEREAS, on June 15, 2021, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

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

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was certified on October 17, 2006 in conjunction with File No. PSP03-003; and

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

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

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

(5) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the City Council; and

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

SECTION 2. ***Subsequent or Supplemental Environmental Review Not Required.*** Based on the EIR Addendum, all related information presented to the City Council, and the specific findings set forth in Section 1, above, the City Council finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

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

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

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

1. The Project will have one or more significant effects not discussed in the Certified EIR; or

2. Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

3. 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

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

SECTION 3. ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the City Council finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and with approval of the related Specific Plan Amendment (File No. PSPA20-006) the proposed project will be consistent with the number of dwelling units and density (7-14 DU/AC) within Planning Area 27, as specified in the Available Land Inventory.

SECTION 4. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Sections 1 and 4, above, the City Council hereby concludes as follows:

(1) ***The proposed Specific Plan, 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 Subarea 29 Specific Plan amendment will provide consistency between the Policy Plan Land Use Plan and the Subarea 29 Specific Plan Planning Area 27 land use designation. The proposed amendment will accommodate the construction of future residential land uses within the Specific Plan which is consistent with goals, policies, plans and City Council priorities of The Ontario Plan.

(2) ***The proposed Specific Plan, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The proposed amendment to the Subarea 29 Specific Plan will provide consistency between the Policy Plan Land Use Plan and the Planning Area 27 land use designation. The proposed Specific Plan Amendment will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The land use change will provide residential land uses within the Subarea 29 Specific Plan, which is consistent with the type and intensity of development specified in The Ontario Plan and evaluated by the Subarea 29 Specific Plan Environmental Impact Report.

(3) ***In the case of an application affecting specific properties, the proposed Specific Plan, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The proposed amendment will accommodate the construction of future residential land uses. The Specific Plan currently allows for a Motorcourt Cluster A (6- or 8- Plex), Paseo Cluster Lots, Motorcourt Cluster B (6-Plex), Motorcourt Cluster C (5-Plex), and Green Courts. The new Motorcourt Cluster D (8-Plex) product will allow for a cluster of up to 8 single-family homes, with smaller and more efficient building footprints.

(4) ***In the case of an application affecting specific properties, 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 subject site is physically suitable to accommodate the future residential land uses. The Subarea 29 Specific Plan amendment includes development standards to facilitate the proposed land use, which will be developed with adequate lot sizes, access, and utilities to serve the project site.

(5) During the amendment of the specific plan, opportunities for the notification and involvement of citizens, California Native American Indian tribes pursuant to Senate Bill 18 (Government Code Section 65352.3.), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means were implemented consistent with Government Code Section 65351. The Senate Bill 18 Tribal Notification Process resulted in consultation with the Gabrieleno Band of Mission Indians - Kizh Nation and the following conditions shall be implemented when developing the project site:

(a) Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 – SB18 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the City of Ontario Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when

all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources.

(b) Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

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 Application, included as "Attachment A" of this resolution incorporated herein by this reference.

SECTION 7. ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

PASSED, APPROVED, AND ADOPTED this 15th day of June 2021.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2021- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held June 15, 2021, 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. 2021- duly passed and adopted by the Ontario City Council at their regular meeting held June 15, 2021.

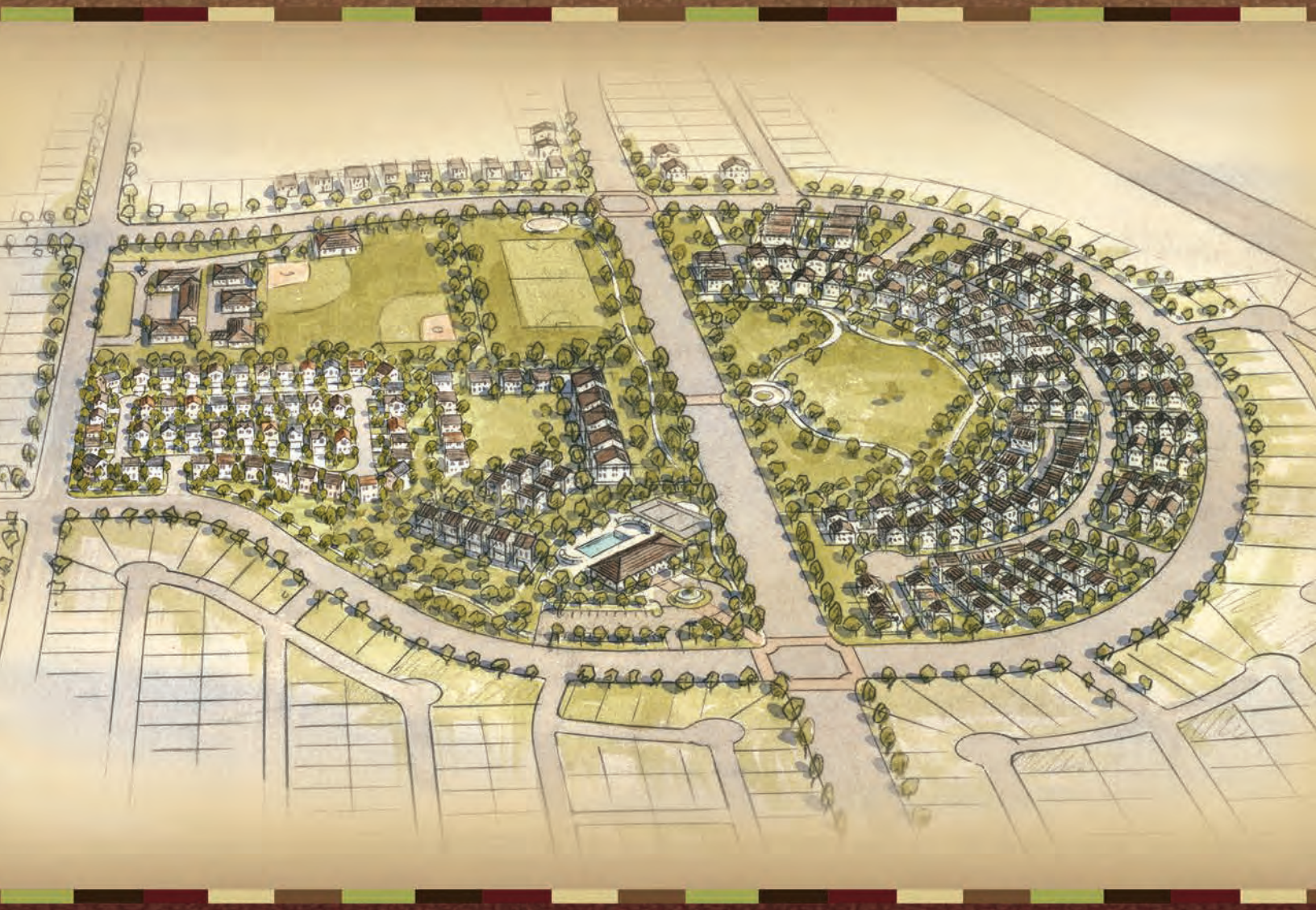
_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

# ATTACHMENT A:

## File No. PSPA20-006
## Subarea 29 Specific Plan Document

*(Document follows this page)*



# Subarea 29

SPECIFIC PLAN ADOPTED OCTOBER 17, 2006
AMENDED MAY 1, 2007
AMENDED MARCH 19, 2008
AMENDED AUGUST 28, 2013
AMENDED APRIL 21, 2015
AMENDED XXX

## Specific Plan Amendment

# Subarea 29 Specific Plan
# at New Model Colony
# PSP 03-003; PSPA 07-003; PSPA 07-007; PSPA 13-002; PSPA 14-002

Approved by City of Ontario City Council on 10/17/2006
Approved by City of Ontario City Council on 05/01/2007
Approved by City of Ontario City Council on 03/19/2008
Approved by Zoning Administrator on 08/28/2013
Approved by City of Ontario City Council on 04/21/2015
Approved by City of Ontario City Council on 00/00/2021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# 1. Specific Plan Overview

# 1.0 Specific Plan Overview

The Subarea 29 Specific Plan is comprised of approximately 539.7 gross acres. The project site is bounded by Eucalyptus Avenue to the north, Riverside County Flood Control Channel to the south, Haven Avenue to the east, Cucamonga Creek Channel to the west as illustrated in ***Exhibit 1, Regional Location and Exhibit 2, Vicinity Map.***

The net acreage of the Specific Plan area is 449.9 net acres. This excludes street right-of-ways, Southern California Edison (SCE), and County Line easements.

The regional context and local setting of the Specific Plan area are illustrated in the ***Regional Location Map, Exhibit 1, and Vicinity Map, Exhibit 2.***

The project site is consistent with and implements the gross Low Density Residential allocation (5.0 dwelling units permitted per gross acre) and broad "community design" policy requirements for the New Model Colony, including a general neo-traditional community design. These include:

- Creation of a "sense of place;"
- Diversity in housing product and architecture;
- Pedestrian connectivity;
- Smaller "neighborhoods;" and
- Elimination of the "subdivision" feel.

The New Model Colony General Plan Amendment adopted by the City of Ontario designated Planning Subarea 29 for development of residential, Neighborhood Center commercial, three (3) elementary, and one (1) middle school land uses. Residential land uses are designated within the Low Density Residential category, with a maximum permitted density of 5.0 dwelling units (du) per gross acre. A General Plan Amendment was adopted concurrently with the Specific Plan in 2006, modifying the General Plan Land Use Policy Map and Circulation Map to 1) reassign the location of one elementary school, 2) eliminate one elementary school, 3) relocate the middle school designation southeast of the intersection of Eucalyptus Ave. and Haven Ave., 4) "straighten" the Haven Ave. alignment between Merrill Ave. and Eucalyptus Ave., and 5) eliminate Neighborhood Center in the northeast portion of Subarea 29.

On January 26th, 2010, the City of Ontario adopted The Ontario Plan (TOP) which serves as the City's new business plan and includes a long term Vision and a principle based Policy Plan (General Plan). The City's Policy Plan, which acts as the City's General Plan, designates (Policy Plan Exhibit LU-1 - Land Use Plan) the project site for development of Low Density Residential (2.1 -5.0 dwelling units per acre), Neighborhood Commercial, Public Schools, and Open Space - Parkland.

Consistent with the adopted General Plan allowing for 5.0 du/gross acre, Subarea 29 is permitted to include a total of 2,470 residential units based on a gross residential acreage of 494.2 acre; see Table 3-A for calculations. The Subarea 29 Specific Plan (2006) originally allocated a total of 1,937 dwelling units. The Specific Plan Amendment (2015) reallocated a variety of residential home types in Subarea 29 resulting in a total of 2,392 dwelling units, or 4.8 du/gross residential acre, 4.4 du/gross acre overall. Adjusting the total unit count implements the land use designation of the General Plan while maintaining the neighborhood crafting and architectural design standards of the original Specific Plan. This Specific Plan Amendment increases the total number of allocated dwelling units to 2,418 or 4.9 du/gross residential acre, 4.5 du/gross acre overall.

Overall, Subarea, 29 is planned for a total of thirty-one (31) planning areas. A total of twenty-six (26) residential neighborhoods are planned within Park Place, with varying lot sizes, product design, and architectural character. ***Refer to Exhibit 3, Land Use Plan.*** Single-family detached home types range from Cluster Homes to 6,300 square foot lots. A maximum total of 1,374 dwelling units are proposed for Park Place. Richland Communities, Inc. controls a total of five (5) residential neighborhoods with varying product, and lot sizes ranging from 3,500 square feet to 5,040 square feet. A maximum total of 936 dwelling units are planned for the five (5) planning areas controlled by Richland Communities, Inc. Brookfield Homes owns Planning Area 29. This planning area is planned for 108 lots featuring either lane or conventionally loaded designs. Combined these three land holders may develop 2,418 potential dwelling units within Subarea 29 Specific Plan area. ***Refer to Table 3a on page 4-4.***

Non-residential uses proposed in the Specific Plan include a commercial parcel (Planning Area 2) consisting of 14.5 gross acres on the southwest corner of Eucalyptus Ave. and Archibald Ave. An elementary school (Planning Area 18) made up of 11.2 gross acres is included at the center of Subarea 29, directly adjacent to a neighborhood park (Planning Area 14) consisting of 7.7 gross acres.

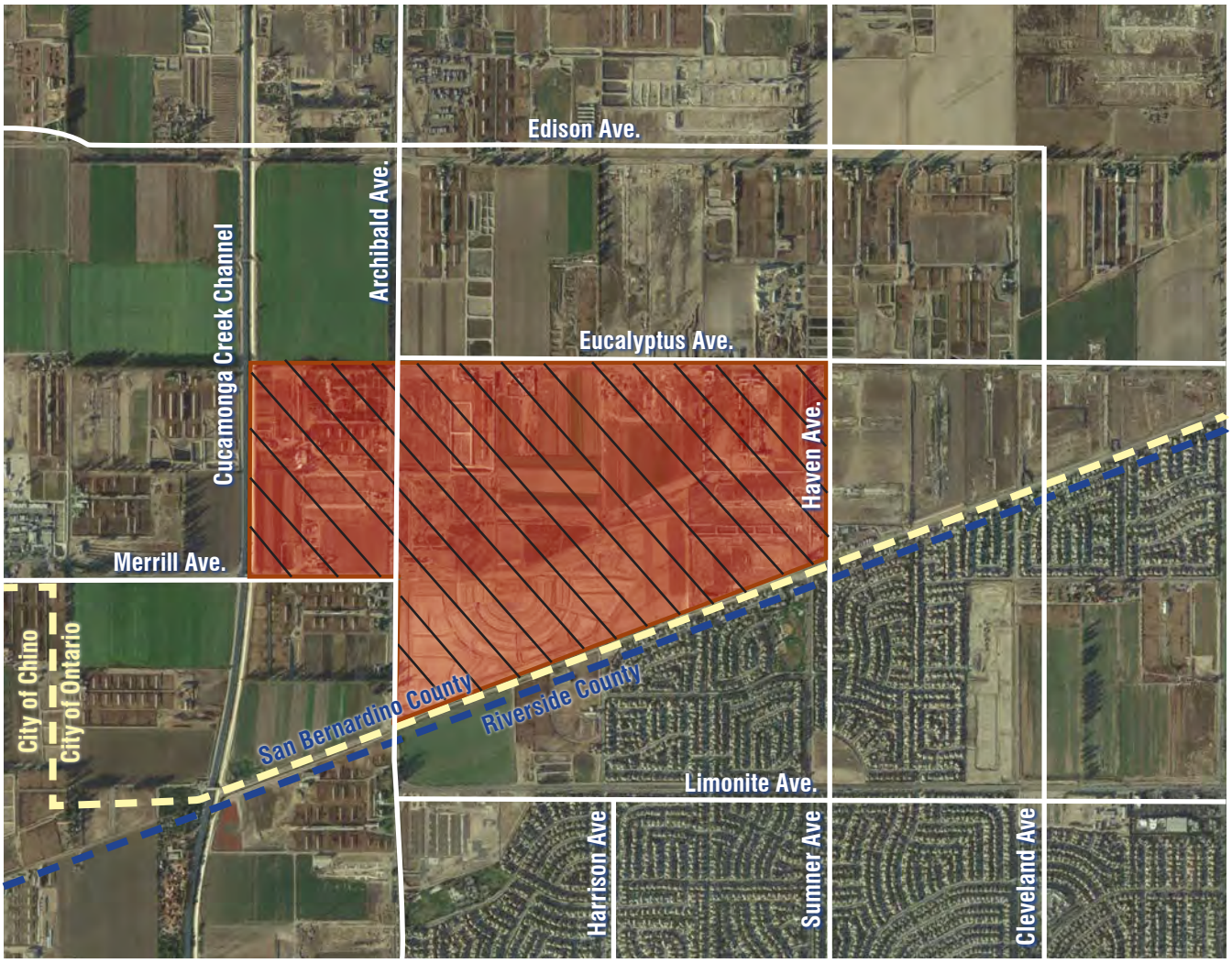
Parks and the private Recreation Center form the "heart" of the Specific Plan and entire planned community. These include a private 3.1-acre private Recreation Center (Planning Area 15) and two (2) neighborhood parks (Planning Area 11 and 14) north and south of Merrill Ave. The two (2) neighborhood parks amount to 7.7 gross acres (north) and 6.2 gross acres (south) of Merrill Ave. Subarea 29 is planned as a walkable community.

A system of pedestrian trails link all residential neighborhoods with the planned school, parks, and recreation amenities. Additionally, connections to the SCE Corridor trail and County Line Channel trail are also planned.

The internal street system includes a modified grid and landscaped parkways in all local residential streets. ***Refer to Exhibit 3, Land Use Plan.***

*Cantu - Galleano Ranch Road Realignment

Exhibit 1—Regional Location




## Legend

- Specific Plan Area
- County Boundaries
- City Boundaries

Exhibit 2—Vicinity Map

Exhibit 3—Land Use Plan

## Table 1—Specific Plan Land Use Summary

| Planning Area | Land Use | Minimum Lot Size (S.F) | Planned Dwelling Units[3,4,5] | Net Acre[1] | Planned Net Density (Du/Ac.)[3,5] | Gross Acres[2] | Planned Gross Density (Du/Ac.)[3,5] |
|---|---|---|---|---|---|---|---|
| 1* | Conventional Small Lot | 3,500 | 432 | 83.1 | 5.2 | 89.8 | 4.8 |
| 2* | Commercial | N / A | 0 | 12.1 | 0.0 | 14.5 | 0.0 |
| 3* | Conventional Medium Lot | 4,500 | 186 | 34.5 | 5.4 | 40.2 | 4.6 |
| 4** | Conventional Medium Lot | 4,250 | 88 | 10.1 | 8.7 | 17.8 | 4.9 |
| 5** | Conventional Small Lot | 3,825 | 68 | 7.2 | 9.4 | 13.7 | 5.0 |
| 6** | Conventional Medium Lot | 5,000 | 67 | 13.0 | 5.2 | 17.0 | 4.0 |
| 7** | Conventional Large Lot | 6,300 | 65 | 15.3 | 4.2 | 18.3 | 3.6 |
| 8** | Conventional Medium Lot | 4,250 | 46 | 9.1 | 5.1 | 9.6 | 4.8 |
| 9** | Lane Loaded | 3,150 | 69 | 9.9 | 7.0 | 11.9 | 5.8 |
| 10** | Lane Loaded | 3,600 | 57 | 6.6 | 8.7 | 7.8 | 7.3 |
| 11** | Neighborhood Park 2 | N / A | 0 | 5.7 | 0.0 | 6.2 | 0.0 |
| 12** | Conventional Small Lot | 3,825 | 53 | 9.5 | 5.6 | 9.5 | 5.6 |
| 13** | Cluster Homes | 2,100[A] | 75 | 7.8 | 9.6 | 7.8 | 9.6 |
| 14** | Neighborhood Park 1 | N / A | 0 | 6.3 | 0.0 | 7.7 | 0.0 |
| 15** | Recreation Center | N / A | 0 | 2.7 | 0.0 | 3.1 | 0.0 |
| 16** | Conventional Small Lot | 3,015 | 41 | 5.9 | 7.0 | 6.1 | 6.8 |
| 17** | Conventional Small Lot | 3,015 | 56 | 5.3 | 10.6 | 8.4 | 6.7 |
| 18** | School | N / A | 0 | 10.0 | N / A | 11.2 | N / A |
| 19** | Lane Loaded | 3,150 | 61 | 7.8 | 7.9 | 9.0 | 6.8 |
| 20** | Conventional Medium Lot | 4,250 | 67 | 11.8 | 5.7 | 13.3 | 5.0 |
| 21** | Conventional Medium Lot | 5,000 | 48 | 10.1 | 4.8 | 11.5 | 4.2 |
| 22** | Conventional Large Lot | 6,300 | 79 | 19.7 | 4.0 | 21.3 | 3.7 |
| 23** | Conventional Small Lot | 3,825 | 82 | 12.9 | 6.3 | 14.4 | 5.7 |
| 24** | Conventional Small Lot | 3,400 | 75 | 8.1 | 9.3 | 12.8 | 5.8 |
| 25** | Cluster Homes | 2,100[A] | 102 | 8.6 | 11.8 | 12.9 | 7.9 |
| 26** | Cluster Homes | 2,100[A] | 102 | 8.7 | 11.7 | 13.2 | 7.7 |
| 27** | Cluster Homes | 1,750[A] ~~2,100~~ | 73 ~~47~~ | 7.6 | 9.7 ~~6.2~~ | 7.6 | 9.6 ~~6.2~~ |
| 28* | Conventional Medium Lot | 4,050 | 121 | 23.0 | 5.3 | 25.8 | 4.7 |
| 29*** | Lane Loaded or Conventional Medium Lot | 3,150 or 4,000 | 108 | 21.4 | 5.0 | 27.2 | 4.0 |
| 30* | Conventional Large Lot | 5,040 | 110 | 21.9 | 5.0 | 28.3 | 3.9 |
| 31* | Conventional Medium Lot | 4,050 | 87 | 16.0 | 5.4 | 23.1 | 3.8 |
| Flood Control Channel | Flood Control Channel | N / A | 0 | 7.2 | 0.0 | 7.2 | 0.0 |
| Pump Station | Pump Station | N / A | 0 | 0.2 | 0.0 | 0.4 | 0.0 |
| SCE Corridor | Park Place SCE Easement | N / A | 0 | 11.2 | 0.0 | 11.2 | 0.0 |
| | | ***Sub Area 29 Total*** | ***2,418*** ~~2,392~~ | ***449.9*** | ***5.4*** ~~5.3~~ | ***539.7*** | ***4.5*** ~~4.4~~ |

A) Minimum square footage identified is for exclusive use area on a per home basis, recorded lot size may differ.
1) Gross Acres calculated to centerlines of Master Planned Streets minus SCE easements.
2) Net Acres excludes street rights-of-way and SCE easements.
3) Actual total units and gross/net density and acreage will be dependent on final lotting.
4) Target unit count based on submitted Tentative "B" Maps
5) A density transfer of 15.0% may occur between Planning Areas.

*) Indicates Planning Areas as controlled/owned by Richland Communities, Inc.
**) Indicates "Park Place" Planning Areas as controlled/owned by SL Ontario Development Company
***) Indicates Planning Areas as controlled/owned by Brookfield Homes

## 1.1 Purpose for Amendment

This Specific Plan Amendment (2021) modifies PA-27 to permit a greater number of units. This unit increase would change the overall Subarea 29 density from 4.8 dwelling units per gross acre to 4.9 dwelling units per gross acre. This Amendment also permits an additional cluster housing typology.

## 1.2 Governing Documents

Development of the Subarea 29 Specific Plan will be regulated by the following documents:

- The Ontario Plan (TOP) Policy Plan (General Plan) which establishes policies governing land use, circulation, housing, conservation and open space, noise, safety, and public facilities within the Specific Plan area;
- The Specific Plan, to include a Land Use Plan, Infrastructure Plan, Design Guidelines, and Development Regulations;
- The City of Ontario Development Code, as applicable to the project site, where the Specific Plan is silent on development standards and regulations;
- The City of Ontario Subdivision Ordinance, regulating the subdivision of land within the project site area;
- The Airport Land Use Compatibility Plans of Chino Airport and Ontario International Airport;
- The approved Subarea 29 Environmental Impact Report; and
- Covenants, Conditions, and Restrictions (CC&R's) to be established by the developer of Park Place, and other developers in Subarea 29 as a means of ensuring and enforcing quality design and development of the master planned community.

### Specific Plan Components

The Subarea 29 Specific Plan is organized into the following sections in addition to Section 1, Specific Plan Overview.

### 2.0 Introduction

The Introduction provides:

- The project site setting;
- A general description of the project site proposal;
- The goals and policies of the Specific Plan;
- The entitlements to accompany the Specific Plan; and
- The relationship of the Specific Plan to The Ontario Plan (TOP) Policy Plan (General Plan) and the City on Ontario Development Code.

### 3.0 Existing Conditions

This section describes the setting for the project site, outlining the existing physical conditions on and around the site at the time of the original approval.

### 4.0 Land Use

The Land Use section describes the various residential planning areas and residential types, commercial planning area, school planning area, and the parks and trails within the planned community.

### 5.0 Infrastructure and Public Improvements

This section provides information on proposed circulation improvements, the planned backbone water, sewer, and storm drain systems, the grading concept for the project site, and a discussion of public utilities and services to serve the Specific Plan area.

## 6.0 Development Regulations

The Development Regulations identify permitted uses and standards regulating the development of various residential product types and commercial uses. The relationship of the Specific Plan development regulations to the City of Ontario Development Ordinance is also provided. The policies and procedures for the City's review and approval of future development proposals within the Specific Plan are included in this section. This section provides the methods and procedures for interpreting and amending the Specific Plan, as necessary in the future.

## 7.0 Design Guidelines

The Specific Plan Design Guidelines are intended to direct the site planning, landscaping, and architectural quality of the development. Streetscapes, entries, edge treatments, walls and fencing, lighting, signage, and architectural design are addressed in the Design Guidelines.

## 8.0 Commercial Design Guidelines

This section will direct site planning, architectural design, and landscaping for the commercial parcel.

## 9.0 General Plan Consistency

This section includes the City of Ontario General Plan consistency matrix describing the relationship of the Specific Plan to each policy of The Ontario Plan (TOP) Policy Plan (General Plan).

# 2. Introduction

# 2.0Introduction

The Specific Plan is comprised of 539.7 gross acres designated as Planning Subarea 29 of the New Model Colony, within the City of Ontario. The Specific Plan area illustrated in Exhibit 2, Vicinity Map, is bounded by Eucalyptus Ave. on the north, Haven Ave. on the east, County Line Channel on the south, and Cucamonga Channel and Archibald Ave. on the west. The Specific Plan is a comprehensive plan proposed by SL Ontario Development Company, Richland Communities, Inc, and Brookfield Homes, for the development of residential neighborhoods designed to reflect the small town character of older established communities.

The Specific Plan also includes a commercial site, parks, and school uses. The Specific Plan establishes Development Standards and Design Guidelines for a commercial land use area within Planning Subarea 29.

It should be noted that use of the term "Park Place" throughout this document applies only to the SL Ontario Development Company ownership.

## 2.1 Purpose and Objectives

### 2.1.1 Purpose

The Subarea 29 Specific Plan serves to implement the City's Policy Plan (General Plan) for the project site and provides zoning regulations for development of the project site by establishing permitted land use, development standards, infrastructure requirements, and implementation requirements for development. A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, landscape, and architectural character within the community ensuring that excellence in community design is achieved during project development. The Subarea 29 Specific Plan establishes the procedures and requirements to approve new development within the project site.

The Specific Plan is designed to address the following guiding planning principles:

- Diversity and choice of single-family housing types and opportunities to address a variety of lifestyles, home sizes, and economic segments of the marketplace;
- Connectivity among land uses within the Specific Plan area and to surrounding public facilities and the existing Ontario community;
- Use of traditional development patterns as found in older established neighborhoods in Southern California;
- Recreational amenities within walking distance of all residential neighborhoods;
- Bicycle and pedestrian accessibility and mobility to encourage alternative modes of travel;
- Diversity in architectural design; and
- Sustainable development practices addressing energy efficiency.

### 2.1.2 Objectives

The following objectives are established for the Subarea 29 Specific Plan.

#### Residential Areas

- Residential neighborhoods designed at a "human scale" and oriented to pedestrian activity;
- Connectivity provided among residential neighborhoods and recreational areas through a network of pedestrian sidewalks and on-street bicycle trails;
- Connectivity provided between residential neighborhoods and the adjacent commercial land use, as well as to the central elementary school, by means of pedestrian and bicycle trail linkages;
- A variety of housing types incorporated into the land use plan addressing lifestyle considerations of singles, families, and empty nesters;
- Residential neighborhoods designed around a central park "green core," "framing" green spaces, promoting active and passive recreational activity and casual social interaction among neighbors; and
- Residential neighborhoods with diverse architectural styles and traditional design elements reflecting the characteristics of older established Ontario neighborhoods.

#### Commercial Area

- Neighborhood commercial uses to meet the needs of the residential community within the project site as well as the larger surrounding market area;
- Provision for trails connecting the residential community with the commercial center and adjacent uses;
- The development of plaza areas and other amenities within the commercial center providing space for social interaction; and
- Orientation of commercial buildings to the street wherever possible to create an urban edge and sense of arrival.

### Streets and Pedestrian/Bicycle Mobility

- Streets and lanes (private alleys) designed in a modified grid pattern, reminiscent of traditional neighborhood streets;
- Streets with landscaped parkways and pedestrian walkways separated from the street, to create a pleasant and safe pedestrian environment, promoting friendly interaction among neighbors;
- Several traffic calming techniques within the project site street design including enhanced parkway landscaping, median landscaping, and tapered street intersections and lane entrances to influence a driver's peripheral vision and encourage motorists to drive more slowly; and
- Inside turning radii at corners reduced to slow traffic at corners.

### Recreation / Trails

- New recreational opportunities for residents through the development of two (2) neighborhood parks centered within the community "green core" to include play fields, tot lots, and picnic areas. Additionally, a private Recreation Center including a recreation building with swimming pool for Park Place residents (3.13 acres), community tennis courts, and other areas for passive recreation. The two (2) neighborhood parks amount to 7.7 acres (north) and 6.2 acres (south) of Merrill Ave.;
- A portion of the City's Multipurpose Trails and Bikeway Corridor Master Plan provided through development of a multipurpose trail within the SCE property connecting County Line Channel and Merrill Ave. with Eucalyptus Ave.; and
- A system of on-street multipurpose trails and bicycle lanes integrated into the project site providing bicycle access from the residential community to surrounding areas.

### Sustainable Development

- The opportunity for development of residential units designed with living areas on the second floor and home office areas on the first floor;
- Native plant materials and non-invasive ornamental landscape materials will be incorporated into the landscaping plan for portions of the SCE property developed for trail purposes;
- Residential development will be connected to the commercial land use area located within the site through pedestrian and bicycle trails promoting walking and bicycling as an alternative means of travel to the automobile to and from these areas;
- Residential development will be equipped with the latest technology for internet access allowing residents to shop and work on-line, thereby reducing vehicle trips to employment centers and shopping;
- Canopy trees will be utilized in public areas such as parkways, medians, and the public parks to provide shade to counteract the heat island effect;
- Roadway widths will be reduced as much as possible to minimize heat generating asphalt surfaces; and
- Recycled water will be utilized for the central public parks, neighborhood edges, and other common landscape areas.

## 2.2 Specific Plan Proposal

### 2.2.1 Project Summary

The Specific Plan Land Use Plan is described below and in the Specific Plan Statistical Summary, Tables 1-1b, pages 4-3 through 4-4.

### Residential Uses

The Subarea 29 Specific Plan will provide for development of a variety of residential housing types, oriented toward park and open space amenities and designed to promote walkability and interaction among residents. Residential development within 494.2 acres of the Specific Plan area (per Table 1a, Specific Plan Land Use Summary) will contain up to 2,392 dwelling units, providing a varied mix of single-family detached housing types, as described below.

### Residential Detached

Five (5) types of single-family detached residential development products are planned for the site; Planning Areas may be identified with more than one type of planned development product to allow for flexibility within the maximum number of permitted dwelling units. These include:

### Cluster Homes (PA 13, 25, 26 & 27)

Cluster Homes are single-family detached residential development with vehicular access from lanes (private alleys or motorcourts) via interior streets, with direct access garages. These residential areas will be developed at an approximate net density of 7-14 dwelling units per acre with a exclusive use area size of at least ~~2,100~~ 1,750 square feet.

### Conventional Small Lot (PA 1, 5, 12, 16, 17, 23 & 24)

Conventional single-family detached residential development will consist of cottage style residential homes designed with vehicular access provided from local interior streets. Residential areas will be developed at an approximate net density of 5-9 dwelling units per acre with a minimum lot size of at least 3,015 square feet.

### Lane Loaded (PA 9, 10, 19 & 29)

Detached single-family residential development consists of lane-served residential units designed with an orientation to the street or green spaces, by locating garages to the rear of residential units. Residential areas will be developed at an approximate net density of 5-8 dwelling units per acre with an minimum lot size of at least 3,100 square feet.

### Conventional Medium Lot (PA 3, 4, 6, 8, 20, 21, 28, 29 & 31)

Conventional single-family detached units with orientation to local streets and direct access garages, in varying orientations. Residential neighborhoods will be developed at an approximate net density of 4-6 dwelling units per acre, with a minimum lot size of 4,000 square feet.

### Conventional Large Lot (PA 7, 22 & 30)

These are the largest single-family detached lots in the Specific Plan, conventionally accessed from local streets. Net densities average approximately 3-6 dwelling units per acre, with a minimum lot size of 5,000 square feet.

## 2.3 Authority and Requirements

### 2.3.1 Authority

State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450-57 grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of their General Plans. The Government Code specifies that specific plans may be adopted either by resolution or by ordinance and that the Specific Plan is required to be consistent with the General Plan. The City of Ontario adopts specific plans by ordinance, thereby establishing the zoning regulations for development of the project site. The requirements of the Specific Plan shall take precedence over the City of Ontario Development Code. In instances where the Specific Plan is silent, the City of Ontario Development Code shall prevail.

### 2.3.2 Requirements of the Specific Plan

California Government Code Section 65451 sets forth the minimum requirements and review procedures for Specific Plans as follows:

A Specific Plan shall include a text and a diagram or diagrams, which specify all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
- Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable; and
- A program of implementation measures including regulations, programs, public works projects and the financing measures necessary to carry out paragraphs 1, 2, and 3 above. The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

The Subarea 29 Specific Plan meets the requirements of the State of California Government Code.

### 2.3.3 Development Agreement Required

Unless done in a coordinated manner and with adequate fiscal planning, development projects within the New Model Colony are likely to present a challenge in their implementation because of the lack of existing public facilities, including, streets, sewerage, transportation, drinking water, school, and utility facilities. California law has established a mechanism for ensuring the adequate provision of such facilities, while at the same time providing assurances to applicants that, upon approval of the project, the applicants can proceed with their projects. Approval of this Specific Plan without a development agreement may result in a waste of resources, escalate the cost of housing to the consumer, and discourage investment in and commitment to comprehensive planning, as envisioned by the City, which seeks to make maximum efficient utilization of resources at the least economic cost to the public.

Therefore, a statutory development agreement, authorized pursuant to California Government Code sections 65864 et seq., shall be required as part of the approval of this Specific Plan. For the above-mentioned reasons, the development agreement for this Specific Plan shall include, among other things, methods for financing acquisition and construction of infrastructure, acquisition and development of adequate levels of park land, and schools, as well as the provision of adequate housing opportunities for various segments of the community consistent with the regional housing needs assessment. SL Ontario Development Company, Richland Communities, Inc., and Brookfield Homes may each enter into separate development agreements with the City.

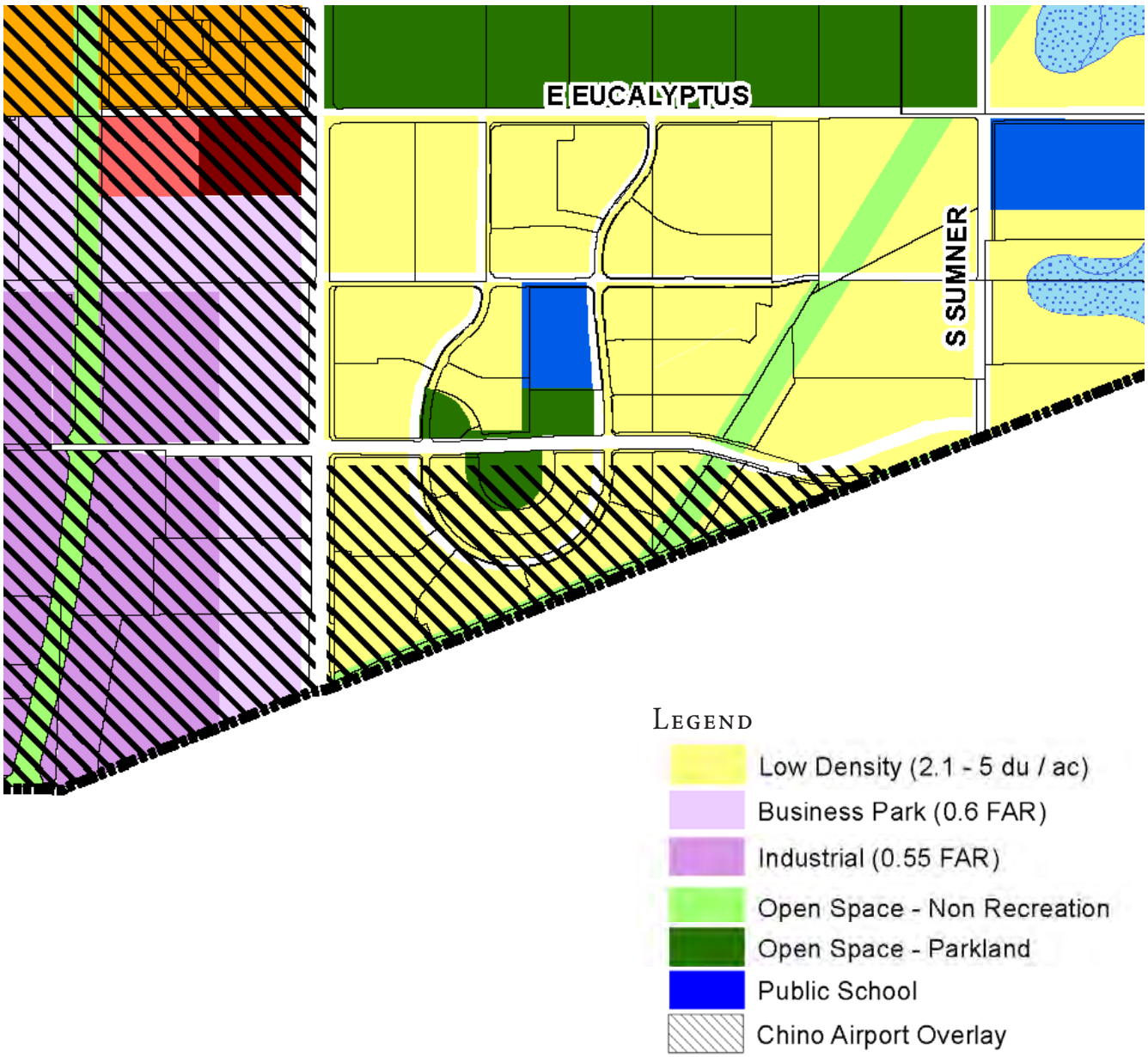



Exhibit 4—Policy Plan Land Use Plan (Exhibit LU_01)

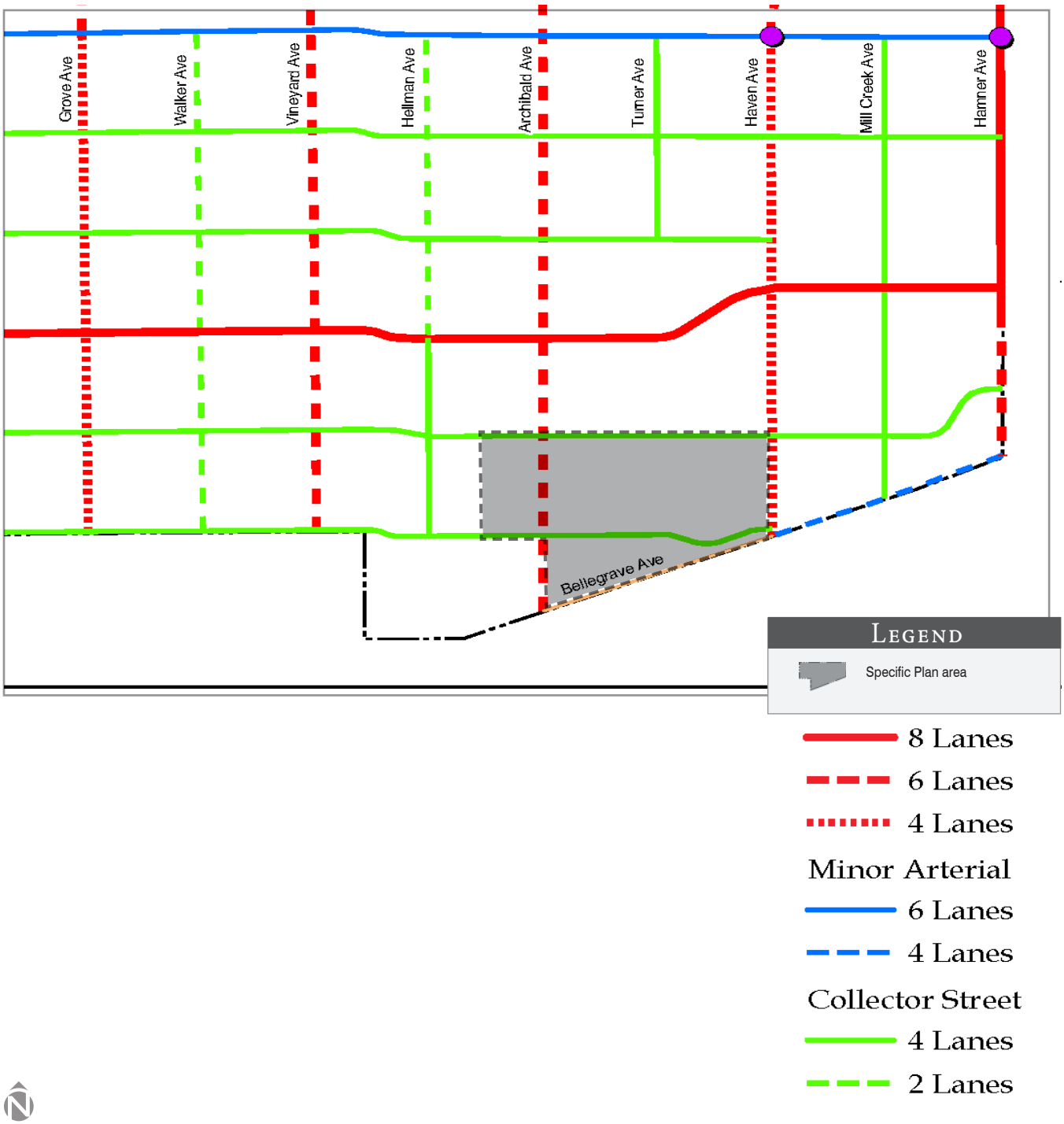



Exhibit 5—Policy Plan Functional Roadway Classification Plan

## 2.4 Development Approval Components

The components of the development approval process for the Specific Plan are as follows:

### General Plan (Policy Plan)

The Ontario Plan (TOP) establishes the direction and vision for the City of Ontario providing a single guidance system that will shape the Ontario community for the future. TOP provides for policies to accommodate change over a 30 year period commencing in 2010, the beginning of the planning period. TOP consists of a six part Component Framework: 1) Vision, 2) Governance Manual, 3) Policy Plan, 4) City Council Priorities, 5) Implementation, and 6) Tracking and Feedback.

### Specific Plan

The Policy Plan (General Plan) requires the approval of a Specific Plan for development of the project site to ensure that sufficient land area is included to achieve unified districts and neighborhoods. The City of Ontario has zoned the project site as AG-Specific Plan. The zoning designation of AG-Specific Plan requires that a Specific Plan be approved to guide development of the project site and to implement the goals and policies of the Policy Plan. The Specific Plan provides the zoning regulations to govern development of the project site. The requirements of the Specific Plan shall take precedence over the City of Ontario Development Code. In instances where the Specific Plan is silent, the City of Ontario Development Code shall prevail.

### Subdivision Maps

A tentative tract map(s) will be reviewed by the City of Ontario for the residential portion of the Specific Plan indicating the approximate location of lot lines, streets, and proposed grading. Following approval by the City of the tentative tract map(s), a final map(s) will be prepared. Parcel maps will be approved by the City of Ontario for development proposed within the commercial portion of the Specific Plan.

## 2.5 CEQA Compliance

A project site Environmental Impact Report (EIR) prepared by the City of Ontario for the Specific Plan, in accordance with the California Environmental Quality Act (CEQA), addressed impacts associated with the Specific Plan and subdivision map. The EIR recommended mitigation measures to reduce impacts of the project site to a less than significant level. The EIR was prepared as the basis for the environmental review for all subsequent discretionary and ministerial actions.

## 2.6 Relationship to General Plan and Zoning

The City's Policy Plan, which acts as the City's General Plan, designates the project site for development as follows:

- Low Density Residential (2.1 -5.0 dwelling units per acre)
- Neighborhood Commercial
- Public Schools
- Open Space - Parkland
- Open Space - Non-Recreation

The Policy Plan (General Plan) establishes a development capacity of 2,228 dwelling units and approximately

189,486 square feet of commercial use and 369,171 of commercial office use for the project site. The Policy Plan Residential Capacity is further broken down as follows:

Table 2—Policy Plan Residential Capacity

| *Gross Acres* | *TOP Land Use Designation* | *Maximum Permitted Dwelling Units* |
|---|---|---|
| 495.2 | Low Density Residential | 2,228 |
| Total: 495.2 | | 2,228* |

*Densities do not reflect maximum allowable densities by the Policy Plan and are based on TOP EIR densities (average) of 4.5 du/ac for Low Density.

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan. The Subarea 29 Specific Plan has been prepared in conformance with the goals and policies of the City of Ontario Policy Plan (General Plan). The policy analysis is located in the Appendix of this document, describes the manner in which the Subarea 29 Specific Plan complies with the Policy Plan policies applicable to the project.

## 2.7 Development Plan Review

Following the approval of the Specific Plan, all development proposals for individual residential neighborhoods or product areas within the Specific Plan will be subject to the Development Plan Review process pursuant to Article 8: Development Plan Review of the City of Ontario Development Code.

## 2.8 Airport Land Use Compatibility Planning Consistency

All development proposals or Specific Plan Amendments are required to be consistent with the Airport Land Use Compatibility Plans of Chino Airport and Ontario International Airport.

# 3. Existing Conditions

# 3.0 Existing Conditions

## 3.1 Property Ownership

The 539.7 gross acre Subarea 29 Specific Plan consists of twenty-two (22) parcels with eight (8) separate ownerships. Three (3) separate developers, SL Ontario Development Company, Richland Communities, Inc., and Brookfield Homes are involved in the entitlement process to develop portions of the study area at this time. ***Exhibit*** 6, ***Existing Property Ownership & Williamson Act Contract Status*** illustrates this information.

## 3.2 Williamson Act Status

The Williamson Act program is designed as a mechanism for the preservation of agricultural and open space lands in the State of California. Within the Subarea 29 Specific Plan, only one Williamson Act contract is active. ***Exhibit*** 6, ***Existing Property Ownerships & Williamson Act Contract Status*** illustrates the location and status of the Williamson Act contract within the Subarea 29 Specific Plan.

## 3.3 Airport Land Use Compatibility Plan Consistency

The Project Site is located within the Airport Influence Areas of Chino Airport and Ontario International Airport (ONT) as depicted in Exhibit 10, Airport Influence Areas.

## 3.4 Existing Site Conditions and Improvements

Existing on-site land uses include dairy farming, agriculture, and the SCE transmission corridor. The 539.7 gross acre Specific Plan area has historically been used for general agricultural purposes. Agricultural activities remain within the Specific Plan area and include operations such as dairy farming and row crop production. The site contains farm buildings supporting the existing agricultural activities.

## 3.5 Surrounding Land Uses

Uses surrounding the Specific Plan area include residential, dairy farming, agriculture, vacant open space, and roadways. Refer to ***Exhibit 8, Aerial Photo***, which documents existing and surrounding land uses.

## 3.6 Topography

The project site is relatively flat with gently sloping topography of approximately 2%, sloping in a northeasterly to southwesterly direction. ***Exhibit 18, Conceptual Grading Plan***, illustrates existing and proposed topographic contours on the site. There are no significant landforms or rock outcroppings within the project site.

## 3.7 Hydrology

Most of the project site is presently in agricultural use, and only a limited portion is now covered with impervious surfaces. Normal rainfall in the area is, therefore, able to percolate through on-site soils and does not result in high volumes of surface runoff, typically associated with urban areas. During periods of heavy rainfall, when ground surfaces are saturated, surface runoff is collected in the existing storm drains, culverts, and retention basins located within the surrounding area.

Groundwater within and surrounding the project site as a whole, contains high concentrations of salt, attributable to historic agricultural activities such as dairy farming. The high organic content of on-site soils has contributed incrementally to the degradation of surface and groundwater quality. Removal of the organic materials which constitute by-products of those dairy operations and compliance with National Pollution Discharge Elimination System (NPDES) and other storm water permit requirements will be required as part of project site development.

## 3.8 Existing Circulation/Access

### 3.8.1 Regional Circulation

The Pomona Freeway, State Route (SR-60), is located approximately one (1) mile to the north of the New Model Colony General Plan area. In this area, SR-60 has full diamond-type interchanges with Euclid Ave., Grove Ave., Vineyard Ave., Archibald Ave., Haven Ave., and Milliken Ave. SR-60 carries approximately 160,000 vehicles per day near the City of Ontario sphere of influence area, also referred to as the New Model Colony (NMC) General Plan area.

The Ontario Freeway, Interstate 15 (I-15), is located approximately one-half mile to the east of the New Model Colony General Plan area, and carries approximately 90,000 vehicles per day in the vicinity of the NMC General Plan area. The closest arterial interchange to the NMC General Plan area is located at Limonite Road in Riverside County, approximately 3-¼ miles south of the SR-60 interchange with I-15.

State Highway SR-83 (Euclid Ave.) extends along the western boundary of the NMC General Plan area. Another major freeway in the area is SR-71 (Chino Valley Freeway), located between SR-91 and SR-60, and is approximately 2-3 miles southwest of the NMC General Plan area. This freeway is a major commuter route in southwestern San Bernardino County, connecting the SR-91 freeway with SR-60 and I-10 freeways.

Regional access to the project site is provided from Interstate 15 (I-15) located approximately 1.5 miles east of the project site and from SR-60, located approximately 2.2 miles north of the project site. Refer to ***Exhibit 1, Regional Location,*** page 1-2.

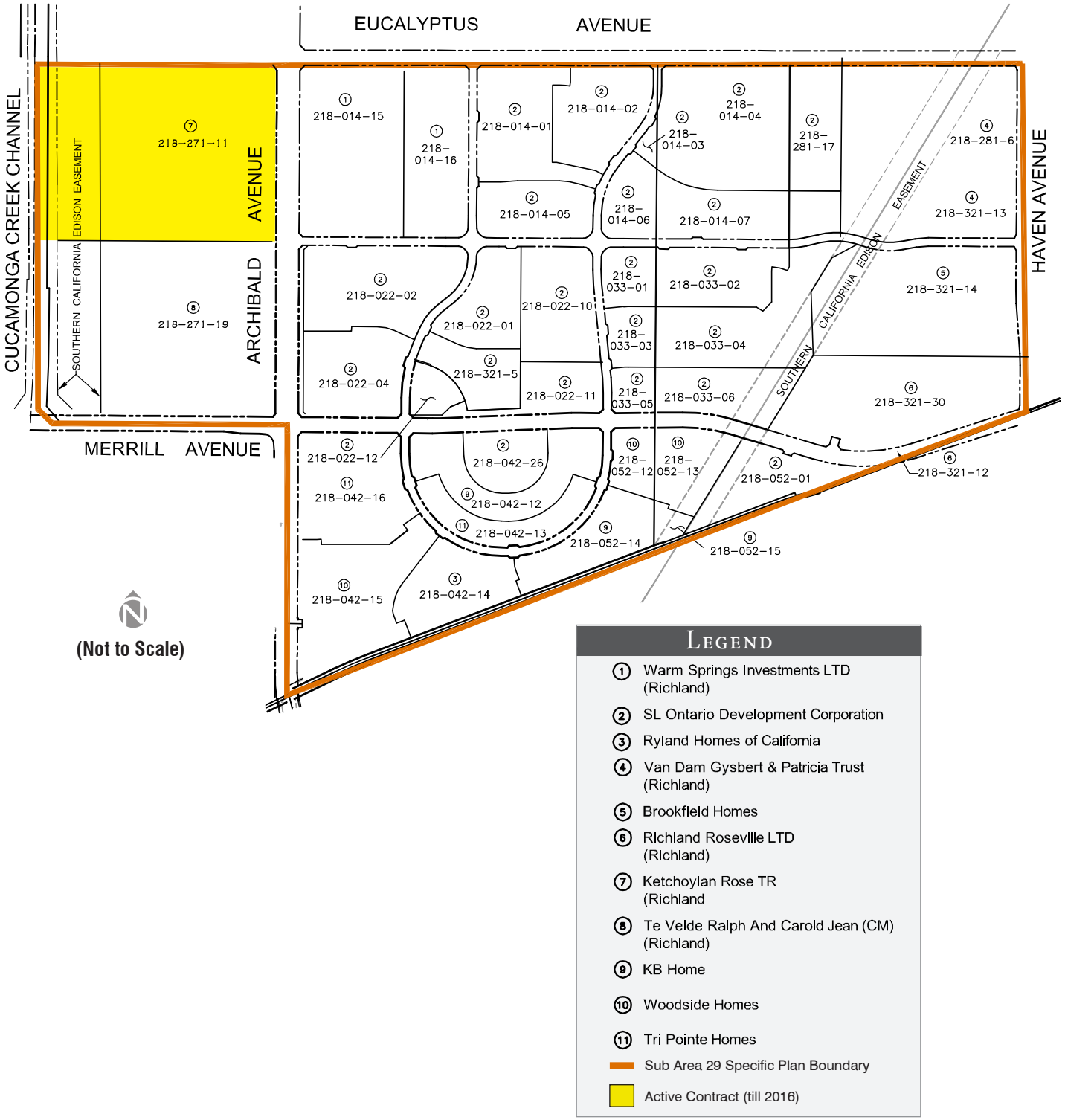



Exhibit 6—Existing Property Ownerships and Williamson Act Contract Status

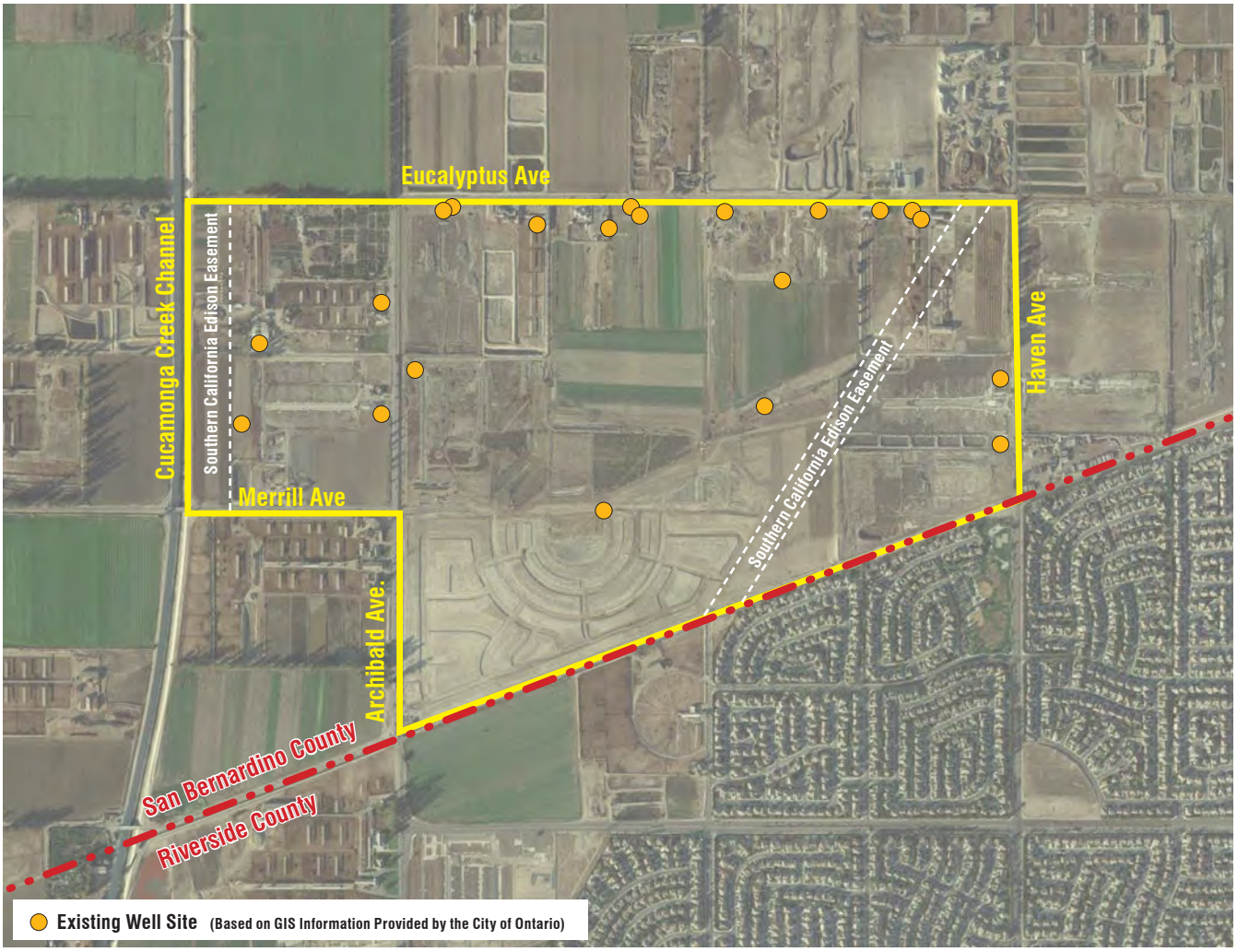



Exhibit 7—Aerial Photo

## 3.8.2 Local Circulation

No local streets exist at present to serve the project site. Archibald Ave. provides arterial access. It has an existing intersection with Eucalyptus Ave. west of the project site.

Archibald Ave. is improved with approximately 36 (thirty-six) feet of paved area from the southerly boundary of the site to Eucalyptus Ave. A five-foot wide shoulder is located adjacent to Archibald Ave. on both sides of the street. Eucalyptus Ave. is improved with approximately 26.5 feet of paved area between Archibald Ave. and the Cucamonga Channel. Haven Ave. is improved with a paved area varying in width from fourteen (14) feet to seventeen (17) feet. Refer to ***Exhibit 8, Policy Plan Functional Roadway Classification Plan,*** which illustrates the General Plan Circulation network for the New Model Colony.

# 3.9 Existing Infrastructure/Utilities

## 3.9.1 Water Supply Facilities

The closest water mains to the project site are located over 1.5 miles north of the Specific Plan area in Riverside Drive. This water main has not been sized to serve significant development within the New Model Colony. A 16-inch water main, owned and operated by the Jurupa Community Services District, is located within Riverside County along the east side of Milliken Avenue, east of the site. As part of the development of the project site, the construction of new water systems shall be consistent with the City's approved Water Master Plan.

On-site residential and agricultural uses are served by private wells, as illustrated on ***Exhibit 7, Aerial Photo***. Please note that the well sites depicted on this exhibit may not be all inclusive, and existing wells will be identified at the Tentative Map stage. Upon development of the well site areas, these wells, or any other wells found on the property, will be abandoned per California Department of Water Resources Health Guidelines and the City of Ontario Guidelines. In compliance with the Chino Basin Water Master's *Well Procedure for Developers*, a well use/destruction plan and schedule for all existing private/agricultural wells shall be submitted to the City of Ontario for approval prior to the issuance of permits for any construction activity. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's water system (residential to the domestic water system and agricultural to the recycled water system) when available. Wells shall be destroyed/abandoned per the California Water Resource Guidelines and require permitting from County Health Department. A copy of such permit shall be provided to the Engineering and Public Works Agency prior to issuance of grading and/or building permits. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

The City of Ontario does not have recycled water facilities on or within the area of the Specific Plan. Construction of new recycled water facilities will be required of the developer as part of development of the project. Construction of these recycled water facilities will be consistent with the City's approved Recycled Water Master Plan.

## 3.9.2 Sewer

The City of Ontario does not have sewer facilities within the vicinity of the project site. Wastewater disposal within the Specific Plan area is currently provided through septic tanks and subsurface disposal fields. Prior to grading operations, existing septic tanks and subsurface disposal fields will need to be abandoned in accordance with Department of Health Services requirements. The City of Ontario's Sewer Master Plan provides for significant new facilities to serve the project site.

## 3.9.3 Stormwater/Drainage Facilities

There are no existing storm drain facilities located within the vicinity of the site. The existing storm drainage system surrounding the site generally consists of open earthen swales adjacent to area roadways. Storm water run-off from the site is generally by sheet flow. As part of the development of the project site, construction of new storm drain facilities will be required consistent with the City's approved Storm Drain Master Plan.

## 3.9.4 Solid Waste Disposal

There is no solid waste disposal in the vicinity of the project site.

## 3.9.5 Natural Gas Lines

Natural gas service in the vicinity of the site is provided by the Southern California Gas Company.

## 3.9.6 Electrical Facilities

Electrical service in the vicinity of the site is provided by Southern California Edison.

### 3.9.7 Communications Systems

Time Warner provides telephone service within the project area. Currently, telephone service is provided to the residences, dairies and farms in the area.

## 3.10 Geology and Soils

The City of Ontario General Plan identified the project site as containing Delhi series soils, as mapped by the United States Department of Agriculture, Soil Conservation Service in 1971 and 1980. Delhi series soils have been used for agriculture, primarily for grapes and citrus, since the 1800's.

## 3.11 Seismicity

The General Plan identified numerous earthquake faults within a 50-mile radius of the project site. Major mapped faults include, but are not limited to, the Chino, Whittier and North Elsinore, and Cucamonga Faults. For the "maximum probable earthquake" (MPE), defined as the 100-year event normally considered in the design of non-critical structures, the values range from about 0.13 to 0.20 g (i.e., the unit force of gravity). In the design of certain critical or important facilities such as hospitals and dams, the "maximum credible earthquake" (MCE) should yield an estimated peak horizontal acceleration in the range of 0.33 to 0.52 g.

A zone of concentrated, relatively low-magnitude seismicity extends to the southwest from the San Jacinto fault zone (Rialto-Colton branch) along an inferred fault near Fontana. Where the inferred fault (Fontana trend) stops, this zone of micro-seismicity continues in a southwesterly to westerly direction terminating in the New Model Colony area. It is expected that the MPE for this fault structure could produce horizontal accelerations in the range of 0.3 to 0.5 g. More distant faults are capable of larger earthquakes with a higher probability of occurrence. The San Andreas fault is expected to generate a MCE event every 150 to 200 years, yielding a peak horizontal ground acceleration of approximately 0.21 to 0.26 g. The Uniform Building Code (UBC), establishes procedures designed to ensure that all development occurs in a safe manner relative to those known hazards.

## 3.12 Vegetation

The project site has been extensively used for agricultural operations, including both dairy use and the cultivation of row crops. Those areas not in active agricultural production are occupied by rural residential housing, farm buildings, and other ancillary facilities. The natural vegetation and soils conditions that once occurred throughout the site have been significantly altered through human uses.

## 3.13 Biological Resources

The Program EIR prepared for the City's NMC General Plan Amendment states that the Ontario NMC General Plan area has been greatly altered from natural conditions, under the influence of intensive agriculture and dairy industry.

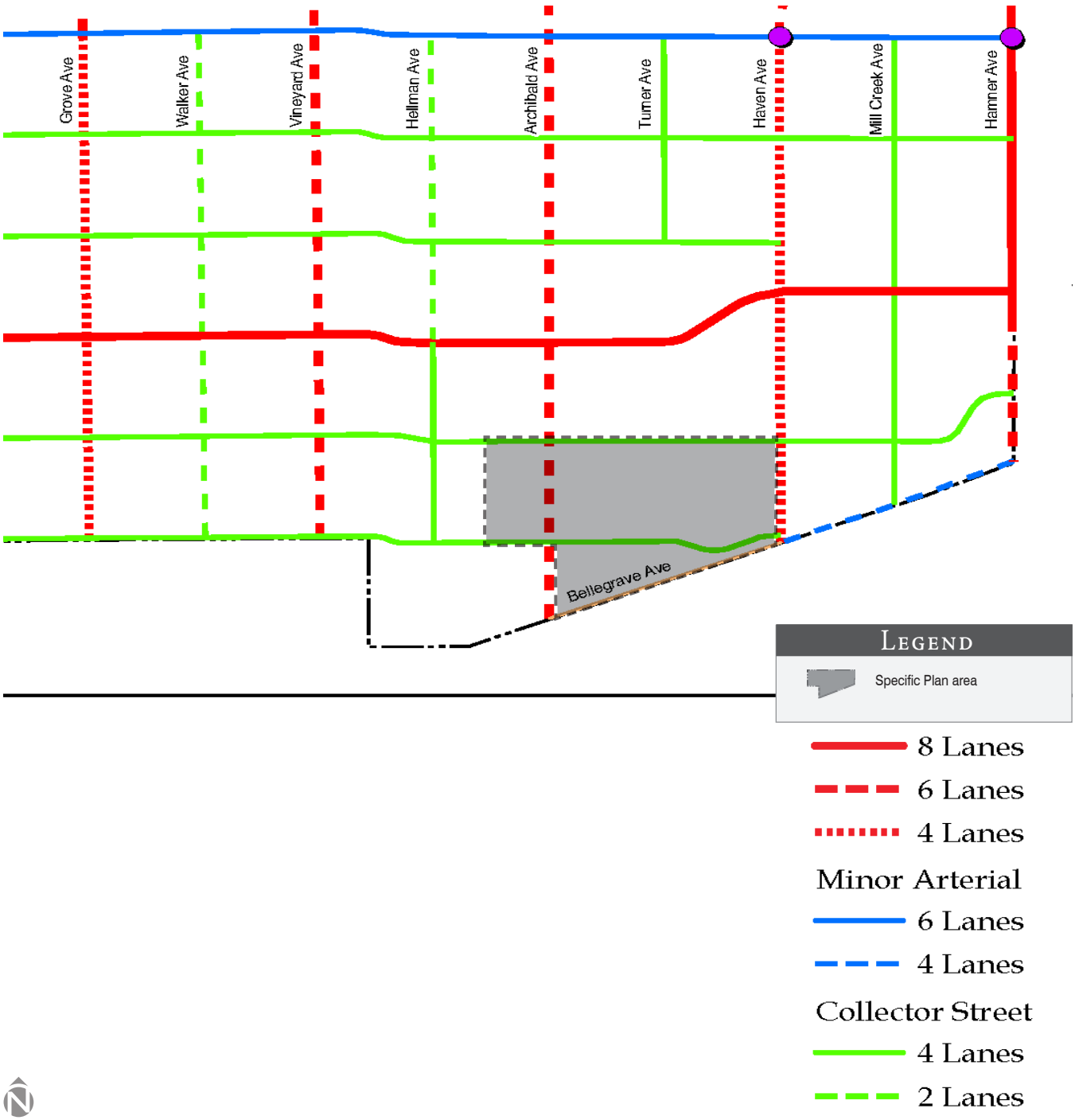



Exhibit 8—Policy Plan Functional Roadway Classification Plan

# 4. Land Use

# 4.0Land Use

## 4.1 Introduction

The 539.7 gross acre Specific Plan is envisioned to provide a neighborhood lifestyle featuring a variety of residential housing types designed within easy walking distance to the school, recreational amenities, and commercial retail uses. Connectivity within the Specific Plan is provided through a system of pedestrian and bicycle trails linking residential neighborhoods to one another, to parks, to school, and to the commercial land use area. A component of the trail system will be provided through the improvement of a portion of the SCE owned property (SCE Corridor) within the Specific Plan. These improvements represent a part of the City's Master Planned multi-purpose trail system planned for the New Model Colony.

Residential development is designed to address a variety of income levels and lifestyles, such as singles, families, executives, and "empty nesters." Housing types will include single-family detached homes ranging from cluster homes and lane loaded homes with significant architectural street and "green" frontage and garages facing courts or lanes, to conventional single-family detached cottage homes with lot sizes from approximately 3,015 square feet, and scaling up to larger single-family detached homes on lot sizes varying between 5,000 and 6,300 square feet.

A commercial land use is provided for in the Specific Plan, in Planning Area 2. The Specific Plan allows for the development of approximately 87,000 square feet of neighborhood commercial, retail, and service uses in Planning Area 2 conveniently located adjacent to Archibald Ave. and Eucalyptus Ave. on approximately 12.1 net acres.

The Land Use diagram shown in ***Exhibit 10, Land Use Plan*** illustrates the overall land use pattern within Subarea 29. Table 1 documents statistical totals for the entire Subarea, Table 1a provides residential allocations for Subarea 29 by ownership, and Table 1b provides the Specific Plan Land Use Summary. ***Refer to pages 4-3 through 4-5, Tables 1-1b.***

## 4.2 Residential Use

Residential land uses within the Subarea 29 Specific Plan comprise approximately 494.2 gross acres. The Specific Plan will permit the development of up to 2,418 single-family detached residential dwelling units. Residential land use areas are contained within 26 distinctive neighborhoods, linked by a network of sidewalks and on-street bicycle paths connecting all the neighborhoods to the central neighborhood parks, the elementary school, and a private Community Recreation Center (Planning Area 15).

### 4.2.1 Variety of Housing Types

A total of five (5) housing types or product lines are included in the Specific Plan; these single-family detached housing types proposed for Park Place include:

- Cluster Homes: minimum 1,750-square foot exclusive use area per home;
- Conventional Small Lot Homes: minimum 3,015-square foot lots;
- Lane Loaded Homes: minimum 3,100-square foot lots;
- Conventional Medium Lot Homes: minimum 4,000-square foot lots; and
- Conventional Large Lot Homes: minimum 5,000-square foot lots.

### 4.2.2 Traditional Neighborhood Design

The community plan for Park Place offers a strong neighborhood character and identity for residents and visitors through a traditional approach to street design, architecture, and landscape design elements to reflect a similar character to that of older traditional Southern California neighborhoods, including Ontario. The design features described below "activate" the streetscene and promote friendly interaction between neighbors.

- A traditional grid and geometric street design in residential neighborhoods, with sidewalks separated by landscaped parkways, which provide visual interest, slower traffic, lower traffic volumes, and enhance a pedestrian orientation for neighborhoods. Sidewalks separated by a landscaped parkway promote pedestrian mobility, beautify the streetscene, and lend a pedestrian scale.
- The primary entry street into the residential area (Merrill Ave.) shall include on-street parking for park and recreation uses to the north and south, and a "linear" landscape treatment on both sides of the street. Parkways adjacent to both sides of the street are planned to be heavily landscaped. This street leads directly to the central neighborhood parks (Planning Areas 11 and 14) and the private Recreation Center (Planning Area 15), the focal point designed to reinforce the sense of arrival and establish a sense of community.
- The architecture of residences within Park Place will be designed to focus on human scale details which will enhance the pedestrian friendly character of the community. These features may include the use of front porches, railings, enhanced entries, a mix of materials and textures, and authentic detailing on elements such as windows and doors, columns, balconies, and lighting.

Exhibit 9—Land Use Plan

## Table 3—Specific Plan Land Use Summary

| Planning Area | Land Use | Minimum Lot Size (S.F) | Planned Dwelling Units[3,4,5] | Net Acre[1] | Planned Net Density (Du/Ac.)[3,5] | Gross Acres[2] | Planned Gross Density (Du/Ac.)[3,5] |
|---|---|---|---|---|---|---|---|
| 1* | Conventional Small Lot | 3,500 | 432 | 83.1 | 5.2 | 89.8 | 4.8 |
| 2* | Commercial | N / A | 0 | 12.1 | 0.0 | 14.5 | 0.0 |
| 3* | Conventional Medium Lot | 4,500 | 186 | 34.5 | 5.4 | 40.2 | 4.6 |
| 4** | Conventional Medium Lot | 4,250 | 88 | 10.1 | 8.7 | 17.8 | 4.9 |
| 5** | Conventional Small Lot | 3,825 | 68 | 7.2 | 9.4 | 13.7 | 5.0 |
| 6** | Conventional Medium Lot | 5,000 | 67 | 13.0 | 5.2 | 17.0 | 4.0 |
| 7** | Conventional Large Lot | 6,300 | 65 | 15.3 | 4.2 | 18.3 | 3.6 |
| 8** | Conventional Medium Lot | 4,250 | 46 | 9.1 | 5.1 | 9.6 | 4.8 |
| 9** | Lane Loaded | 3,150 | 69 | 9.9 | 7.0 | 11.9 | 5.8 |
| 10** | Lane Loaded | 3,600 | 57 | 6.6 | 8.7 | 7.8 | 7.3 |
| 11** | Neighborhood Park 2 | N / A | 0 | 5.7 | 0.0 | 6.2 | 0.0 |
| 12** | Conventional Small Lot | 3,825 | 53 | 9.5 | 5.6 | 9.5 | 5.6 |
| 13** | Cluster Homes | 2,100[A] | 75 | 7.8 | 9.6 | 7.8 | 9.6 |
| 14** | Neighborhood Park 1 | N / A | 0 | 6.3 | 0.0 | 7.7 | 0.0 |
| 15** | Recreation Center | N / A | 0 | 2.7 | 0.0 | 3.1 | 0.0 |
| 16** | Conventional Small Lot | 3,015 | 41 | 5.9 | 7.0 | 6.1 | 6.8 |
| 17** | Conventional Small Lot | 3,015 | 56 | 5.3 | 10.6 | 8.4 | 6.7 |
| 18** | School | N / A | 0 | 10.0 | N / A | 11.2 | N / A |
| 19** | Lane Loaded | 3,150 | 61 | 7.8 | 7.9 | 9.0 | 6.8 |
| 20** | Conventional Medium Lot | 4,250 | 67 | 11.8 | 5.7 | 13.3 | 5.0 |
| 21** | Conventional Medium Lot | 5,000 | 48 | 10.1 | 4.8 | 11.5 | 4.2 |
| 22** | Conventional Large Lot | 6,300 | 79 | 19.7 | 4.0 | 21.3 | 3.7 |
| 23** | Conventional Small Lot | 3,825 | 82 | 12.9 | 6.3 | 14.4 | 5.7 |
| 24** | Conventional Small Lot | 3,400 | 75 | 8.1 | 9.3 | 12.8 | 5.8 |
| 25** | Cluster Homes | 2,100[A] | 102 | 8.6 | 11.8 | 12.9 | 7.9 |
| 26** | Cluster Homes | 2,100[A] | 102 | 8.7 | 11.7 | 13.2 | 7.7 |
| 27** | Cluster Homes | 1,750[A] ~~2,100~~ | 73 ~~47~~ | 7.6 | 9.7 ~~6.2~~ | 7.6 | 9.6 ~~6.2~~ |
| 28* | Conventional Medium Lot | 4,050 | 121 | 23.0 | 5.3 | 25.8 | 4.7 |
| 29*** | Lane Loaded or Conventional Medium Lot | 3,150 or 4,000 | 108 | 21.4 | 5.0 | 27.2 | 4.0 |
| 30* | Conventional Large Lot | 5,040 | 110 | 21.9 | 5.0 | 28.3 | 3.9 |
| 31* | Conventional Medium Lot | 4,050 | 87 | 16.0 | 5.4 | 23.1 | 3.8 |
| Flood Control Channel | Flood Control Channel | N / A | 0 | 7.2 | 0.0 | 7.2 | 0.0 |
| Pump Station | Pump Station | N / A | 0 | 0.2 | 0.0 | 0.4 | 0.0 |
| SCE Corridor | Park Place SCE Easement | N / A | 0 | 11.2 | 0.0 | 11.2 | 0.0 |
| | | ***Sub Area 29 Total*** | ***2,418*** ~~2,392~~ | ***449.9*** | ***5.4*** ~~5.3~~ | ***539.7*** | ***4.5*** ~~4.4~~ |

A) Minimum square footage identified is for exclusive use area on a per home basis, recorded lot size may differ.
1) Gross Acres calculated to centerlines of Master Planned Streets minus SCE easements.
2) Net Acres excludes street rights-of-way and SCE easements.
3) Actual total units and gross/net density and acreage will be dependent on final lotting.
4) Target unit count based on submitted Tentative "B" Maps
5) A density transfer of 15.0% may occur between Planning Areas.

*) Indicates Planning Areas as controlled/owned by Richland Communities, Inc.
**) Indicates "Park Place" Planning Areas as controlled/owned by SL Ontario Development Company
***) Indicates Planning Areas as controlled/owned by Brookfield Homes

Table 3a—Subarea 29 Specific Plan Residential Allocations Summary (by Ownership)

| *Description* | *Park Place* | *Richland* | *Brookfield Homes* | *Totals* |
|---|---|---|---|---|
| Total Gross Acres | 290.7 ac | 221.7 ac | 27.2ac | 539.7 ac |
| SCE Easement | - (11.2 ac) | - (9.2 ac) | - (3.8 ac) | - (24.3 ac) |
| Elementary School (*)(**) | - (10.0 ac) | -0- | -0- | - (10.0 ac) |
| Neighborhood Center(**) | -0- | - (11.2 ac) | -0- | - (11.2 ac) |
| Residential Gross Acreage | 269.5 ac | 201.3 ac | 23.4 ac | 494.2 ac |
| Percent of Total Residential Acreage | 54.5% | 40.7% | 4.7% | 100% |
| Total Residential Lots | 1,374 du | 936 du | 108 du | 2,418 du |
| Planned Residential Gross Density (du/gross ac.) | 5.1 du/gross ac. | 4.6 du/gross ac. | 4.6 du/gross ac. | 4.9 du/gross ac. |
| Residential Gross Density permitted by TOP (5.0 du/gross ac.) | 1,347.4 du | 1,006.5 du | 117.0 du | 2,470.9 du |

Table 3b—Subarea 29 Specific Plan Total Units Record

| *Description* | *Dwelling Units* |
|---|---|
| Original Subarea 29 (2006) | 1,937 du, 3.6 du/gross ac. |
| March 2008 Amendment | 2,293 du, 4.2 du/gross ac. |
| Subarea 29 Amendment (2015) | 2,392 du, 4.8 du/gross ac. |
| Subarea 29 Amendment (2021) | 2,418 du, 4.9 du/gross ac. |

(*) Only one (1) Elementary School, No Residential Allocation for Deleting,
(**) Elementary School and Neighborhood Center are "Useable" (excluding Street, Right-of-Way, and Additional Neighborhood Edge)

- Innovative garage designs will be utilized in order to de-emphasize the visual impact of garage doors on the streetscene. Design techniques may include varied garage setback requirements, split-garages, turn-in garages, garages located on rear lanes (private alleys), garages located on motorcourts, or other similar techniques that de-emphasize the view of garage doors from the street.
- Lane Loaded Homes permitted in Planning Areas 9, 10, 19, and 29 will front directly on green spaces and local streets, framing these spaces with architecture.

## 4.3 Parks, Open Space and Recreational Facilities

The Park Place portion of the Specific Plan will have a central, "Green Core" that consists primarily of open space for recreation and passive use, linked to the elementary school. Exterior walkways and paseos lead to this centralized area. Several opportunities exist for community interaction and recreation within these parklands. The "Green Core" is comprised of several facilities and amenities to meet the needs of the community. The following areas make up the "Green Core": two (2) neighborhood parks, the linear park system, a private Community Recreation Center, and the paseo trail system, which are all linked to the elementary school (Planning Area 18).

### 4.3.1 Parks

An integral part of the development of the residential program within the development boundary of the Specific Plan is park and recreational areas, providing active and passive recreational opportunities for residents of the project site. A total of 12.0 net acres of usable neighborhood park is included in Park Place. The Quimby Act for the City of Ontario, provides for the dedication of three (3) acres of parkland per 1,000 residents. However, pursuant to the GPA Goal 12.0, Objective 12.2, Policy 12.1.3, each specific plan is required to define a park acquisition and improvement financing plan to ensure the achievement of a park standard of five (5) acres of parkland per 1,000 residents through a combination of Neighborhood and pocket parks. Pursuant to the foregoing policy, the total parkland requirement for the project is 45.5 gross acres. However, at the City of Ontario election, it was determined that the developers of Subarea 29 may pay park area fees in lieu of park dedication. Neighborhood parks shall be dedicated to the City and pocket parks shall be transferred to a homeowners association. Refer to Chapter 7.6, Landscape Design, included in the overall Residential Design Guidelines for the project, for park plans for Park Place, including the overall core plan and detailed site plans of the two (2) neighborhood parks and the private Community Recreation Center.

### 4.3.2 Trails

Bicycle trails are an integral element in creating accessibility and mobility within the Specific Plan. An off-street Class I bicycle trail system will be provided within the right-of-way of Haven Ave. (west side of street) adjacent to the project site as part of the ultimate development of the Specific Plan area. An off-street Class I bicycle trail system will also be provided within the right-of-way of Archibald Ave. (west side of street) adjacent to the development area between Merrill Ave. and Eucalyptus Ave. Adequate right-of-way will be provided for on-street bicycle routes with the improvement of Archibald Ave. adjacent to the development area south of Eucalyptus Ave., Eucalyptus Ave. adjacent to the development area, and Merrill Ave. serving the central portion of the community. The bicycle trail system will link residential neighborhoods to the planned parks and the elementary school site located within the project site, as well as providing connectivity to future development areas within the Specific Plan area and to the proposed school site located adjacent to the project site at the southeast corner of Haven Ave. and Eucalyptus Ave.

Refer to ***Exhibit 11, Master Circulation Plan***, for the location of Class 1 bike paths.

## 4.4 SCE Corridor Trail

A link within the City's Master Plan of Trails proposed for SCE easements and corridors includes a portion of the trail which will be developed in the Specific Plan, extending a multi-purpose bicycle trail from Eucalyptus Ave. south to County Line Channel Trail. Access to the SCE Corridor Trail will be provided at key points within residential areas to provide pedestrian and bicycle accessibility. A conceptual plan for the SCE Corridor Trail is illustrated in ***Exhibits 13, Pedestrian and Bicycle Circulation Plan, and Exhibit 29, SCE Easement Paseo System,*** in Chapter 7, Design Guidelines.

## 4.5 Commercial / Neighborhood Center

The Specific Plan includes approximately 12.1-net acres (11.2 usable acres) designated for development of commercial uses as a neighborhood center in Planning Area 2. Approximately 87,000 square feet of neighborhood center commercial land uses are planned adjacent to Archibald and Eucalyptus Avenues. Commercial development at this location is conveniently located to serve Subarea 29. Pedestrian and bicycle connectivity between residential land use areas within the Specific Plan area and the future commercial center will be provided through an extensive network of trails. Commercial uses which could be developed within this land use district include local servicing commercial uses, such as small restaurants, small retail shops, and personal services.

## 4.6 Schools

The Specific Plan is located within the Mountain View School District, which serves the school needs for grades K-8 and the Chaffey Joint Union School District, which serves the school needs for grades 9-12.

One elementary school (Planning Area 18) is included within Park Place and Subarea 29 Specific Plan. A 10.0 net acre (10-acre usable) K-5 elementary school is located in the heart of Park Place, adjacent to the northern neighborhood park, north of Merrill Ave. Joint use school/park facilities are envisioned, serving the K-5 school needs generated by the project. A middle school of approximately 20 acres is conceptually planned east of the Specific Plan area, east of Haven Ave. and south of Eucalyptus Ave. The developers of Park Place and other developers in Subarea 29 will be required to pay school fees or construct school facilities, as required by the State of California.

Final approval of the elementary school site rests with the State of California Department of Education. It shall be the responsibility of the school district to seek such approval and to comply with all applicable regulations and procedures. Should the Mountain View School District find it necessary to build the elementary school or another public school in a location other than Planning Area 18, the placement of a school at another location within Subarea 29 Specific Plan shall be considered consistent with the provisions of Specific Plan.

In the event that the Mountain View School District elects to construct the elementary school at an alternate location outside the Subarea 29 Specific Plan, the designated school site (Planning Area 18) will be developed with residential uses. Should this site be developed with residential uses, in lieu of the school, it will be developed as Low Density Residential within a density of 4.6 dwelling units per acre and with a development target of 46 dwelling units; and the total number of dwelling units within the specific plan will be increased to 2,438 dwelling units with the approval of a Specific Plan Amendment (SPA).

In order to develop Planning Area 18 with residential uses in lieu of the elementary school, the developer shall be required to obtain written confirmation from the Mountain View School District that it will not utilize the planning area for development of an elementary or other school. The written confirmation will be submitted to the City of Ontario Planning Department concurrently with any development application for Planning Area 18, which would require an amendment to the Specific Plan.

## 4.7 Dairy Farming

The Specific Plan Area contains existing dairies and feed lots. A minimum 100-foot separation shall be required between a new residential, commercial, or industrial development, or structures used for public assembly and an existing animal feed trough, corral/pen, or an existing dairy/feed lot including manure stockpiles and related wastewater detention basins. The 100-foot separation requirement may be satisfied by an off-site easement acceptable to the Planning Director with adjacent properties, submitted with the initial final map and recorded prior to or concurrent with the final map.

## 4.8 Airport Land Use Compatibility Planning (ALUCP)

### 4.8.1 Ontario Airport (ONT) Requirements

The ALUCP for ONT was adopted in April of 2011 and the project site is located outside noise and safety impact zones but is located within the Real Estate Transaction Disclosure zone due to overflight and does not place development restrictions on the property but does require disclosure to new property owners. The Business and Professions Code Section 11010 and Civil Code Sections 1102.6, 1103.4, and 1353 require that, as part of many residential real estate transactions, information be disclosed regarding whether the property is situated within an Airport Influence Area (AlA). The Business and Professions Code applies the disclosure requirement to the sale or lease of newly subdivided lands and condominium conversions and to the sale of certain existing residential property.

The Civil Code applies the disclosure requirement to existing residential property transfers only when certain natural conditions (earthquake, fire, or flood hazards) warrant disclosure. State Law provides the following disclosure language:

> NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

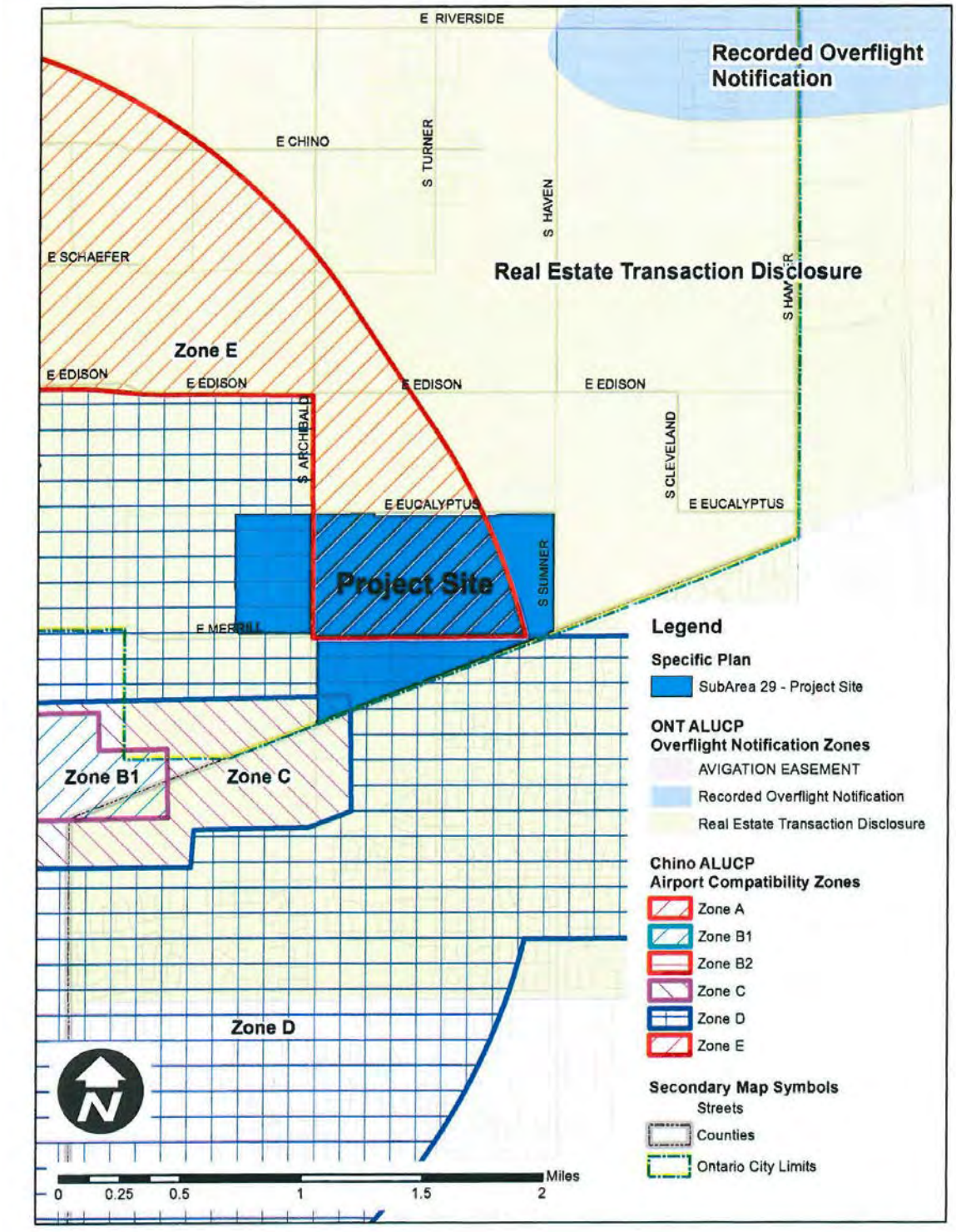



Exhibit 10—Airport Influence Areas

## 4.8.2 Chino Airport Requirements

The most recent ALUCP for Chino Airport was completed by the County of Riverside Airport Land Use Commission in 2008 and is being used by the City as a guide for development around Chino Airport. The project site is partially located within Zones C, D and E.

- The portions located within Zone C are considered existing land uses.
- Residential land uses within Chino Airport Compatibility Zone D are required to have a Recorded Overflight Notification appearing on the Property Deed and Title incorporating the following language:

  (NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.)
- Zone D requires that 10% of the area be set aside as Open Land. Open Land must have a minimum dimensions of (75 feet by 300 feet). Open Land area must be free most structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires. Small trees and shrubs that exceed 4 feet in height and/or thickness of 4 inches may be allowed along the edge of Open Land areas where the area abuts a wall or similar feature, provided that they are planted within 4 feet of the wall. Roads and automobile parking lots are acceptable as Open Land areas if they meet the above criteria.
- Zone D requires residential densities to be at or above 5.0 dwelling units per acre or have an average parcel size of less than 0.2 gross acres (8,712 SF).
- Zone D limits building/structure heights to 70 feet. Any permanent or temporary object greater than 70 feet in height are required to file a FAA Form 7460-1 and receive a determination of No Hazard from the FAA prior to project approval. During construction or grading of the site construction equipment such as cranes that exceed 70 feet will also be required to file a FAA Form 7460-1 and receive a No Hazard determination.
- Zone E and does not place any land use restrictions on the property but due to flight patterns the height of any structure cannot exceed 100 feet without FAA approval. If a structure exceeds 100 feet in height or has the potential to be a hazard to flight due to visual glare or electronic interference the project applicant is required to notify the FAA by electronically filing a 7460-1 Form.

# 5. Infrastructure and Services

# 5.0 Infrastructure and Services

The infrastructure, utilities, and public services to be provided to support development of the Subarea 29 Specific Plan are discussed in this section.

## 5.1 Circulation

The circulation plan for the Specific Plan area will provide efficient movement of vehicular traffic throughout the project as well as an environment for pedestrian circulation and bicycle traffic, reducing the reliance on the automobile as a means of travel. The plan reinforces the concept of traditional neighborhood design with a grid street pattern and traffic calming measures. The ***Master Circulation Plan, Exhibit 11*** illustrates the roadway system planned for the Specific Plan area, as well as new backbone street traffic signals.

The project site will be served by a system of new arterial roadways to be improved per the requirements of the City Council Approved 2010 The Ontario Plan (TOP), General Plan, the 2012 Master Plan of Streets and Highways, and through proposed new local streets to be constructed as part of project development. Improvements will be constructed to Archibald Ave., Haven Ave., and Eucalyptus Ave. adjacent to the site and elsewhere to accommodate traffic increases as specified in the traffic impact analysis and as required by the City. Proposed Merrill Ave. will be fully developed through the site to provide access to and from the project.

Within the development area, local collector roadways and local interior streets will provide for efficient movement of vehicles and pedestrians through the project. The developer will be required to submit a parking analysis to the City of Ontario to ensure the proposal is in conformance with the City's Parking Code for residential developments.

### 5.1.1 Streets

The developer(s) of the Subarea 29 Specific Plan area will be responsible for all offsite improvements for the entire project frontage or as otherwise indicated. Phasing of the improvements will be implemented as required by the City Engineer and pursuant to the mitigation measures identified in the EIR and/or the Conditions of Approval established on the approved tentative maps for the project. Additionally, bus turnouts within the Specific Plan area may be required to be constructed to the satisfaction of the City of Ontario and Omnitrans.

The minimum design speeds to be used for centerline curve radii, superelevation, corner sight distance, vertical and horizontal alignment, and sight distance, etc. are listed:

| | |
|---|---|
| Eucalyptus Ave. | 45 m.p.h. |
| Merrill Ave. | 45 m.p.h. |
| Haven Avenue | 45 m.p.h. |
| Archibald Ave. | 50 m.p.h. |

The traffic study prepared for the Subarea 29 Specific Plan will verify the need for additional rights-of-way at critical intersections in order to accommodate additional left and right turn lanes.

On-street parking is prohibited on all master planned roadways, except that section of Merrill Ave. along the neighborhood parks.

Any walls and/or fencing exceeding 3 feet in height proposed within the 10-foot street (interior street) side yard setback area shall be setback a minimum of 5-feet from side yard property line. The 5-foot setback area shall be landscaped and maintained by the home owner and/or HOA.

#### Archibald Ave.

Per the City's 2012 Master Plan of Streets and Highways, Archibald Ave. is designated as a Principal Arterial. The Street Sections for Archibald Ave. are per the approved Archibald Ave. Street Improvement Plans. Per this plan set, Archibald Ave. has a 165-foot right-of-way (north of Merrill Ave. to Edison Ave) and a 160-foot right-of-way (south of Merrill Ave. to the County Line). Archibald Ave. will provide north/south access along the western portion of the Specific Plan. Per The Ontario Plan (TOP) Figure M-3: Multipurpose Trails and Bikeway Corridor Plan, Archibald Ave. is to include an off-street multipurpose trail. Access to this street via driveways from residential units and on-street parking will be prohibited. Improvements to Archibald Ave. are illustrated on ***Exhibit 12, Arterial Street Sections, Archibald Ave. and Archibald Ave. (East Side).***

#### Merrill Ave. (Minor Arterial Street)

Merrill Ave. is designated as a Minor Arterial street with a 108-foot right-of-way and will provide east/west access through the Specific Plan. Access to this street via driveways from residential units and on-street parking will be prohibited (on-street parking along the Neighborhood Parks will be allowed). Improvements to Merrill Ave. are illustrated on ***Exhibit 12, Arterial Street Sections Merrill Ave. and Merrill Ave. (North Side).***

Per TOP Figure M-3: Multipurpose Trails and Bikeway Corridor Plan, Merrill Ave. is to include a class II (on-street striped and signed bike lanes) bicycle system and an off-street multipurpose trail.

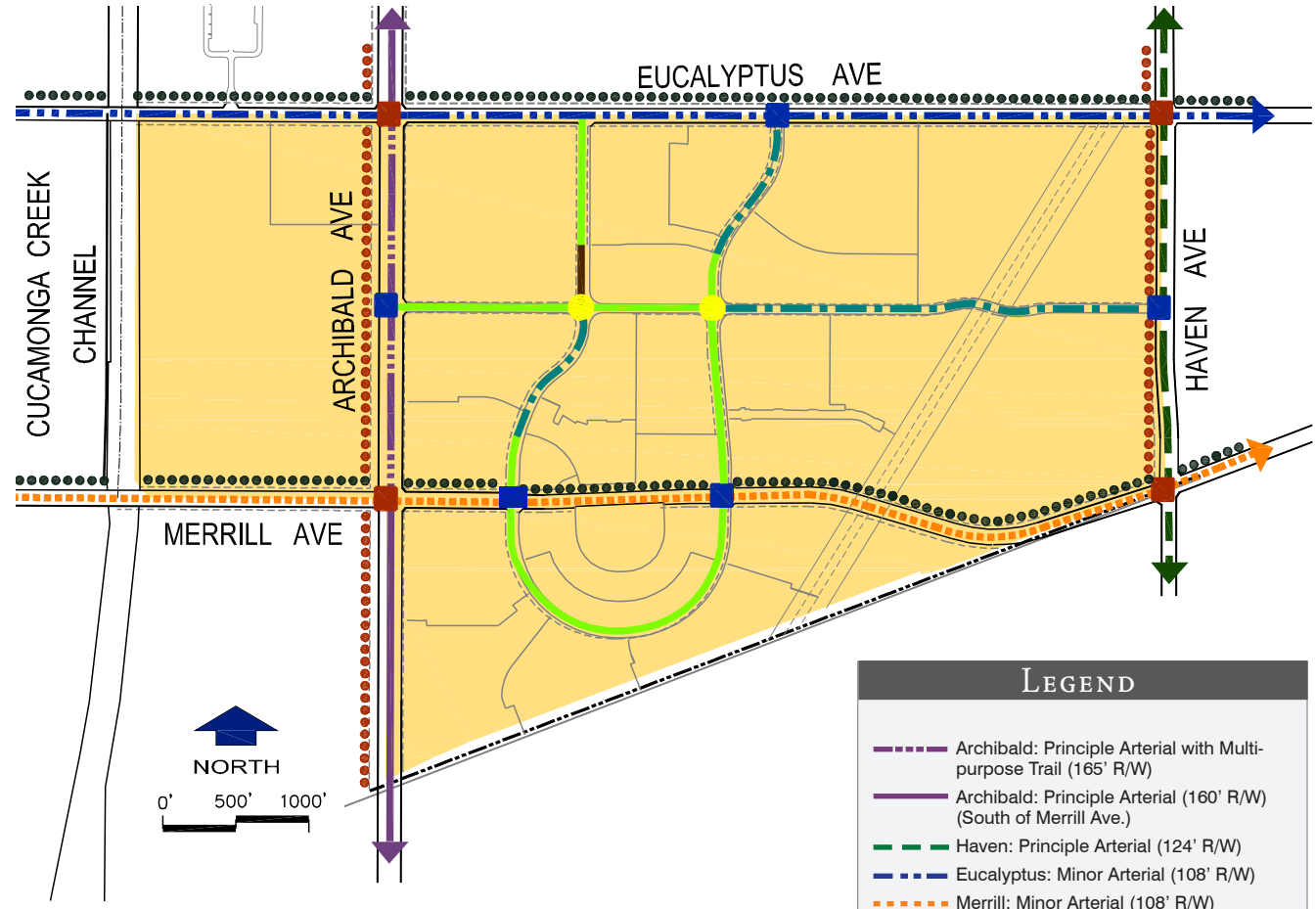
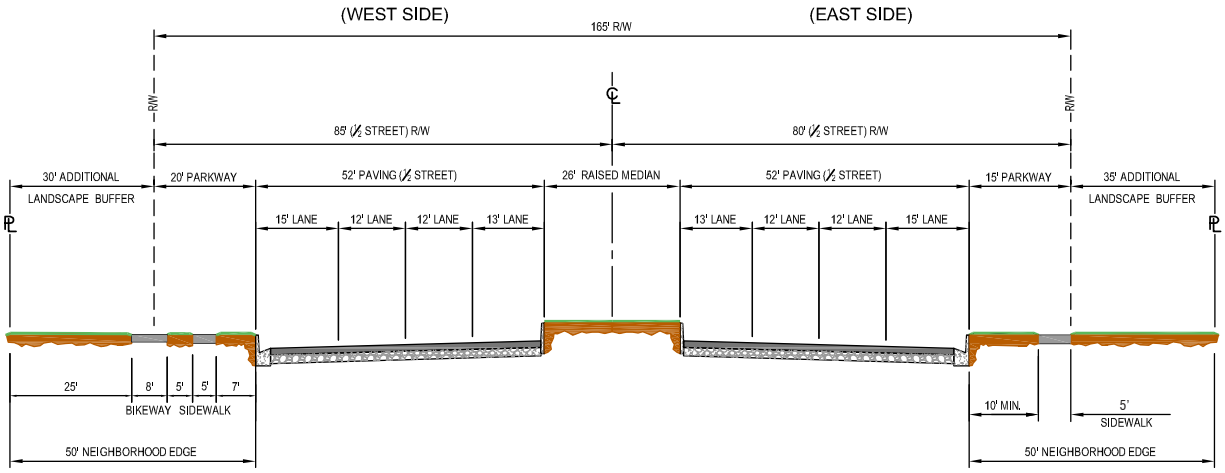
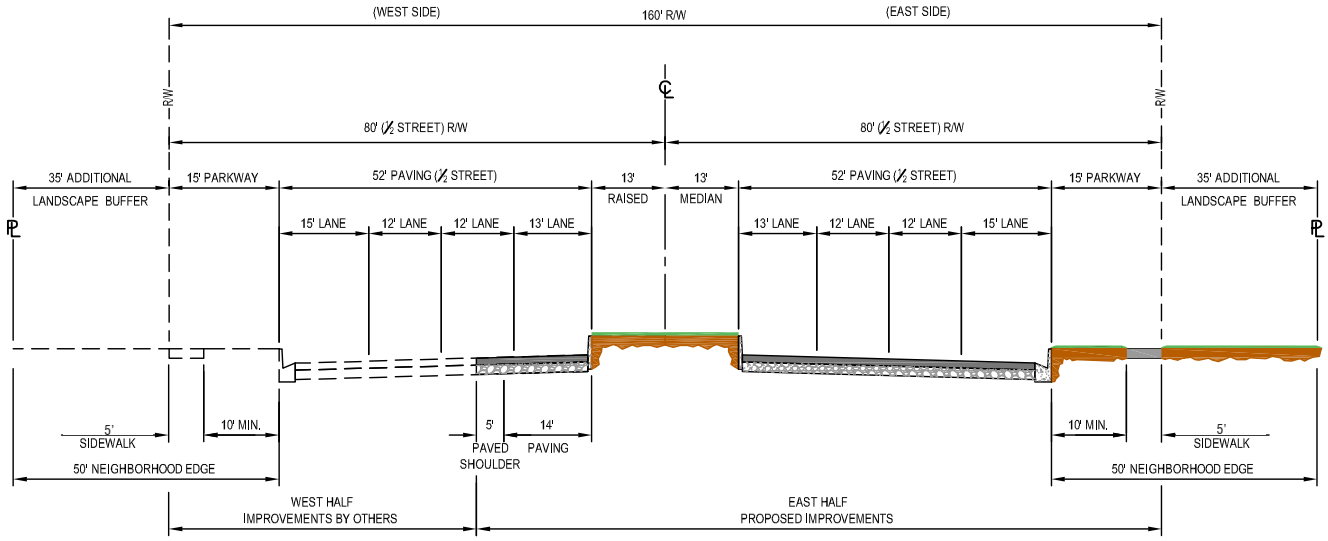



Exhibit 11— Master Circulation Plan




## Archibald Ave.

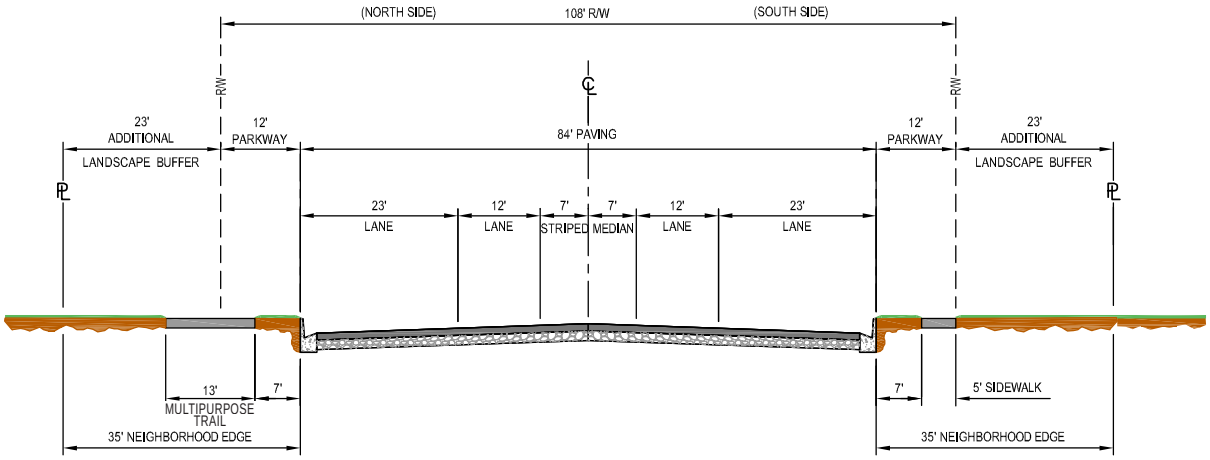
Divided Principal Arterial With Bikeway
South of Eucalyptus Avenue to Merrill
(On-Street Parking is Prohibited)
N.T.S.




## Archibald Ave. (East Side)

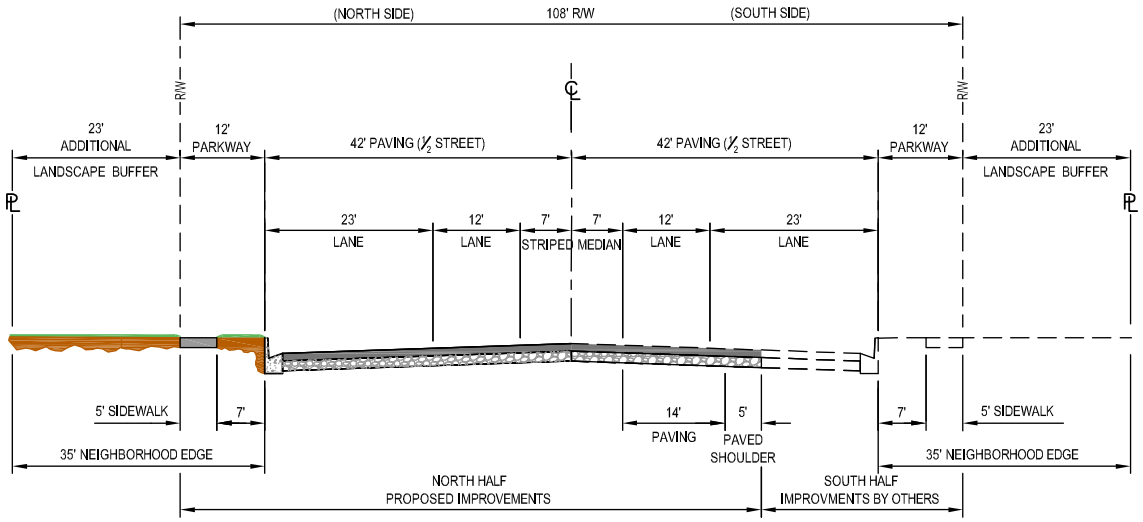
Principal Arterial
South of Merrill
(On-Street Parking is Prohibited)
N.T.S.

Exhibit 12— Arterial Street Sections




## Merrill Ave.

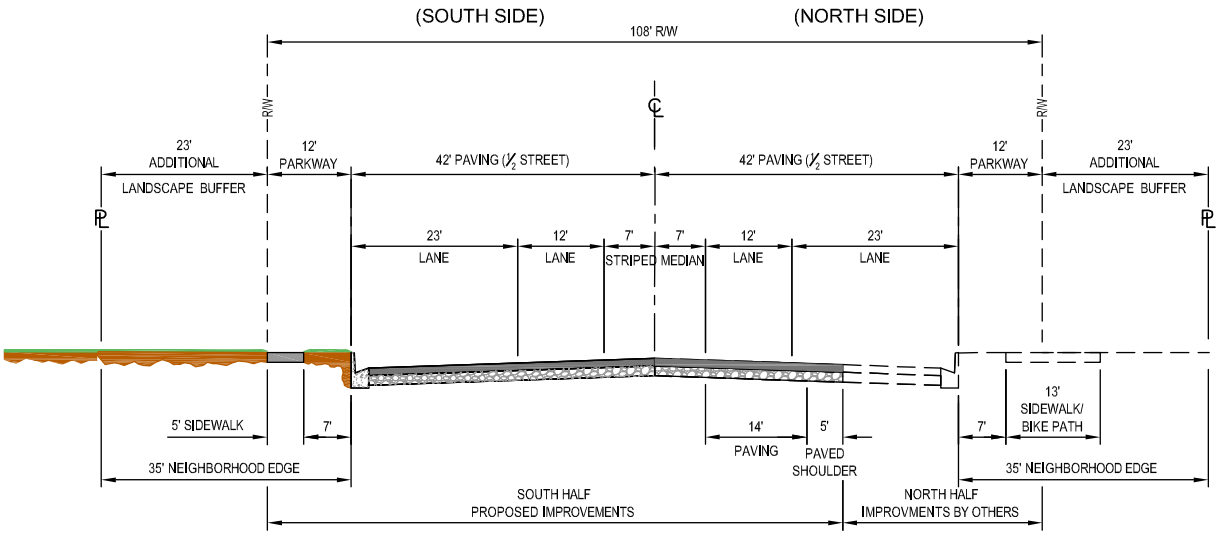
**Collector**
**(On-Street Parking is Permitted along the Neighborhood Parks)**
**N.T.S.**




## Merrill Ave. (North Side)

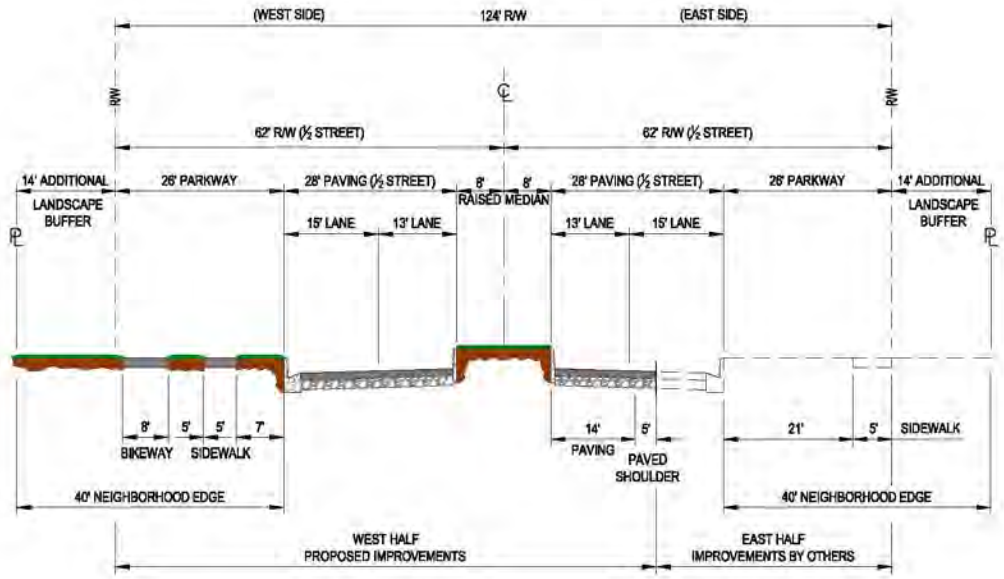
**Collector**
**West of Archibald Avenue to the Cucamonga Creek Channel**
**(On-Street Parking is Prohibited)**
**N.T.S.**
**Note: "Multipurpose Trail" Indicates a Combined Bikeway / Sidewalk Use**

Exhibit 12— Arterial Street Sections




## Eucalyptus Ave. (South Side)

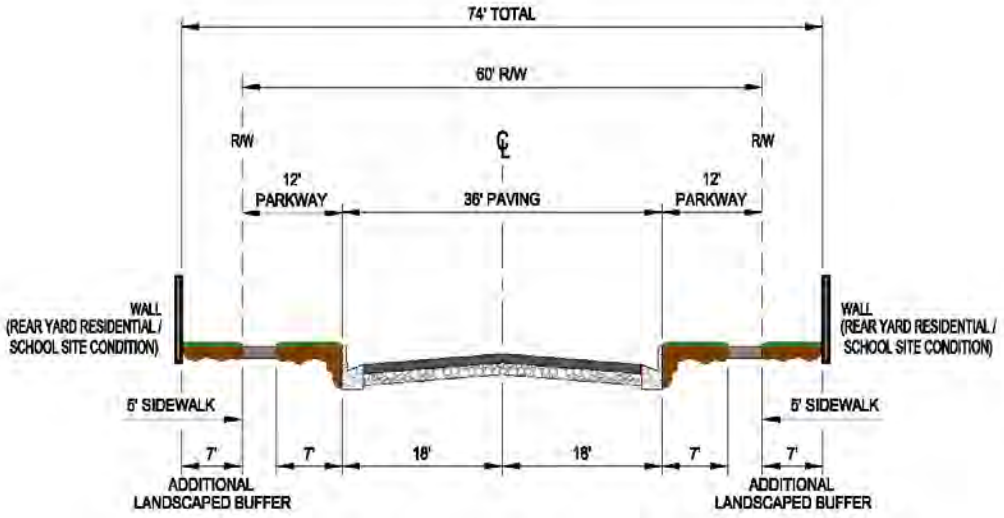
**Collector**
**(On-Street Parking is Prohibited)**
**N.T.S.**




## Haven Ave. (West Side)

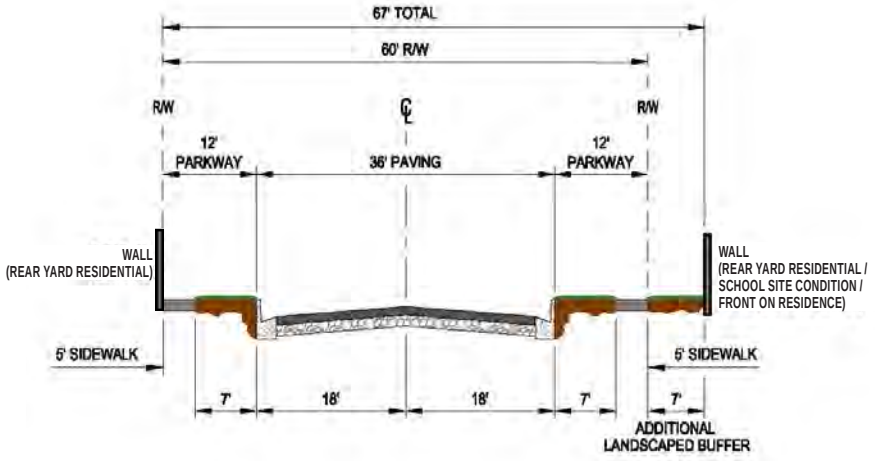
**Principal Arterial**
**(On-Street Parking is Prohibited)**
**N.T.S.**

Exhibit 12— Arterial Street Sections




## Local Street

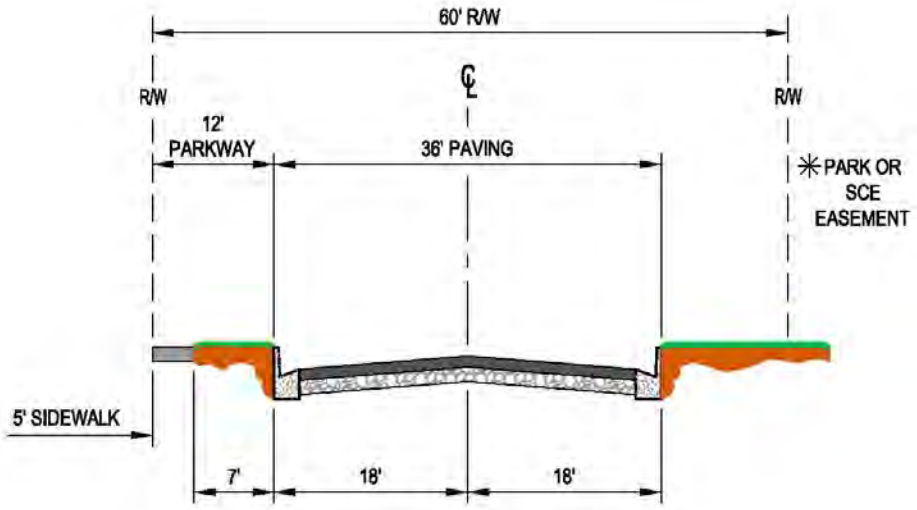
**(60′ R/W with 14′ Total Additional Landscaped Buffer)**
**On-Street Parking is Allowed**
**N.T.S.**




## Local Street

**(60′ R/W with 7′ Additional Landscaped Buffer)**
**On-Street Parking is Allowed**
**N.T.S.**

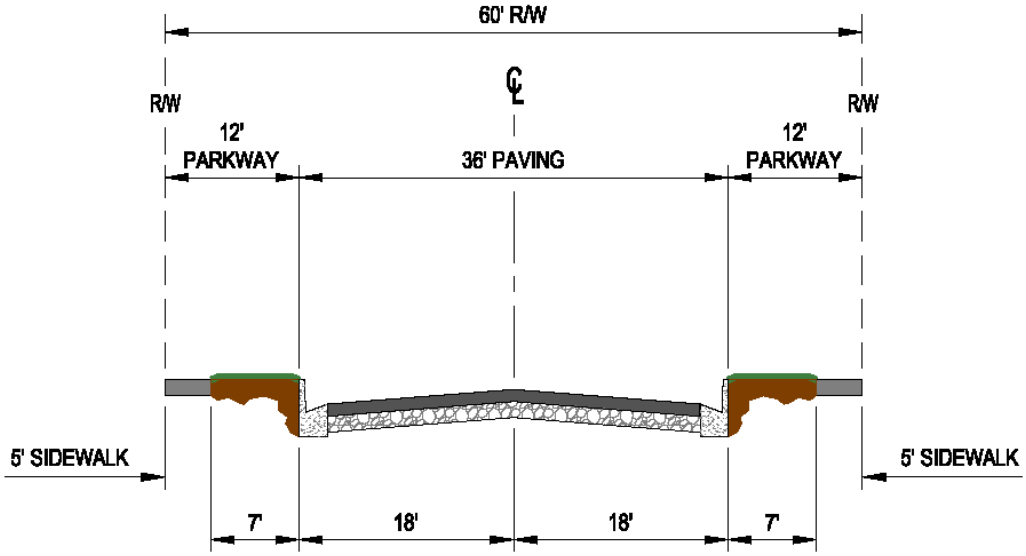
Exhibit 12a— Local Street Sections




## Local Street & Cul-de-sac Street Along Park/SCE Easement

**(60′ R/W)**
**On-Street Parking is Allowed**
**N.T.S.**
***5′ sidewalk/paseo to be placed within the park/SCE Easement**
**(Location and widths to be determined by the city)**

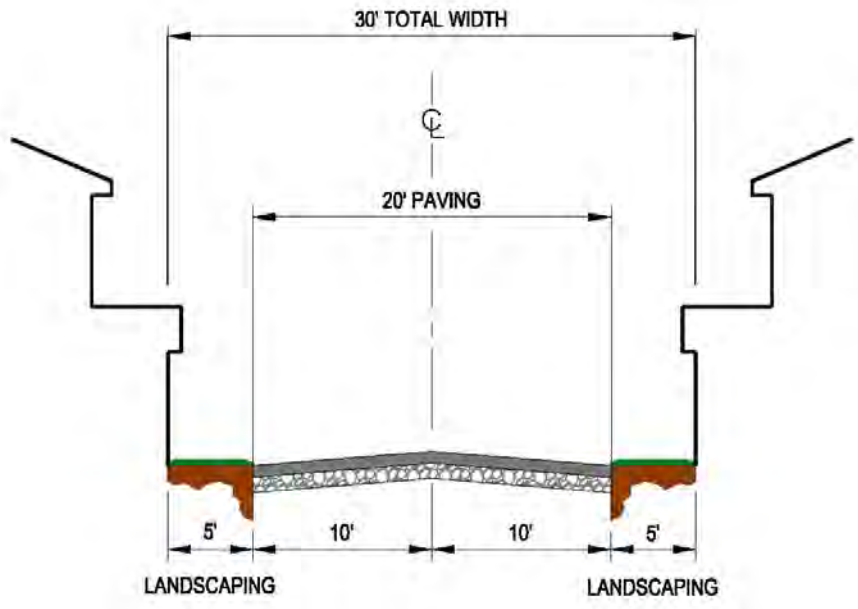
Exhibit 12a— Local Street Sections




## Local Street & Cul-De-Sac Street

**(60′ R/W)**
**On-Street Parking is Allowed**
**N.T.S.**

Exhibit 12a— Local Street Sections



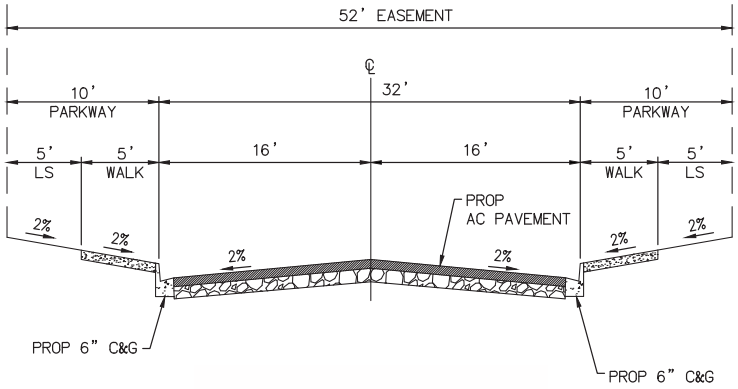

## Lanes (Private Alleys)

**20′ Paved Section/30′ Width to Garage**
**N.T.S.**

**NOTE: Where emergency access lanes are to be used within the residential development, a 24-foot paved section with 3-foot Minimum.* Landscaping will be utilized (30-feet total)**

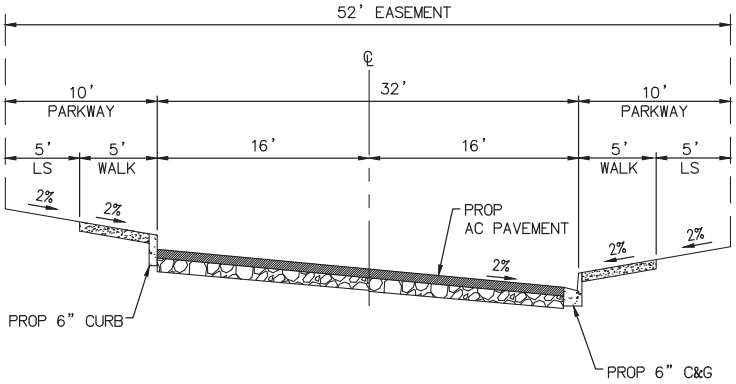
***Measurement taken from inside of curb**

Exhibit 12b— Lane (Private Alley) Sections



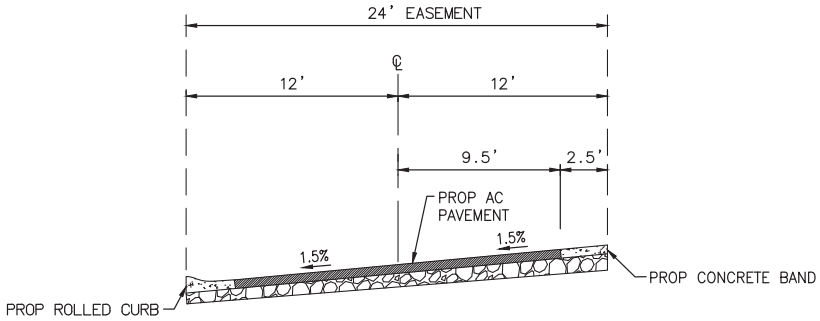

## Private Street A(PA-27 only)

**(52' Easement)**
**On-Street Parking is Allowed on One Side of Street**
**N.T.S.**



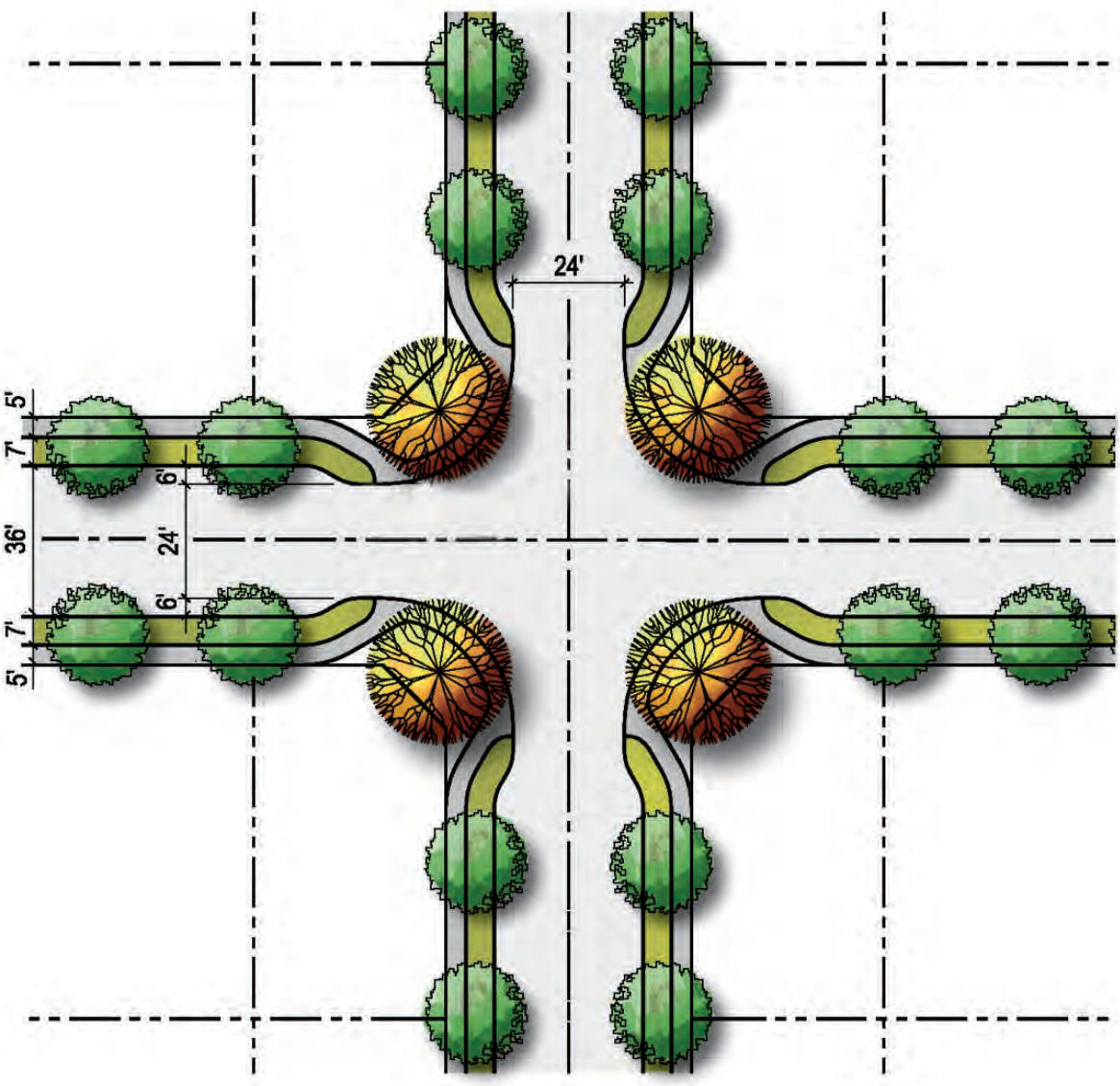

## Private Street B (PA-27 only)

**(52′ Easement)**
**On-Street Parking is Allowed on One Side of Street**
**N.T.S.**




## Private Alley (PA-27 only)

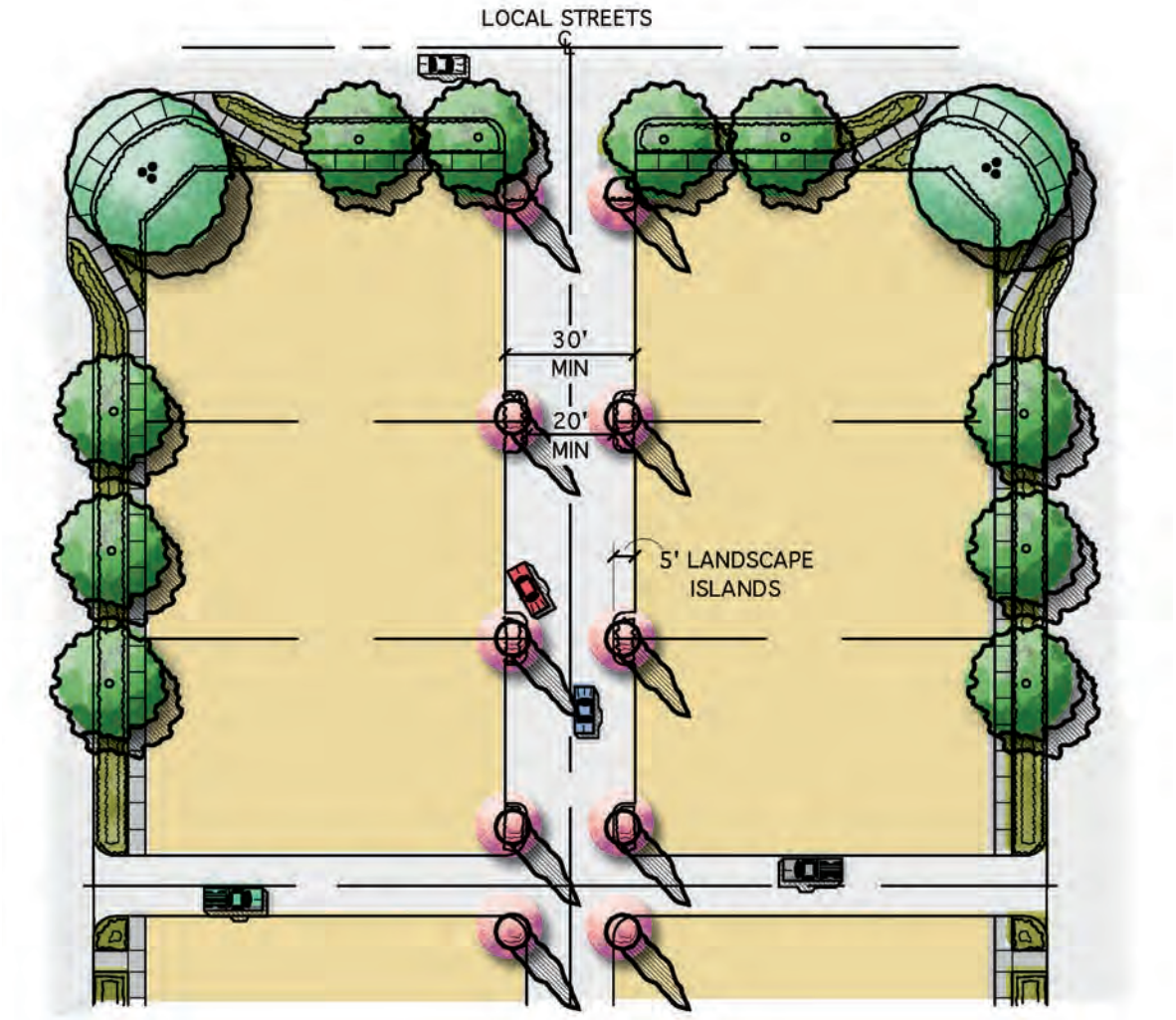
**(24′ Easement)**
**N.T.S.**




N.T.S.

**Note: Refer to the City of Ontario Standard Drawing for Local Street Chokers.**

Exhibit 12c—Neighborhood Street Chokers




N.T.S.

Exhibit 12d— Lane (Private Alley)

### Eucalyptus Ave. (Minor Arterial Street)

The Minor Arterial roadway, Eucalyptus Ave., abuts the project site on the north. Eucalyptus Ave. will be improved as a half-street along the project's northern boundary (from the Cucamonga Creek Channel to Haven Ave.). Improvements to be constructed to Eucalyptus Ave. will include the south half-street and parkway improvements of the 108-foot right-of-way, as well as the additional neighborhood edge landscaped buffer. These improvements include 42 feet of pavement, including two (2) lanes for eastbound traffic, a 12-foot landscaped parkway, which includes a 5-foot sidewalk separated from the street by a 7-foot landscaped buffer; as well as 23 feet of additional landscaped buffer (35-foot total neighborhood edge), provided from the street right-of-way extending to the property line. Additionally, north side improvements to Eucalyptus Ave. include a 7-foot painted median, a 14-foot paved lane and 5 feet of graded shoulder. ***Exhibit 12, Eucalyptus Ave. (South Side)***, illustrates the half-street improvements for Eucalyptus Ave. The Project Level EIR will determine the need for constructing additional lanes for westbound traffic.

Per TOP Figure M-3: Multipurpose Trails and Bikeway Corridor Plan, Eucalyptus Ave. is to include a class II (on-street striped and signed bike lanes) bicycle system and an off-street multipurpose trail.

### Haven Ave.

Haven Ave. is designated as a Principle Arterial with 124-foot right-of-way. Haven Ave and will provide north/south access along the eastern boundary of the Specific Plan. Access to this street via driveways from residential units and on-street parking will be prohibited. Improvements to Haven Ave. are illustrated on ***Exhibit 12, Arterial Street Sections, Haven Ave. (West Side)***.

Refer to ***Exhibit 13, Pedestrian and Bicycle Circulation Plan***, which illustrates all pedestrian and multipurose trails in Park Place.

### Primary Local Streets

Primary Local Streets include a 60-foot right-of-way and provide for circulation between the varying Planning Areas within the Specific Plan. Refer to ***Exhibit 12a, Local Street Sections, Primary Local/Interior Street and Cul-De-Sac Street***, which illustrates these improvements. Varying additional landscaped buffers are provided along the Primary Street where specific conditions apply, as detailed below. Development conditions, where walls are proposed on either side of the roadway will include seven (7) feet of additional landscaped buffers between the rights-of-way and the proposed walls. Refer to ***Exhibit 12a, Local Street Sections, Primary Local Street (60′ R/W with 14′ Total Additional Landscaped Buffer)***, which illustrates this condition. Development conditions where a wall is proposed on one (1) side of the roadway will include seven (7) feet of additional landscaped buffers between the right-of-way and the proposed wall. ***Exhibit 12a, Local Street Sections: Primary Local Street (60' R/W with 7' Total Additional Landscaped Buffer)*** illustrates this condition.

### Local Streets

Local Streets include a 60-foot right-of-way and provide for circulation within the residential planning areas of the project site. Exhibit 12a, Local Street Sections: Primary Local/Interior Street & Cul-De-Sac Street, illustrates these improvements. Where any local street is adjacent to a park, paseo area, or paseo link, the street parkway will be included as park/paseo area/acreage. ***Exhibit 12a, Local Street Sections, Primary Local/Interior Street & Cul-De-Sac Street*** along Park/SCE Easement, illustrates these improvements.

### Lanes

Private lanes are to be utilized within the residential development. These lanes will be private, but will offer a public utility easement along the paved section. Where private lanes are utilized for non-emergency access a 20-foot minimum paved section with 5-foot minimum (measurement taken from inside of curb) landscaping on each side will be used as illustrated on ***Exhibit 12b, Lane (Private Alley) Sections***. Where emergency access lanes or public utility easements are proposed within the residential development, a 24-foot minimum paved section with 3-foot minimum landscaping (measurement taken from inside of curb) on each side will be utilized.

### Motorcourts

Motorcourts shall be scaled and developed consistent with the development standards of the typical product plotting diagram of the applicable residential product (Motorcourt Cluster A, B, C); see Section 7.5.2 for home type criteria.

## 5.1.2 Traffic Calming

The Specific Plan area provides for traffic calming within residential neighborhoods to slow traffic and reduce traffic noise on streets contributing to livable neighborhoods in which to walk, bike, and drive.

Traffic calming within the Specific Plan is designed to address the following:

- Reduction in traffic speeds;
- Reduction in traffic related noise;
- Reduction in "cut-through" traffic within residential neighborhoods;
- A secure pedestrian friendly circulation system to encourage walking;

- Allowance for non-restricted access for emergency services vehicles such as police, fire, and ambulances; and
- Reduction in radii of streets.

Factors affecting traffic speeds are those that influence the driver's perception of the roadway such as:

- Type of adjacent development and the distance of development from the roadway;
- Frequency of access points onto the roadway;
- Roadway alignment and curvature;
- Type and massing of landscaping adjacent to the roadway;
- Frequency of traffic control devices along the roadway;
- Width of travel lanes; and
- Roundabout locations.

The following traffic calming techniques may be implemented in the design of the roadways within the Specific Plan.

### Local Neighborhood Street Design

Neighborhood streets within the Specific Plan are designed in a grid with landscaping on either side within parkways to add interest in the street, encouraging drivers to slow their travel speed and observe their surroundings. Traffic speeds on local residential streets may be reduced by incorporating tapered intersections for local streets as illustrated in ***Exhibit 12c, Neighborhood Street Chokers.*** Tapers may not be appropriate at all intersections.

### Lanes (Private Alleys)

The lanes (private alleys) within the Specific Plan will incorporate tapers at the entrance to lanes to slow traffic in these areas and to provide a visual element to discourage drivers from using lanes as a through street. Speeds for traffic entering the lanes and cut-through traffic can be reduced by incorporating tapers at the entrance to these lanes as illustrated on ***Exhibit 12d, Lane (Private Alley) Tapers.***

### Landscaping

Landscaping adjacent to streets within the Specific Plan area will combine the use of shade trees, shrubs, and ground cover adjacent to sidewalks to create a more intimate streetscape, encouraging drivers to reduce driving speeds. The landscape concept for the Specific Plan is designed to contribute a sense that the street system is a pedestrian "protected area" to promote slower traffic speeds.

## 5.1.3 Pedestrian Circulation

Off-street pedestrian circulation will be available throughout the Specific Plan by means of the interconnected paved sidewalk system within the roadway right-of-way separated from vehicular travel lanes by a landscaped parkway. All pedestrian circulation improvements within the SCE corridor and County Line Channel require approval from the appropriate public entity prior to the construction of any improvements.

## 5.1.4 Bicycle Trails

Bicycle trails are an integral element creating accessibility and mobility within the Specific Plan. A multi-purpose pedestrian and bicycle trail will be provided within the SCE Corridor between Eucalyptus Ave. and County Line Channel. This multi-purpose trail will provide a link within the City's Master Planned trail system proposed for SCE easements and corridors throughout the City. All bicycle trail improvements within the SCE corridor and County Line Channel require approval from the appropriate public entity prior to the construction of any improvements. Refer to ***Exhibit 13, Pedestrian and Bicycle Circulation Plan.***

## 5.2 Water Master Plans

All pipe improvements, sizing and alignment shall follow the most currently approved version of the Master Plan (currently 2012), in case there are discrepancies between pipe improvements, sizing and/or alignment as shown on the utility exhibits versus the Master Plans.

## 5.2.1 Domestic and Recycled Water Master Plan

Domestic water will be provided by the City of Ontario. The New Model Colony Water Master Plan Phase 1 (Phases 1a–1e) identifies new water facilities to include three reservoirs, four groundwater wells, and potable and recycled transmission water lines. Construction of the on-site and off-site Master Plan water service improvements shall be the responsibility of the developer(s) and is required prior to issuance of occupancy permits for the Specific Plan. One of the waterlines included in the Phase 1 improvements is a 24-inch water main in Eucalyptus Ave., which borders the Specific Plan on the north. Master planned domestic and recycled water main lines serving surrounding and within the Specific Plan, as identified in the Water Master Plan, shall be constructed prior to issuance of first occupancy.

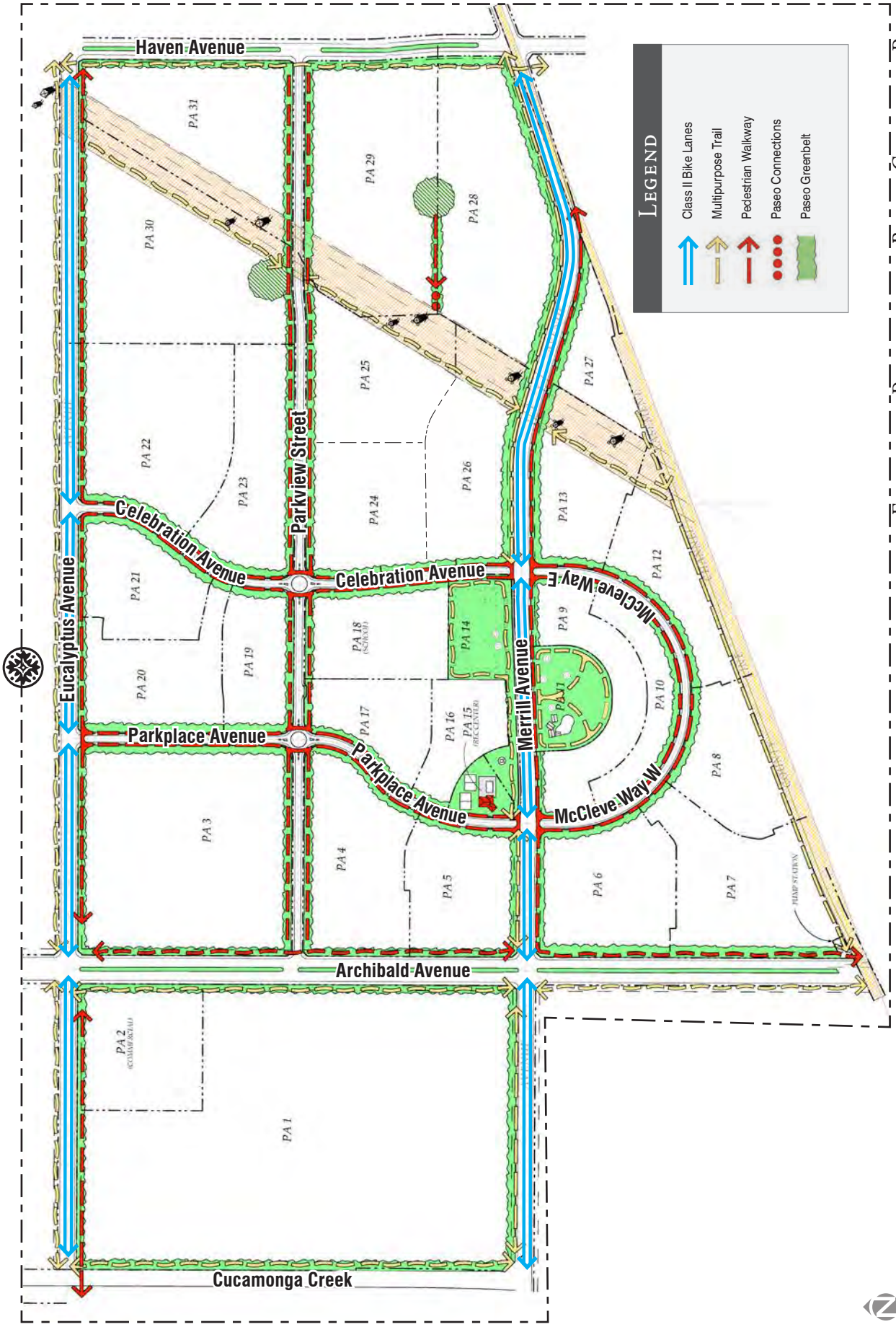



Exhibit 13 — Pedestrian and Bicycle Circulation Plan

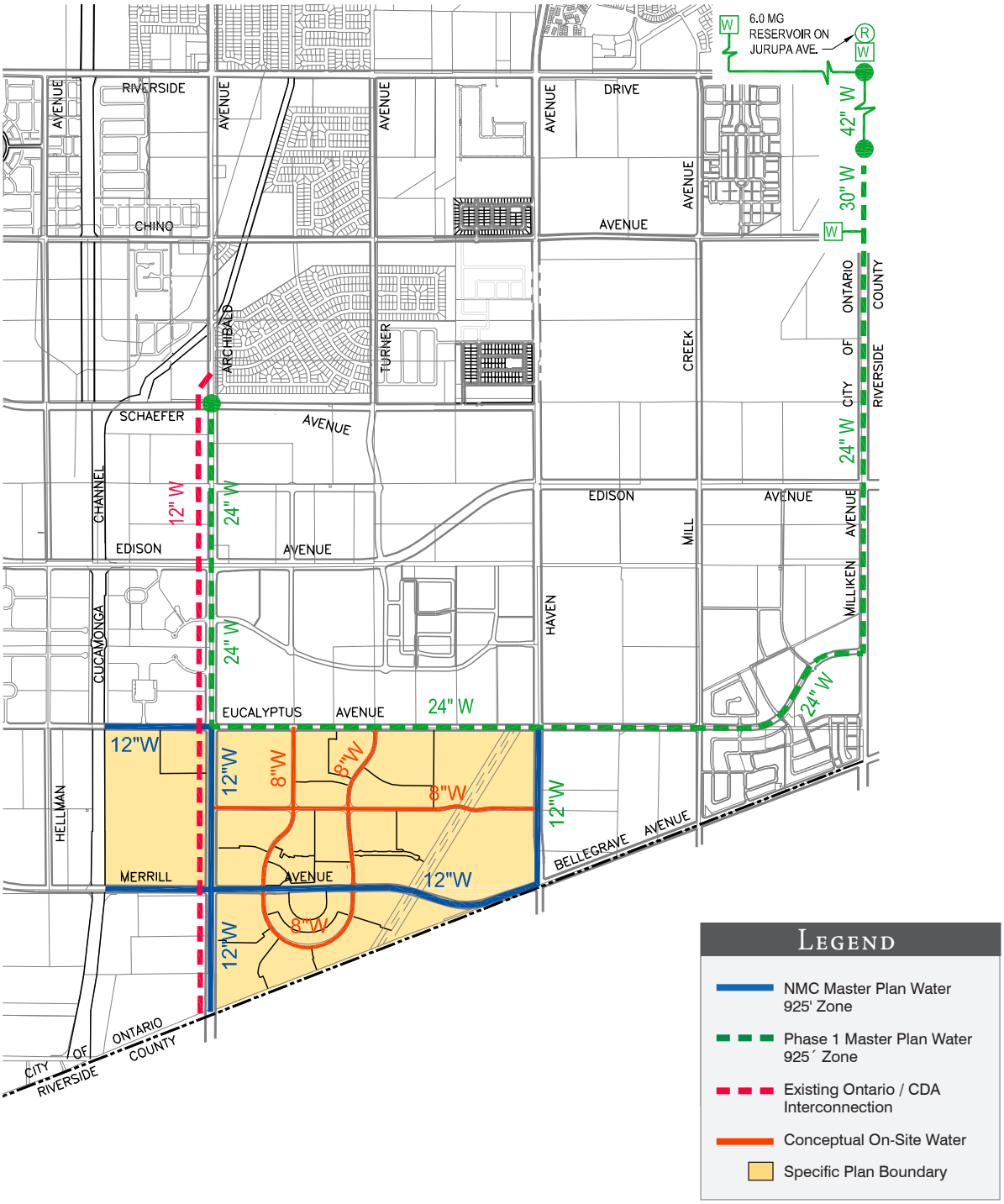



Exhibit 14— Conceptual Domestic Water Master Plan

### 5.2.2 Domestic Water

The project site lies within the 925 Pressure Zone. Master Plan water mains to be constructed as part of the development of the Specific Plan will include a 12-inch water main in Merrill Ave., Haven Ave., and Archibald Ave. Within the project site, a network of minimum 8-inch water lines will be installed. The proposed on-site public water system sizing is subject to the recommendations and approval of the required hydraulic analysis.

The Master Plan for domestic water for the Specific Plan is illustrated on Exhibit 14, Conceptual Domestic Water Improvement Plan.

### 5.2.3 Recycled Water System

New recycled water lines in conformance with the City of Ontario's Recycled Water Master Plan will be constructed as part of the development of the Specific Plan. The source of recycled water is an Inland Empire Utilities Agency (IEUA) Facility located east of the Cucamonga Creek Channel and north of Riverside Drive. The project site lies within the 930 Pressure Zone. The master plan improvements, adjacent to the project site, will include a 16-inch recycled water line in Eucalyptus Ave., a 12-inch recycled water line in Archibald Ave., and in Merrill Ave. (west of Archibald Ave.), and 8-inch recycled water lines in Merrill Ave. (east of Archibald Ave.) and in Haven Ave. The planned recycled water line along Riverside Drive will be constructed generally as follows: Easterly along Riverside Drive from RP-1, southerly along Haven to Chino Avenue, including the pressure reducing station at Haven & Chino. This pipeline shall be fully operational prior to occupancy. Within the project site, a network of minimum 8-inch recycled water lines will be installed. The proposed on-site public water system sizing is subject to the recommendations and approval of the required hydraulic analysis. The Subarea 29 Specific Plan shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to irrigation of parks, schools, street landscaping, recreational trails, HOA maintained on-site common areas, and commercial/industrial landscaping. An Engineering Report approved by the City and the Department of Health Services is required prior to the use of recycled water.

There may be an interim period where recycled water supply does not have adequate pressure depending on the timing of development and construction of a regional booster station. In this case, the recycled water system will connect to the potable system initially, until such point that recycled water service is available.

The Recycled Water Master Plan for recycled water for the Specific Plan is illustrated on ***Exhibit 15, Conceptual Recycled Water Master Plan.***

## 5.3 Sewer Master Plan

All pipe, improvements, sizing, and alignment shall follow the most current approved version of the Sewer Master Plan (currently 2012), in case there are discrepancies between pipe improvements, sizing, and/or alignments as show on the utility exhibits versus the Master Plan. Sewer service for the Specific Plan area will be provided by the City of Ontario. The City's Sewer Master Plan identifies ultimate sewer facilities from the project site to the Eastern Trunk Sewer. Master Planned facilities within the project area include a 24-inch sewer main extending along Merrill Ave. from the easterly project boundary to the Eastern Trunk Sewer. Completion of these Master Plan improvements is required to provide ultimate sewer service to the project area. Within the project site, a network of minimum 8-inch sewer lines will be installed. The proposed on-site public sewer system sizing is subject to the recommendations and approval of the required sewer analysis.

The Sewer Master Plan for the Specific Plan is illustrated on ***Exhibit 16, Conceptual Sewer Master Plan.***

## 5.4 Drainage

All pipe, improvements, sizing, and alignment shall follow the most current approved version of the Storm Drain Master Plan (currently 2012), in case there are discrepancies between pipe improvements, sizing, and/or alignments as show on the utility exhibits versus the Master Plan. The City's Storm Drain Master Plan identifies two new storm drain systems to serve the site and properties north of the site. The storm drain systems, namely the Turner Storm Drain and the Archibald Storm Drain, will connect to the County Line Channel. Completion of these Master Plan improvements will provide permanent storm drain service to the Specific Plan area.

That portion of the Master Planned line, which lies within the Specific Plan, will be constructed as a part of the development of the Specific Plan. The Archibald Ave. storm drain includes a 90-inch storm drain in Archibald Ave., which transitions to a 96-inch storm drain and connects to the County Line Channel. The Celebration Ave. storm drain includes a 84-inch storm drain in Turner Ave., which transitions to an 90-inch storm drain, then transitions to a 96-inch storm drain and connects to the County Line Channel.

On-site storm drains will be constructed to convey the on-site flows to the proposed Master Planned lines. Size and location of proposed SD may change based on final design. On-site storm flows from the Specific Plan west of Archibald Ave. will be collected at an outlet into the Cucamonga Creek Channel.

The Storm Drain Master Plan for the Specific Plan is illustrated in ***Exhibit 17, Conceptual Storm Drain Master Plan.*** Size and location of proposed storm drain may change based on final design.

### 5.4.1 NPDES Compliance

The grading and drainage of the Specific Plan area shall be designed to detain, filter, and treat surface runoff, in a manner and combination which is practical, to comply with the most recent requirements of the San Bernardino County NPDES Storm Water Program's Quality Management (WQMP) for significant new development projects. The objective of the WQMP for this project is to minimize the detrimental effects of urbanization on the beneficial uses of receiving waters, including effects caused by increased pollutants and changes in hydrology. These effects may be minimized through the implementation of site designs that reduce runoff and pollutant transport by minimizing impervious surfaces and maximizing on-site infiltration, Source Control Best Management Practices (BMP's) and/or either on-site Structural Treatment Control BMP's, or participation in regional or watershed-based Treatment Control BMP's.

Prior to the issuance of a grading or construction permit, a Storm Water Pollution Prevention Plan (SWPPP) will also be prepared. The SWPPP will be prepared to comply with the California State Water Resources Control Board's (State Water Board) current, "General Permit to Discharge Storm Water Associated With Construction Activity" and the current Area Wide Urban Storm Water Runoff (Regional NPDES Permit). The SWPPP will identify and detail all appropriate Best Management Practices (BMP's) to be implemented or installed during construction of the project.

In addition to the preparation of a SWPPP for construction-related activities, and as part of the approval of any grading plans within the Specific Plan Area, the applicant will be required to submit a Water Quality Management Plan (WQMP) on the regional model form provided by the City. The WQMP shall identify and detail all Site Design BMP's, Source Control BMP's and Treatment Control BMP's to be implemented or installed at this site in order to reduce storm water pollutants and site runoff.

The Mill Creek Wetlands, a regional runoff treatment facility for the sub-watershed area that this project lies within has been constructed. This regional treatment facility is part of an overall solution for storm water treatment.

## 5.5 Schools

The Specific Plan area is located within the Mountain View School District which serves the school needs for grades K-8 and the Chaffey Joint Union School District, which serves the school needs for grades 9-12.

Development of the Subarea 29 Specific Plan area will generate an estimated student population as follows (based on student generation numbers supplied by the City of Ontario, "School Generation for NMC Subareas," July 2, 2004):

Grades K-5 - Generation Factor 0.38/du - 0.38 x 2,392 = 909

Grades 6-8 - Generation Factor 0.22du - 0.22 x 2,315 = 527

Grades 9-12 - Generation Factor 0.20/du - 0.20 x 2,315 = 479

One 10-acre elementary school is included within the Subarea 29 Specific Plan (Planning Area 18). The school is located north of Merrill Ave. in the heart of Park Place, adjacent to the two (2) neighborhood parks. Joint use school/park facilities are envisioned, serving the K-5 school needs generated by the project.

A 20-acre middle school site is conceptually located east of Subarea 29, east of Haven Ave. and south of Eucalyptus Ave. (not within the Specific Plan area).

The developers of the Specific Plan will be required to pay school fees or construct school facilities as required by the State of California.

## 5.6 Public Utilities

Public utilities including telephone, gas, and electrical service will be available to the site and will be extended into the planned community as part of the development of the Specific Plan. All existing overhead utilities shall be under-grounded, including all on-site utilities and those within the public right-of-way along streets fronting the project. All new facilities will be under-grounded by developer and according to the City of Ontario adopted ordinance.

### 5.6.1 Telecommunications

Proposed Fiber Optics (conduits and fiber) will be placed underground within a duct and structure system to be installed by the Developer. The fiber optic conduits along the backbone streets shall be installed in a joint trench by each Developer as the last lane improvements are completed. In-tract fiber optic conduits shall be installed by the Developer in joint trenches with City Street Light conduits where possible. Maintenance of the installed system will be the responsibility of the City/Special District. Development of the Project requires the installation by the Developer of all fiber optic conduits and pullboxes as well as payment of Development Impact Fees to cover the installation of the fiber optic cable.

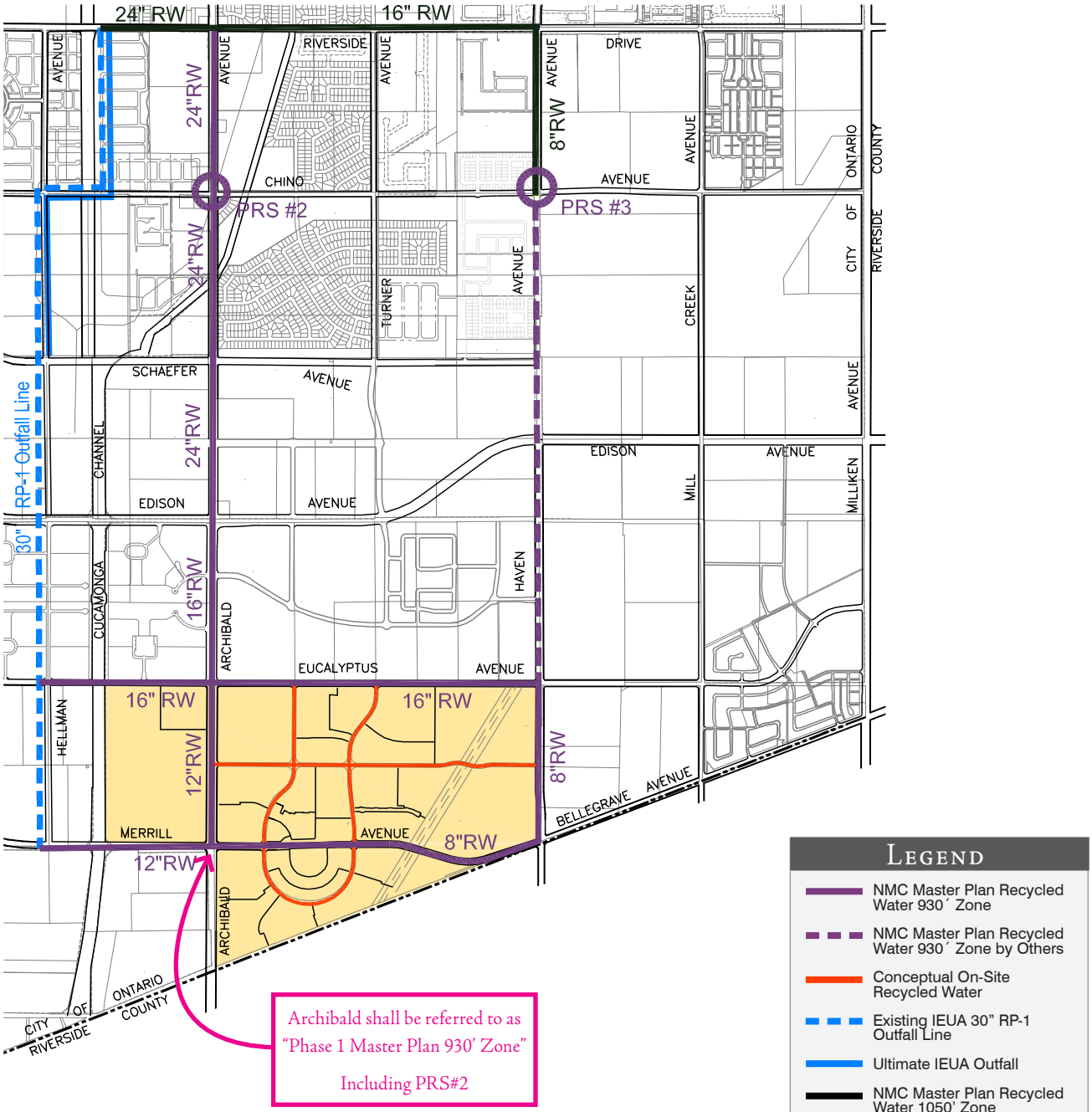



Exhibit 15— Conceptual Recycled Water Master Plan

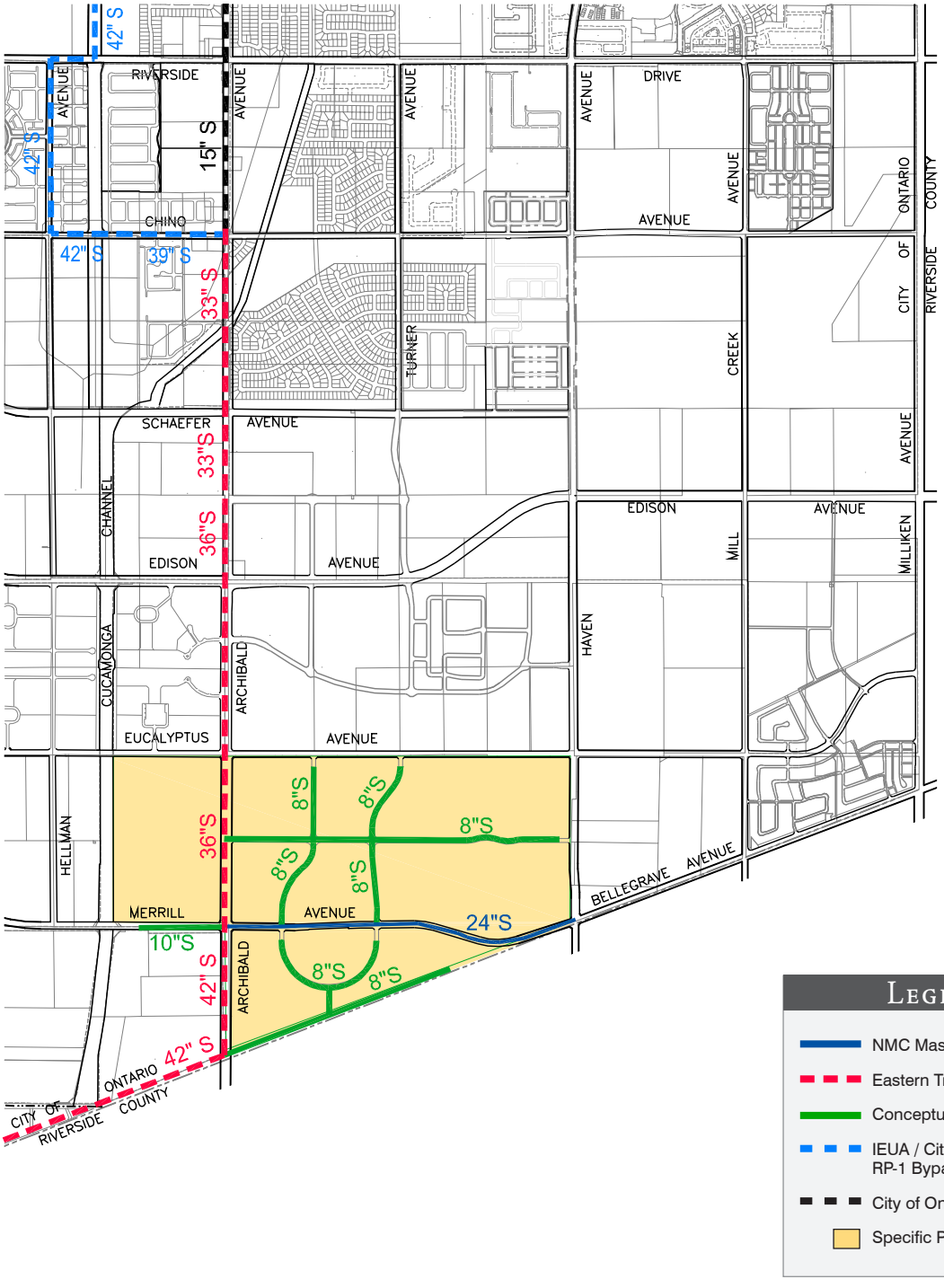
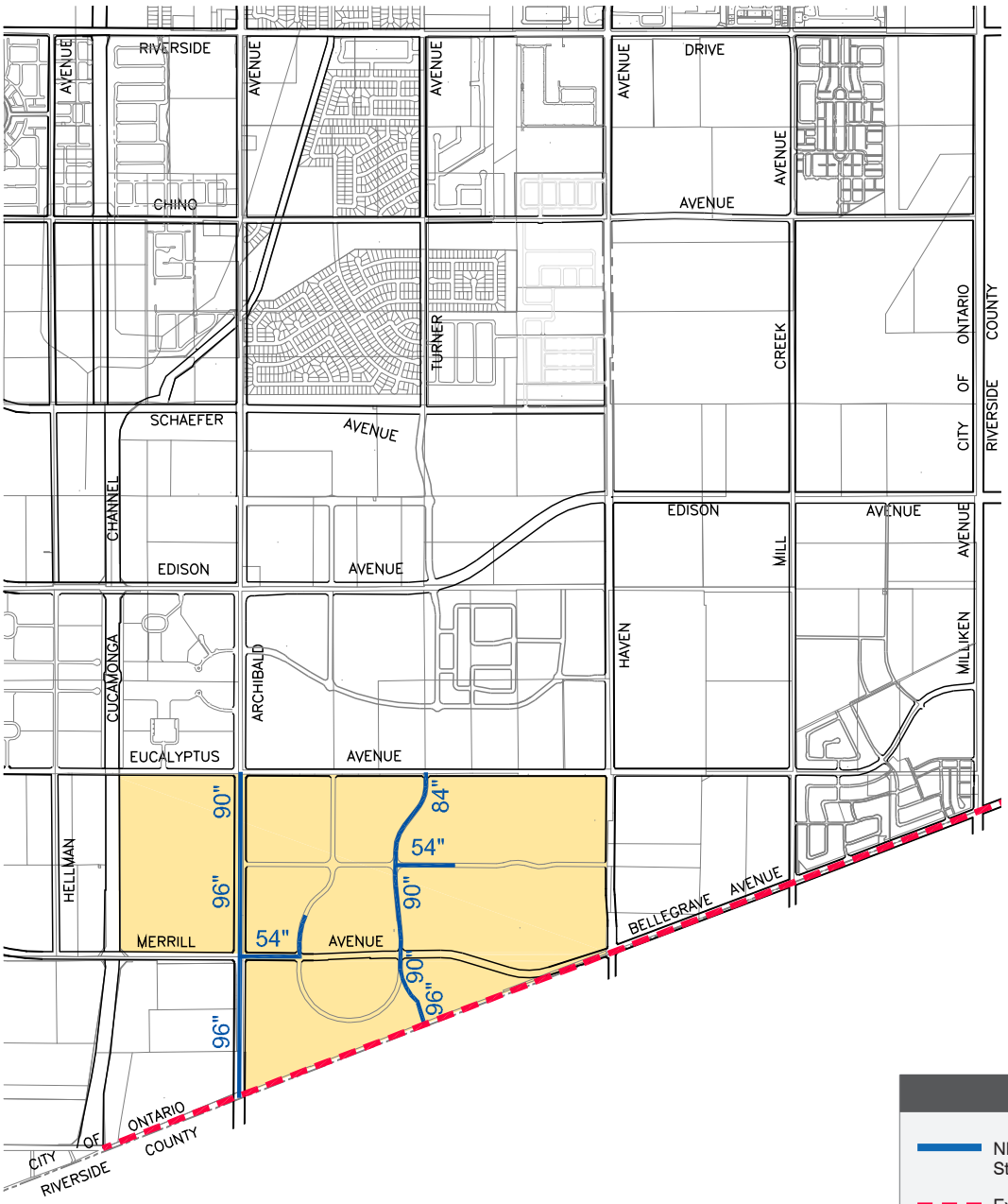



Exhibit 16— Conceptual Sewer Master Plan




**Legend**

- NMC Master Plan Storm Drain
- Existing County Line Channel
- Specific Plan Boundary

Exhibit 17—Conceptual Storm Drain Master Plan

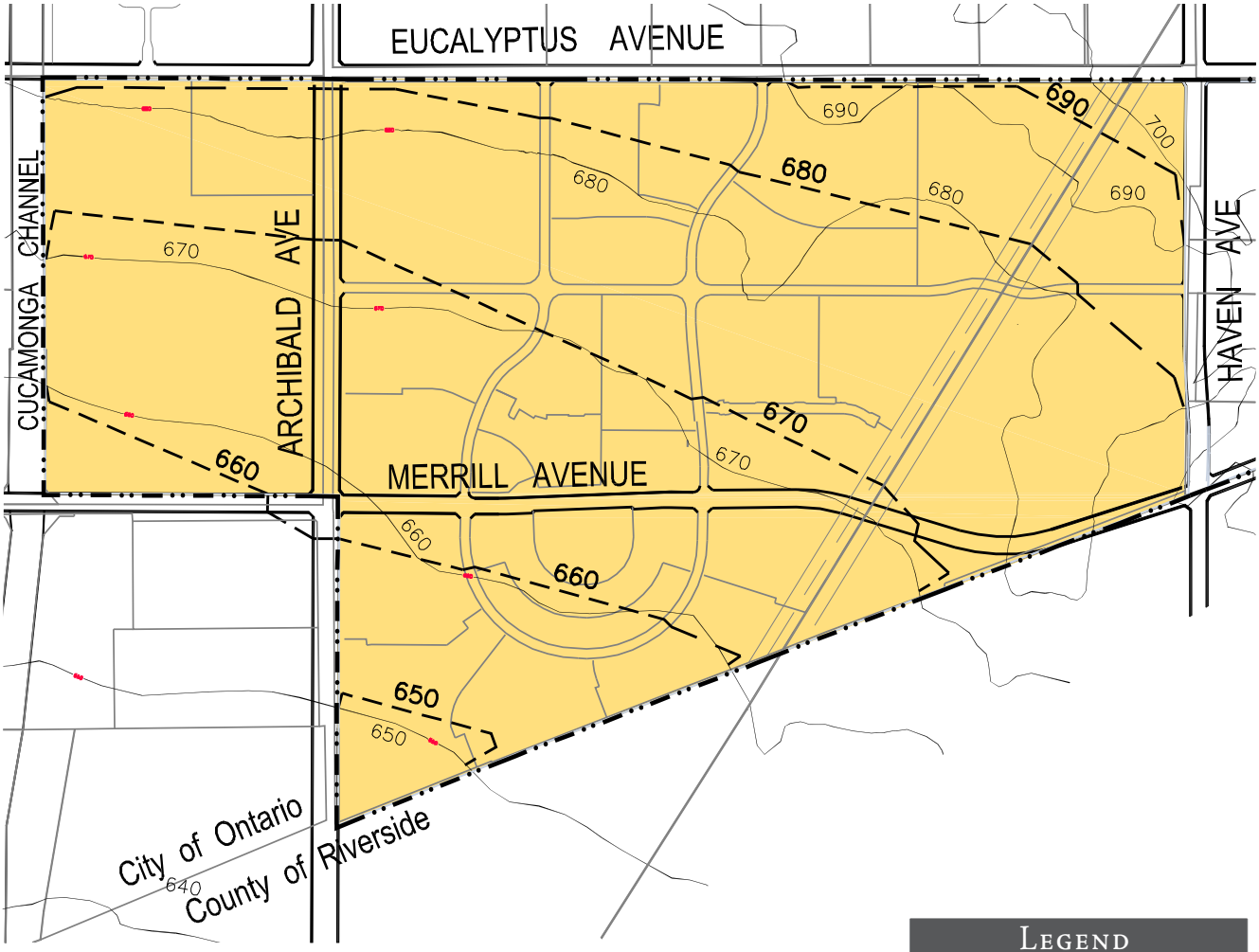



Exhibit 18—Conceptual Grading Plan

### 5.6.2 Natural Gas

The Southern California Gas Company will provide natural gas to the site.

### 5.6.3 Electricity

Southern California Edison will provide electricity to the site from existing facilities in the vicinity of the site. Proposed on-site facilities will be located underground.

### 5.6.4 Solid Waste

- Commercial - Developer shall comply with Municipal Code Sec. 6-3.314 Commercial Storage Standards, and Sec. 6-3.601 Business Recycling Plan.
- Apartment - For apartments using commercial bin service developer shall comply with Municipal Code Sec. 6-3.314 Commercial Storage Standards and Sec. 6-3.601 Business Recycling Plan.
- Residential - For curbside automated container service developer shall comply with Municipal Code Sec. 6-3.308.9(a) and (d), Residential Receptacles, Placement.
- Recycling Requirements - Developer shall comply with Municipal Code Article 6. Recycling Requirements for Specified Business Activity, Sec. 6-3.601 Business Recycling Plan, and Sec. 6-3.602 Construction and Demolition Recycling Plan.
- Site Improvement Plans shall follow the City of Ontario refuse collections standards.
- Standard two bin enclosures (for solid waste) may be used to service the residents. Modification to the standard two bin enclosure may be allowed to accommodate architectural/design layout for the cluster products.
- CC&Rs/HOA shall define areas where tenants place their waste cans for pickup by service vehicles. Said policy shall be reviewed/ approved by the Solid Waste Department.

## 5.7 Grading Concept

The existing ground has a gentle, uniform slope to the south, at approximately 1.0 to 2.0% and will not require a large grading operation, nor will it result in noticeable cut or fill slope banks. The grading operation will generally consist of the removal of any manure left over from dairy operations, clearing and grubbing, demolition of existing structures, and movement of surface soils to construct residential building pads and streets.

The grading and drainage of the Subarea 29 Specific Plan shall be designed to retain, infiltrate, and treat surface runoff, in a manner and combination which is practical, to reach NPDES compliance. Landscaped strips and landscaped setback areas can be swaled and depressed to retain and infiltrate irrigation water and runoff from smaller storm events. Pedestrian paseos, open space, and paseo connectors are examples of the landscaped strips that work well for this purpose in residential areas. If slopes are required on the property, the top of the slopes shall be set at the property lines. In areas adjacent to a ridgeline or in moderate slope areas, dwelling units and structures should be sited to use the natural ridgeline as a backdrop for structures; use landscape plant materials as a backdrop; and use structure to maximize concealment of cut slope. If retaining walls are constructed, they shall be kept to a minimum height and step with the contours of the property. Where retaining walls or fences face roadways, they shall be built, when feasible, of decorative materials consistent with the wall theme of the neighborhood. Exposed walls and fences facing roadways shall be no greater than six feet (6) in height, except as necessary for acoustical purposes to satisfy the intent of the noise ordinance.

### 5.7.1 Preliminary Earthwork Calculations

Based on the Conceptual Grading Plan, the estimated total amount of cut/fill for the project would be approximately 1,200,000 cubic yards.

### 5.7.2 Preliminary Grading/Drainage Concept

Grading plans for each tract in the Specific Plan area will be reviewed and approved by the City of Ontario Building, Planning, and Engineering Departments prior to the issuance of grading permits. All grading plans and activities will conform to the City grading ordinance and dust control and erosion control requirements.

A Conceptual Grading Plan for the project site is illustrated in Exhibit 18.

## 5.8 Phasing

Development of the Specific Plan area will be phased to meet the following objectives:

- Orderly build-out of the community based upon market and economic conditions;
- Provisions for adequate infrastructure and public facilities as determined and deemed necessary by the City Engineer; and
- Protection of public health, safety and welfare.

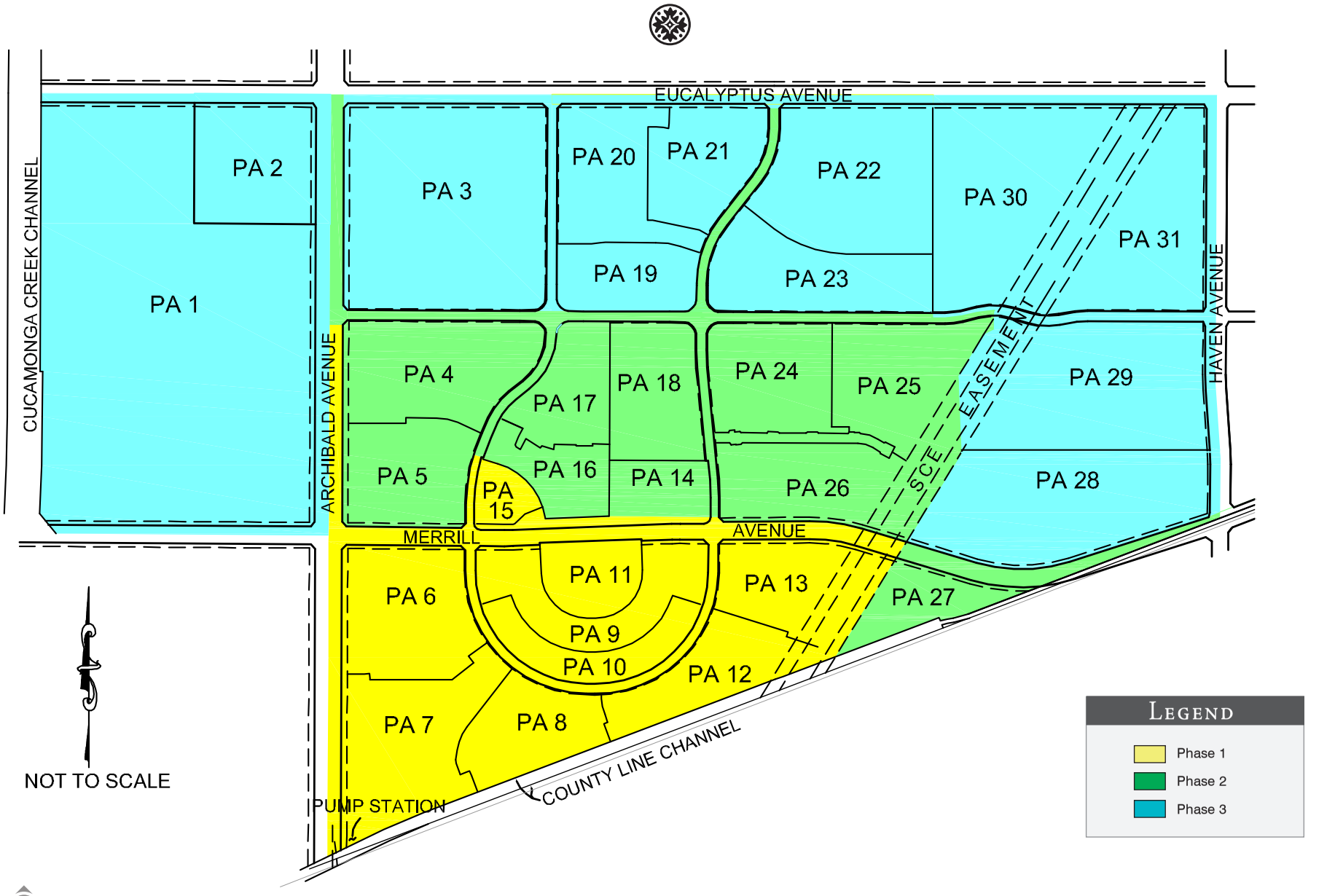



Exhibit 19—Conceptual Phasing Plan

Development phasing of the project site will be determined by the landowner and/or developer based upon real estate market conditions. Phasing will occur as appropriate levels of infrastructure, community facilities, and open space dedications are provided. Phasing sequencing is subject to change over time to respond to these various factors and individual phases may overlap or develop concurrently. Phased infrastructure improvements, as required and approved by the City Engineer to support each phase, will be installed by the developer. Refer to ***Exhibit 19, Conceptual Phasing Plan***. This plan describes three general phases of development, starting in the southern portion of Park Place and extending north over time.

Infrastructure required to serve the commercial development area will be installed by the developer(s) of these areas. The timing for installation of infrastructure and utilities and the provision of public services for the commercial development within the Specific Plan will be determined as part of the City's approval of parcel maps. Facilities will be constructed and services made available in a timely manner as development progresses.

Backbone infrastructure to serve all areas of the Specific Plan shall be installed by the developer(s) in accordance with the City's adopted Master Plan for the areas or any approved amendments to it. Infill service mains will be installed/constructed in phases as development proceeds and conditioned by the City Engineer's office to support individual phases of development. This may require installation of off-site infrastructure improvements beyond a given phase boundary.

Flexibility to adjust final product selection in Phases 2 and 3 shall be provided to the master developer, based on evolving market conditions. In particular, parcels designated for lane loaded product may be re-designated to conventionally loaded product in the future, at the time Phases 2 and 3 are underway. Other single-family detached product lines may also be adjusted over time, while not sacrificing the overall integrity of the proposed land plan and with the approval of the City of Ontario. Should a new product be introduced, a Specific Plan Amendment will be required.

A "Model Home Permit" is required and will be approved through the "Temporary Use Permit" process. Flexibility to adjust final product

## Land Use, Infrastructure and Services

Water, recycled water and sewer utilities may be designated as "public utilities" if located within public or private streets. All public utilities within private streets shall be designed and constructed per City standards and contained within acceptable easements. The CC&RS shall contain language that requires all proposed work by the HOA within said easements to be plan checked and inspected by the City, including applicable fees. Generally, utilities will not be accepted as public within lanes, parking areas or driveways. Utilities within commercial and industrial parking lots and loading areas shall be designated as private. The extent to which said utilities will be accepted as public utilities shall be determined, at the full discretion of the City, during final design plan review.

# 6. Development Regulations

# 6.0 Development Regulations

## 6.1 Introduction

The provisions contained herein will regulate design and development within the Subarea 29 Specific Plan. The regulations contained herein provide for the development of all land use categories with development regulations established for residential uses, commercial uses, parks and recreation, and landscaping.

## 6.2 Definition of Terms

The meaning and construction of words, phrases, titles, and terms shall be the same as provided in the City of Ontario Development Code Article 2, "Definitions," unless otherwise specifically provided herein.

## 6.3 Applicability

The development regulations contained herein provide specific standards for land use development within the Subarea 29 Specific Plan. Regulations address residential, commercial, and parks and recreation land uses. General landscaping regulations are also provided. Application of the following regulations is intended to encourage the most appropriate use of the land, ensure the highest quality of development, and protect the public health, safety, and general welfare. The adoption of the Subarea 29 Specific Plan by ordinance, supersedes otherwise applicable City of Ontario zoning regulations unless stated herein to the contrary. Whenever the provisions and development standards contained herein conflict with those contained in the City of Ontario Development Code, the provisions of the Subarea 29 Specific Plan shall take precedence. Where the Specific Plan is silent, City codes shall apply. These regulations shall reinforce specific site planning, architectural design, and landscape design guidelines contained in ***Chapter 7, Residential Design Guidelines,*** and ***Chapter 8, Commercial Design Guidelines***, of the Specific Plan.

## 6.4 Administration

The Specific Plan is adopted by ordinance and will serve as the implementation tool for the General Plan as well as the zoning for the site. The Specific Plan Development Regulations address general provisions, permitted uses, and development standards for the project.

## 6.5 Methods and Interpretation

Development within the Specific Plan shall be implemented through the approval by the City of Ontario of parcel maps, tract maps, and development permits. The administration process described herein provides the mechanisms for review and approval of development projects within the project, consistent with the Specific Plan objectives.

## 6.6 General Site Development Criteria

The following general site development criteria shall apply to all land development proposed in the Specific Plan.

- Gross Acres-Except as otherwise indicated, gross acres for all development areas are measured to the centerline of streets;
- Grading-Development within the site shall utilize grading techniques as approved by the City of Ontario. Grading concepts shall respond to the grading design included in this Specific Plan which guide the development of land use toward the goal of providing for a livable community with streets and entries designed for walking and resident interaction;
- Building Modification-Additions shall match the architectural style of the primary unit and shall be constructed of the same materials and colors as the primary unit;
- Utilities-All new and existing public utility distribution lines of 66 kV or less shall be subsurface throughout the planned community;
- Technology-All homes and businesses shall accommodate the most modern technology for computer internet access, phone, fax, and television. Broadband fiber optics cable will be installed on all peripheral streets per the approved Broadband Master Plan;
- Density-The Specific Plan Land Use Plan allocates a total number of units to each residential neighborhood as indicated in the "Land Use Summaries" Tables 1 and 1b, included in Section 4, Land Use, of the Specific Plan. Variations in the number and type of dwelling units within each residential neighborhood may occur at the time of final design of the neighborhood, depending upon the residential product identified for development. Increases in allocation of residential units up to a maximum of fifteen percent (15%) are permitted among the residential neighborhoods within the Specific Plan, provided the total number of units established for the Specific Plan area is not exceeded; and

- Maximum Number of Dwelling Units-The maximum number of dwelling units permitted within the Subarea 29 Specific Plan shall be 2,392 dwelling units, as set forth in the ***Specific Plan Land Use Summaries.*** Consistent with Table 1a, the maximum number of residential dwelling units permitted within Park Place shall be 1,348 dwelling units. The maximum number of residential dwelling units permitted within Richland Communities, Inc. controlled properties shall be 936 dwelling units. The maximum number of residential dwelling units permitted within Brookfield Homes controlled property shall be 108 dwelling units.
- The measurement of the width of the lots on curvilinear streets shall be taken from the front and rear setback lines. The front setback lines shall be displayed by dotted lines or by plotting the footprint of the dwelling unit.
- Buildings or parts of buildings, in particular roof overhangs, shall not encroach into the 3-foot building setback from the property line.

## 6.7 Implementation

- Development proposals within the project site shall be subject to the implementation procedures established herein. The provisions and development standards contained herein supercede those contained in the City of Ontario Development Code. However, where the development standards are silent, the City's Development Code shall apply;
- Severability - If any portion of these regulations is declared to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The legislative body hereby declares that they would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective;
- Unless otherwise provided, any ambiguity concerning the content or application of the Specific Plan shall be resolved by the Planning Director or his/her designee, hereinafter referred to as Director, in a manner consistent with the goals, policies, purpose, and intent established in this Specific Plan; and
- Any major deviation from the design guidelines within the Specific Plan shall require a Specific Plan Amendment. The Director shall determine whether a proposed change constitutes a major deviation.

## 6.8 Development Permit

All development projects within the Specific Plan shall be subject to the Development Plan Review Process as established in Article 8: Development Plan Review, City of Ontario Development Code. Adoption of the Specific Plan by the City includes adoption of the design guidelines contained within the Specific Plan. Where the Specific Plan design guidelines are silent, the applicant's design guidelines contained within the City's Development Code shall apply. The design guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the review by the City of developer projects during design review.

Pursuant to these provisions, the Development Permit process constitutes a design review of project architecture, site plans, and landscape plans. All development project applications shall include a landscape and irrigation plan describing plant materials and their growth habits, plant size and spacing, methods of irrigation and landscaping maintenance, site plans, architectural elevations, floor plans, grading plans, and other requirements as specified by the City. Development permits will be approved with conditions of approval.

## 6.9 Subdivision Maps

Approval of the Tentative Tract Map(s) and Parcel Maps will create legal lots for development. All Tentative Tract Maps and Parcel Maps will be reviewed and approved pursuant to applicable provisions of the City of Ontario Subdivision Ordinance and consistent with the applicable provisions contained within this Specific Plan.

## 6.10 Specific Plan Modifications and Amendments

### 6.10.1 Minor Modifications

The following constitute minor modifications to the Specific Plan, not requiring a Specific Plan Amendment, and are subject to review and approval by the Zoning Administrator. The Zoning Administrator shall have the discretion to refer any such request for modification to the Planning Commission or the City Council.

- Change in utility and/or public service provider;
- An increase of more than fifteen percent (15%) to the number of units within an individual neighborhood, provided the total number of units for the entire Specific Plan areas does not exceed that established in the approved Specific Plan;

- Adjustment of a neighborhood boundary, provided the total acreage of the affected area does not increase or decrease by more than fifteen percent (15%) of the total acreage stated in the approved Specific Plan;
- Minor changes to the design guidelines, which are intended to be conceptual in nature only, and are intended to be flexible in implementation; and
- Other modifications of a similar nature to those listed above, which are deemed minor by the Director, which are in keeping with the purpose and intent of the approved Specific Plan and which are in conformance with the General Plan.

## 6.10.2 Specific Plan Amendments

Amendments to the Specific Plan may be requested by the applicant or by the City at any time pursuant to Section 65433(a) of the Government Code. Amendments shall be processed pursuant to the provisions of the Government Code for Specific Plan Amendments. In the event the proposed amendment requires supplemental environmental analysis pursuant to the California Environmental Quality Act (CEQA), the applicant(s) will be responsible for preparing the necessary CEQA documentation.

## 6.11 Appeals

Appeals from any determination of the Zoning Administrator shall be made to the Planning Commission. The applicant(s) or any other entity shall have the right to appeal the decision of the Planning Commission on any determination. Appeals shall be submitted by filing an application on forms provided by the City of Ontario within ten (10) days following the final date of action for which an appeal is made. Appeals shall be processed consistent with the provisions of Article 5, "Appeals" of the City of Ontario Development Code.

## 6.12 Project Financing

Construction and maintenance of public improvements and facilities to serve the Specific Plan will be financed through a combination of financing mechanisms including the use of public and private funds. In order for the project to be fiscally self-sufficient the following options can be considered for implementation:

### *Maintenance*

A lighting and landscape district can be implemented in order to defray the costs associated with street maintenance and street light costs.

### *Facilities and Services*

A variety of other financing options can be considered by the City of Ontario for financing facilities and services to be provided within the Specific Plan to include:

- Establishment of a Mello-Roos Community Facilities District, which enables governmental entities to finance public infrastructure on a tax-exempt basis;
- Special assessment districts;
- Benefit assessment financing for improvements such as storm drains and street lighting; and
- Integrated financing districts such as landowner assessments that are contingent upon development.

City Council approval is required for the establishment of all special district financing mechanisms. Establishment of a district would enable the City to levy a special tax and to issue bonds for the financing of improvements and/or services. Among the facilities that potentially could be financed are flood control, drainage, utilities, street improvements, and other infrastructure and related facilities. The district provisions for those services would cover all phases, including planning, design, acquisition, construction, operations, and maintenance. These assessments would only affect the Subarea 29 Specific Plan area, and the debt service incurred by these assessments would be paid by landowners or homeowners within the Specific Plan area.

## 6.13 Maintenance Responsibilities

The public and private improvements constructed within the Specific Plan area will be maintained through a combination of public and private entities as described below and in ***Table 4, Maintenance Responsibilities.*** During the course of maintenance of public utilities (including storm drain) within private and public streets, the City will pave the streets and restore landscaping per City standards. Restoration of any enhancements above and beyond City standards, including but not limited to architectural, hardscaping, and landscaping enhancements shall be the responsibility of the HOA or other entity maintaining those enhancements. This applies to all areas where public utilities are located including but not limited to public and private streets, gated communities, alleys, etc.

## 6.13.1 Public Maintenance

Water, recycled water, and sewer utilities may be designated as "public utilities" if located within public or private streets. All public utilities within private streets shall be designed and constructed per City

## Table 4—Maintenance Responsibilities

| | *City CFD* | *Private Homeowners Association (HOA)* | *Private (Homeowner, Commercial/Property Owners)* | *Utility Entity* |
|---|---|---|---|---|
| **Master Plan Roadways** (Archibald Avenue, Merrill Avenue, Eucalyptus Avenue, Haven Avenue) | X | | | |
| **Interior Project Streets** ( curb to curb Primary Entry Street, Secondary Entry Streets, Neighborhood Streets) | X | | | |
| **Parkways and Neighborhood Edges of Master Plan Roadways and Entry Streets** (curb to perimeter walls including landscape, sidewalks, trees) | X | | | |
| **Parkways of Local Streets** (landscaping, sidewalks, trees)[1] | | X | | |
| **Interior Tract Graffiti Remo**val | | X | | |
| **Private Recreation Areas** | | X | | |
| **Monument Signs (within Neighborhood edges on Master Plan Roadways)** | X | | | |
| **Monument Signs within tract entry** | | X | | |
| **Traffic Signals/Street Lights** | X | | | |
| **Traffic Control Signs (Public)** | X | | | |
| **Traffic Control Signs (Private)** | | X | | |
| **Public Roadways** | X | | | |
| **Lanes (Private Alleys)** | | X | | |
| **Driveways and Parking Areas Serving Commercial** | | | X | |
| **Community Trail (SCE Corridor Trail)** | X | | | |
| **Off-site and on-site water, sewer, and storm drain improvements** (excluding laterals)[2] | X | | | |
| **Public Parks** | X | | | |
| **Pocket Parks** | | X | | |
| **Paseos** | | X | | |
| **Front Yard/Corner Streetside Landscaping Areas** | | | X | |
| **Private Interior Yard Walls** | | | X | |
| **Landscaped Common Areas** | | X | | |
| **Private Exclusive Use Landscaped Areas** | | | X | |
| **Community Theme Wall and Entry Monuments on Master Planned Roadways** (outside face for graffiti removal and paint) | X | | | |
| **Community Theme Wall and Entry Monuments on Master Planned Roadways: Surface (interior) opposite streetside** (structural integrity and face repairs) | | X | | |
| **Lane** (Private Alley) **Landscaping and Lighting** | | X | | |
| **Electricity** | | | | X |
| **Natural Gas** | | | | X |
| **Communication Systems** | X | | | X |
| **Police** | X | | | |
| **Fire** | X | | | |
| **NPDES Facilities** (On-site)/**W.Q.M.P.**[2] | X | | | |
| **Interim Detention Basin** | | X | | |
| **NPDES Facilities (On-site) in Public Right-of-Way** | | X | | |
| **NPDES Facilities on Arterial Streets (Off-site)** | X | | | |

1. Including restoration work following public street repairs.
2. Only those facilities in the public right-of-way and/or easements.

standards and contained within acceptable easements. The CC&RS shall contain language that requires all proposed work by the HOA within said easements to be plan checked and inspected by the City, including applicable fees. Generally, utilities will not be accepted as public within alleys, parking areas or driveways. Utilities within commercial and industrial parking lots and loading areas shall be designated as private. The extent to which said utilities would be accepted as public utilities shall be determined, at the full discretion of the City, during final design plan review. Refer to ***Table 4, Maintenance Responsibilities.***

### 6.13.2 Homeowner Association

Refer to ***Table 4, Maintenance Responsibilities.***

## 6.14 Residential Development Standards

### 6.14.1 Residential Detached

#### *General*

This category includes the development of all single-family detached dwelling units. The purpose of the residential standards for single-family detached housing is to establish the minimum criteria for the development of these product types on individual lots within the neighborhoods specified within the Subarea 29 Specific Plan. Further residential design guidelines are in Chapter 7.0.

#### *Permitted Uses*

- Public or private parks, recreational buildings, newsstands, coffee concessions, and sales of grocery items, greenbelts, or open space.
- Accessory uses to include the following:
- Garages (minimum 2-car);
- Granny Flats (i.e. Second Dwelling Units, in accordance with the City's Zoning Code;
- Home occupations;
- Swimming pools, spas, sports courts, and other similar outdoor recreational amenities;
- Patios and patio covers;
- Storage, garden structures, cabanas, and greenhouses;
- Monument signage;
- Temporary uses such as model home and subdivision sales trailers; temporary construction parking, offices, and facilities; real estate signs, signage indicating future development and directional signage with the approval of a Temporary Use Permit; and
- Second story additions to existing single story dwelling units.

#### *Conditionally Permitted Uses*

- Places of worship including but not limited to churches and synagogues; and
- Child care facilities/day care facilities.

## 6.15 Neighborhood Serving Commercial Land Use Development Standards

#### *General*

This section sets forth the development regulations for development of commercial land uses within the Specific Plan Planning Area 2.

#### *Permitted Uses*

- Bakery (Retail);
- Barber Shop and Beauty/Nail Salon;
- Book Stores;
- Camera and Photographic Supply Stores;
- Clothing and Accessory Stores;
- Convenience Market;
- Dry Cleaner;
- Florist;
- Jewelry and watches/clocks;
- Laundry – Self-Service;
- Locksmith/Key Shop;
- Police Storefront/Sub-Station;
- Satellite Dishes/Ham Radio Antennas (private use);
- Shoe Repair;
- Specialty Food Stores;
- Tailor; and
- Travel Agency

Table 5—Neighborhood Service Commercial Site Development Standards

| *Planning Area 2* | |
|---|---|
| Minimum Parcel Area | N/A |
| Minimum Lot Size | Shall be large enough to accommodate the proposed use and meet all Development Standards as specified within the Specific Plan. Minimum site area shall be 7 acres; however, the site area may be less when developed as part of an integrated commercial center. |
| Maximum Development Floor Area Ratio | 0.35 |
| ***Minimum Building Setbacks*** (1)(2) | |
| • From Public Street Property Lines | 20' |
| • From Private Street Property Lines | 15 ' |
| • From Interior Property Lines | 0' |
| • From Haven Avenue Right-of-Way | 14' |
| • From Archibald Avenue Right-of-Way | 19' |
| • From Eucalyptus Avenue Right-of-Way | |
| • From Private or Local Street | 15' |
| • From Interior Property Line | 0' |
| • From Interior Property Line Adjacent to Residential District | 25' |
| ***Parking & Drive Aisle Setbacks*** | |
| • From Public Arterial Streets | 25' |
| • From Private Streets & Drive Aisles to Bldgs. | 10' |
| • From Interior Property Line | 5' |
| • From Rear Property Line | 5' |
| • From Haven Avenue Right-of-Way | 14' |
| • From Archibald Avenue Right-of-Way | 19 |
| • From Merrill Avenue Right-of-Way | N/A |
| • From Private or Local Street | 10' |
| • From Interior Property Line | 5' |
| • From Interior Property Line Adjacent to Residential District | 5' |
| Minimum Landscape Coverage | 15% |
| ***Maximum Building Height*** | |
| • Main Structure | 35' |

Table 5—Neighborhood Service Commercial Site Development Standards *Continued*

| | |
|---|---|
| Architectural Projections and Focal Elements such as Towers, Cupolas, and other[3] | 55' |
| Porte-Cocheres [4] | 1 story |
| Other Development Regulations | Per Article 16, City of Ontario Dev. Code. |
| • Walls, Fences & Hedges | Per Article 16, City of Ontario Dev. Code. When a non-residential use adjoins a residential district, a 6-foot high masonry wall shall be required at the interior side or rear property lines. |
| • Parking | Per Article 30, City of Ontario Dev. Code. |
| • Screening | All loading areas shall be screened from adjacent public streets, residential, and open space uses through the use of landscaping, earthen berms, decorative walls, or fencing. All storage, including cartons, containers, materials, or trash shall be shielded from view within a building or area enclosed by a solid fence or wall not less than 6' in height |
| | All roof-mounted equipment, including but not limited to, mechanical equipment, satellite dishes, tanks, ducts, towers, and all equipment appurtenant thereto, shall be screened on all sides from public view from the street adjoining properties, and neighboring residential units, by a parapet wall, decorative enclosure, or other architectural element. Equipment screening shall appear as an integral part of the building architecture. |
| • Lighting | All interior and exterior lighting shall be directed away from residential and open space uses. |

1. All setbacks areas shall be landscaped.
2. All setbacks are measured to habitable area not architectural appurtenance or projection. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, bay windows, pot shelves, chimneys, enhanced window sills, shutter detail, window trim, and balconies, and other similar elements. Such elements may project a max. of 3' into setback areas. Building setbacks shall be determined by the hierarchy of streets (major arterial and local streets) and measured from PL for local streets and RW for major arterials.
3. Architectural element only, not to be used for signage, subject to Planning Director approval. Within commercial areas, towers and vertical projections are limited in size to 10% of the total building square footage.
4. Porte-Cocheres shall be open on three sides.

### *Conditionally Permitted Uses*

- Alcoholic Beverage Sales;
- Commercial Day Care Facility (including Adult Day Care);
- Banks, Credit Unions and Other Depository Institutions;
- Church;
- Money Transmitting;
- Other Financial Services;
- Police/Fire Station;
- Recreation Center; and
- Senior Citizen Center

### *Determination of Use*

Uses not specifically listed may be deemed permitted subject to a "determination of Use" as provided for in Section 9-1.1310 of the City of Ontario Development Code.

### *Design Guidelines*

Prior to the approval of the first site development permit and/or parcel map within the Community Commercial land use area, a detailed set of design guidelines for the area shall be submitted by the developer and approved by the City. These guidelines shall be compatible with the residential architectural styles in this Specific Plan and discretion of the City.

## 6.16 Landscape Standards

## 6.16.1 General Provisions

- All landscape plans, streetscape plans and graphic designs which create neighborhood identity or enhance entry monuments shall conform to the design guidelines and regulations as set forth herein and shall be subject to review and approval by the City of Ontario;
- The landscape/streetscape improvements for the Specific Plan shall establish a landscape theme reminiscent of the regional landscape character of the surrounding area;
- Installation of landscaping within the front yards of single-family detached housing products will be provided by the home builder. Front yard landscaping shall be installed prior to Certificate of Occupancy;
- Installation of landscaping in residential areas of Park Place may be provided by the home builder, based on future landscape plans submitted to the City during site plan review; and
- Installation of landscaping within the commercial area of the Specific Plan will be provided by the developer/builder.
- All loading areas shall be screened from adjacent public streets, residential, and open space use through the use of landscaping, earthen berms, and/or decorative walls or fencing. All storage including cartons, containers, materials, or trash shall be shielded from view within a building or area enclosed by a solid fence or wall not less than six feet in height.

## 6.16.2 Landscape Standards

- Landscaping within the Specific Plan shall be provided in accordance with the Design Guidelines for Streetscapes and Entries utilizing plant materials specified on the Plant Palette included in ***Chapter 7, Residential Design Guidelines, and Chapter 8, Commercial Design Guidelines,*** established for the Specific Plan;
- Boundary landscaping will be required adjacent to residential, commercial, park, and school areas. Landscaping shall generally be placed along the entire property line;
- Landscaping and irrigation systems within the public rights-of-way of the Specific Plan area shall be installed by the developer;
- Freestanding perimeter walls and view fencing shall be provided within and at the perimeter of the project as specified in the ***Wall and Fence Master Plan, Chapter 7, Residential Design Guidelines***. Such walls and fences will be constructed concurrently with the construction of improvements required for development of the neighborhoods of the Specific Plan;
- Walls and Fencing—Perimeter walls shall be constructed in locations and of a design consistent with the Residential Design Guidelines and the Wall and Fence Master Plan, and Wall Details, provided in Chapter 7, Residential Design Guidelines, and shall not exceed six feet (6) in height from finished grade. Perimeter walls may exceed six feet (6) in height if required for sound attenuation. Perimeter walls shall be constructed of either decorative masonry (both sides) or other permanent, durable, low maintenance material subject to approval by the City;

- Residential—Side and rear yard walls and fencing shall not exceed six (6) feet in height from the highest adjacent finished grade. Walls and fencing within the residential front yard setback area shall not exceed three feet (3) in height. Walls shall be decorative masonry construction (both sides) or other permanent low maintenance materials. Front yard fences may be constructed of attractive, durable materials, including, but not limited to, wrought iron with pilasters, textured concrete block, formed concrete with reveals, or other materials approved by the Planning Director. View fencing may be of a decorative wrought iron, glass panels, or other durable material subject to approval by the City;
- All perimeter wall and fence materials throughout the Specific Plan will be of uniform manufacture with colors specified for the overall design theme;
- All interior walls (both sides) that are visible from the public street shall be constructed of attractive, durable materials, including, but not limited to, wrought iron with pilasters, textured concrete block, formed concrete with reveals, or other materials approved by the Planning Director. Colors shall be consistent with the colors specified for the overall design theme and shall be decoratively capped. Decorative all-weather vinyl fencing is not permitted in the Specific Plan area;
- The developer will provide site inspection of all construction and installation of open space areas in accordance with City of Ontario requirements;
- Parking lot landscaping within commercial areas shall be required in accordance with Section 9-1.3040 of the City's Development Code; and
- Non-toxic and non-invasive vegetation shall be utilized adjacent to all public open space areas.
- All landscaping features shall comply with City of Ontario requirements for sight distance.

## 6.17 Signage

A Master Sign Program shall be submitted by the developer(s) of each land use component for the Specific Plan and approved by the City of Ontario pursuant to Article 31 of the City's Development Code to address residential project entries, residential neighborhood identification signs, commercial center identification, tenant signage, and "way-finding" signs within the Specific Plan area. All other signs shall be subject to the approval of a sign permit pursuant to the City's Development Code. All traffic-related signs shall conform to City of Ontario Traffic and Transportation Design Guidelines and California Manual of Uniform Traffic Control Devices (MUTCD), latest editions.

### 6.17.1 Master Sign Program Contents

All sign programs shall address, at a minimum, the following:

- Permitted signs;
- Prohibited signs;
- The hierarchy of signage; and
- Definition of types of signs.
- Locations and dimensions for monument signs, neighborhood identification signs, and public facilities signs;
- Locations and dimensions of directional signage;
- Provision for size, location, and duration of display of temporary signs;
- Permitted sign types, styles, construction materials, colors, and lettering styles;
- Requirements for a sign permit application;
- Procedures for obtaining approval of a sign permit; and
- Procedures for amendments to the sign program.

## 6.18 Private Recreational Facilities

This category includes the development of all private recreation facilities and is subject to the Development Permit process contained herein.

# 7. Residential Design Guidelines

# 7.0Residential Design Guidelines

## 7.1 Introduction

Subarea 29 is a new residential master-planned community located within the New Model Colony in Ontario, California. The historical character of this area is typically rural and agricultural in nature. However, being located in the path of the advancing railroad, the later automobile Route 66, and eventually Ontario International Airport, Ontario has also typically been associated with transit and forward-moving progress.

The proposed community design integrates the historic character of the past with a plan which provides a variety of housing choices that serve the needs and lifestyles of today.

Upon entering the community, residents and visitors arrive at a central community core consisting of a school and community park. Connections to both community and regional trails are accessed from this core area. With a focus on promoting a pedestrian friendly, healthy lifestyle this core area is within approximately ¼ mile walk from all neighborhoods in the community.

### *Community Overview*

Community design elements include:

- A central village core consisting of a school, parks, and private recreation center;
- A wide variety of home sizes and plans to fulfill the needs of different life stages;
- Tree-lined neighborhood streets with curb separated sidewalks and generous plantings in parks and open spaces;
- Neighborhood parks and a private recreation center to support physical and social activities within the community;
- A network of sidewalks and trails that link all neighborhoods to schools, parks, open spaces, a regional trail system and nearby retail; and
- Nearby connections to local, regional and global transit.

The community character is inspired by:

- The charm and tradition of Ontario's historic downtown and the existing neighborhood's eclectic mix of architectural styles;
- The simple, yet stately landscape along Euclid Ave. and the region's agricultural heritage; and
- Environments that encourage wellness by providing opportunities for pedestrian and outdoor physical activity.

Community retail goods and services are conveniently located in a planning area at the Northwest corner of the Specific Plan at the intersection of Eucalyptus Ave. and Archibald Ave.

The Specific Plan community entries along Archibald Ave., Haven Ave., and Merrill Ave. will be identified with community character monuments and entry statements. Signage, lighting, and monuments within Park Place will reflect an identifiable community character.

Upon arrival at the primary Merrill Ave. entry, from Archibald Ave., residents and visitors are greeted by the central "village core;" a private community recreation center and two (2) neighborhood parks frame the lane loaded lot homes on the south side and an elementary school and lane loaded homes on the north side. These elements are all easily accessed from all neighborhoods by way of pedestrian, bicycle, and vehicular routes.

Farther into the community, Merrill Ave. crosses through a green space over the SCE Easement before connecting with Haven Ave. to the east. Circulation throughout the community is organized by a network of interior streets with curb separated sidewalks framed by street trees and varied architectural styles that reflect the chosen community character.

### 7.1.1 Guiding Principles

The following guiding principles have been created to help develop architecture that reflects quality in design, simplicity in form and plan and contributes charm and appeal to the neighborhoods of Subarea 29 as a whole.

- The home, not the garage, is the primary focus of the front elevation. A variety of garage placements emphasizes the pedestrian environment as opposed to the automobile;
- A variety of compatible architectural styles are provided to ensure a degree of individuality throughout neighborhoods;
- Appropriate massing and roof forms play a major role in defining architecture styles, roof framing related to each plan versus individual elevations;
- Architectural elements, details, and appropriate color palettes are used to reinforce individual architectural styles;
- Rear elevations visible to the public viewshed should provide articulated walls, windows, and varied roof profiles, all defining level of quality in detail and interest in neighborhood architecture; and
- Selected architectural styles are related to those historically represented in Ontario. These are: Craftsman, Cottage, American Colonial, Farmhouse, American Traditional, Spanish Colonial, and Andalusian.

## 7.2 Architectural Styles

### 7.2.1 Introduction

The style information on the following pages provides the builder and design consultants with the tools to create functional and attractive architectural designs without using gimmicks or sacrificing the integrity of the style.

#### *Authenticity*

The design criteria in these guidelines is offered to encourage a high quality of architecture and reasonable level of authenticity of styles through the use of appropriate elements. Although detail elements may be used to further convey the character of a style, the overall massing and appropriate roof forms should be used to establish a recognizable style. Proper scale and proportion of architectural elements and appropriate choice of details are all factors in achieving authenticity.

### 7.2.2 Architectural Philosophy

Looking back to Ontario's older, established neighborhoods for inspiration, the design intent for Subarea 29 is to re-capture the charm and essence of these original home styles and express them in the simple, honest manner that they originated. These homes reflected function and tradition, simplicity in massing, plan and roof forms, and authentic, regional styles.

Homes will provide the kind of function, quality, value, and appeal that were built into those original homes. Neighborhood parks, sidewalks, parkways, and street trees will add to the traditional feeling in these neighborhoods, linking them with the overall community.

#### *Design Character*

The design character of the neighborhoods will be one of hometown appeal characterized by simple, yet charming homes, curb separated sidewalks, and parkways lined with street trees. Homes and street scenes will reflect an overall feeling of quality and tradition. The architectural palette of styles has a regional historic background and context in keeping with the character of Ontario.

### 7.2.3 Architectural Styles

#### *Architectural Style/Plan Mix*

An important goal in this community is to develop varied and interesting streetscenes. In order to achieve this, the following architectural style and plan requirements shall be met for all Lane Loaded and Conventional Small, Medium, and Large Lot residential development products:

In each neighborhood that consists of 0-80 homes, provide:

- A minimum of three (3) plans;
- A minimum of three (3) elevations per plan using a minimum of two (2) significantly different styles per plan; and
- A minimum of four (4) different color schemes per number of plans.

In each neighborhood that consists of 81-100 homes, provide:

- A minimum of four (4) plans;
- A minimum of three (3) elevations per plan using a minimum of three (3) significantly different styles per plan; and
- A minimum of four (4) different color schemes per number of plans.

#### Cluster Home Style/Plan Mix

The development of Cluster Homes generally results in the same 1 or 2 plans being repeated along the street front. To support varied neighborhood streetscenes, each Cluster Home residential product neighborhood shall provide:

- A minimum of three (3) significantly different styles per plan. Although the styles shall be significantly different, they shall be coordinated to provide a harmonious and cohesive neighborhood preferably from a family of related architectural styles; and
- A minimum of four (4) different color schemes per number of plans.

Number of plans and elevations shall not be regulated for interior units; the above standards shall apply to any unit plotted along (facing or siding on to) a street more than one (1) time.

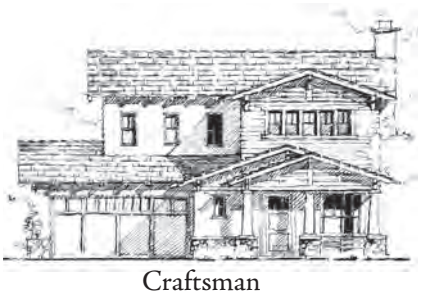
# Architectural Styles

Farmhouse

Cottage

American Traditional

American Colonial



Craftsman

Spanish Colonial

Andalusian

### *Specific Plan Style Selection*

Builders will select from the following palette of architectural styles:

- Farmhouse;
- Cottage;
- American Colonial;
- American Traditional;
- Craftsman;
- Andalusian; and
- Spanish Colonial.

The "common features" for each architectural style are displayed on the following pages. These elements will assist in defining the character of each one.

As future phases of the Subarea 29 Specific Plan are developed, architectural styles may be added or deleted provided that they are compatible with the overall style palette and approved by the City of Ontario.

# *Farmhouse*

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The American Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and later the Mid-West. As the American Frontier moved westward, the American Farmhouse style evolved according to availability of materials and technological advancements, such as balloon framing.

Predominant features of the style are large front and/or wrapping porches with a variety of wood columns and railings. Two story massing, dormers, and symmetrical elevations occur most often on the New England Farmhouse variations. The asymmetrical, casual cottage look, with a more decorated appearance, is typical of the Midwest American Farmhouse. Roof ornamentation is a characteristic detail consisting of cupolas, weather vanes, and dovecotes.

Full to Partial Width Front Porch

Multi-Pane Bay Window
Horizontal Lapped Siding

Simple Wood Columns & Wood Railings

## *Farmhouse*

| *Element* | *Common Features* |
|---|---|
| ***Form*** | • Simple plan form massing and simple roof design |
| ***Roof*** | • 6:12 to 12:12 roof pitch, possibly lower pitch at main roof<br>• Front to back main gable roof<br>• 12" overhangs with open eaves<br>• Concrete tiles with smooth flat or shingled appearance |
| ***Walls*** | • Horizontal siding may be combined with stucco<br>• All material changes must occur at an inside corner or another logical location |
| ***Windows*** | • Vertical multi-paned windows or use of an accent window appropriate to style, such as: bay windows or single hung windows at front elevation<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows |
| ***Details*** | • Porches with simple wood or shaped wood columns and wood railings<br>• Minimum 2′ x 4′ window and door trim - wood on siding, foam on stucco<br>• All surface mounted fixtures on front elevations must complement architectural style (i.e. use of some style appropriate details such as: wood pot shelves, louvered attic vents, cupolas or dormers).<br>• Stucco or siding chimney wrap<br>• Garage door patterns and colors to complement style |
| ***Colors*** | • Field: Whites or light tinted colors<br>• Trim: Whites or light shades complementary to field color<br>• Accents: Light or dark shades in contrast with field color |

Note: Enhancements are required at corners and second-story elevations seen from public views.

# *Cottage*

Cottage is a picturesque style derived from medieval Norman and Tudor domestic architecture. The resulting English and French inspired "cottage" became extremely popular nationwide after the adoption of stone and brick veneer techniques in the 1920s.

Although the cottage is looked upon as small and not costly, it was recognized as one of the most popular styles in suburban America. The design of the home was reflected in the rural setting that they evolved in. Established neighborhoods in Riverside, Orange, and Santa Ana contained many homes of charm and character that depicted the alluring, yet unpretentious lifestyle of the Cottage home.

Varying Roof Slopes & Forms

Feature Windows & Gable Accents

Stucco With Stone Accents

## *Cottage*

| *Element* | *Common Features* |
|---|---|
| ***Form*** | • Rectangular plan form massing with some recessed second floor area |
| ***Roof*** | • Main roof hip or gable with intersecting gable roofs<br>• Secondary roof with either a curved slope or steeper pitch than main roof<br>• 6:12 to 12:12 roof pitch, possibly lower pitch at main roof<br>• 0" to 12" overhangs - (limit tight overhangs to distinguishing character elements)<br>• Architectural quality asphalt shingles or smooth flat concrete tiles |
| ***Walls*** | • Stucco, wood siding, or stone accents |
| ***Windows*** | • Vertical multi-paned windows at front elevation<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows<br>• Use of an accent window where appropriate to style, such as: curved or round top accent windows, bay windows or single hung windows at front |
| ***Details*** | • Entry accents with natural or manufactured stone<br>• Shutters<br>• Simple wood 2x window and door trim - wood on stone or siding, foam on stucco<br>• All surface mounted fixtures on front elevations must complement architectural style.<br>• Garage door patterns and colors to complement style |
| ***Colors*** | • Field: Whites or light tinted colors<br>• Trim: Whites or light shades complementary to field color<br>• Accents: Light or dark shades in contrast with field color |

Note: Enhancements are required at corners and second-story elevations seen from public views.

# American Traditional

The American Traditional style evolved in the early twentieth century being influenced by American Colonial styles as formal as Georgian Revival and those as simple and functional as Cape Cod, New England Colonial, and Farmhouse.

With respect to East Coast traditions and regional culture, the Colonial Revival vocabulary of white-painted columns, clapboards, and shuttered windows were combined with the less symmetrical, unpretentious massing, and functional forms of the Cape Cod and Farmhouse. Combined one and two-story massing with single story wings, gabled roofs with dormered windows, or occasional saltbox roof forms were favored solutions, later becoming classic variations of the traditional style. These inspirations yielded a truly American inspired architecture for a more relaxed, yet still dignified style that would become the new American dream.

Closed Pediment and Shuttered Windows

Brick Siding and Vertical Multi-paned Windows

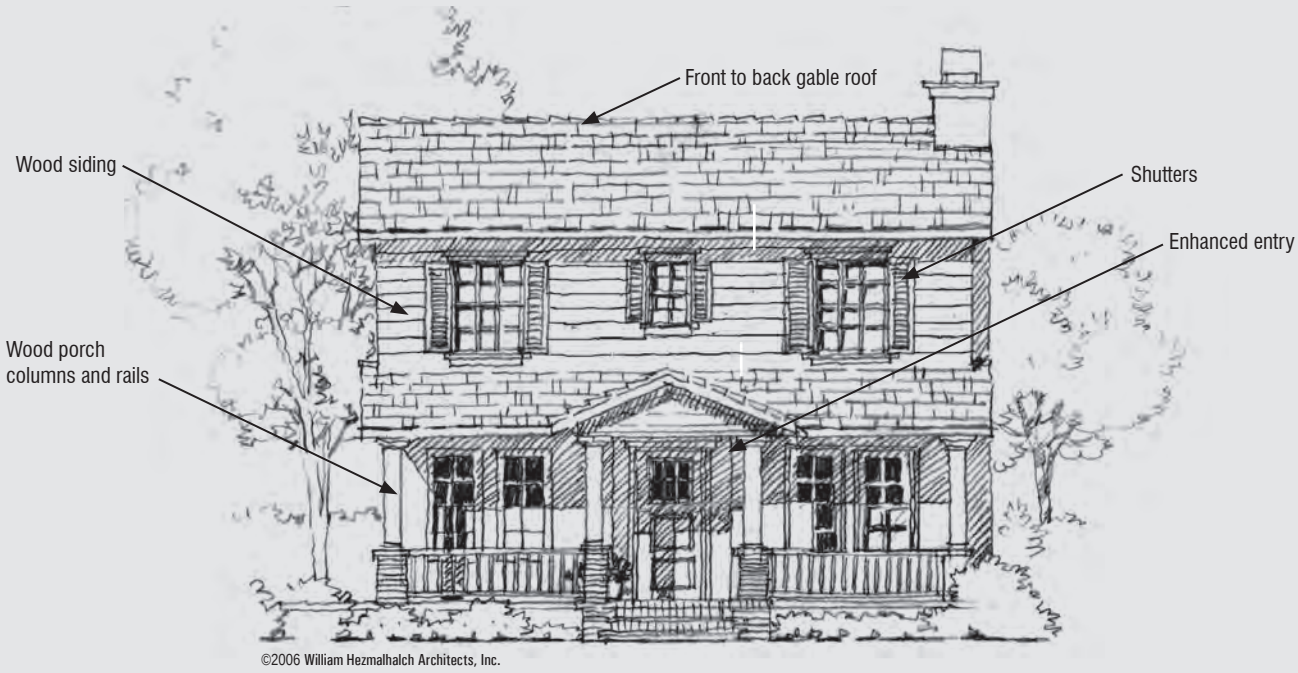
Vented Gable and Horizontal Siding

## *American Traditional*

| *Element* | *Common Features* |
|---|---|
| ***Form*** | • Asymmetrical massing with a vertical and a horizontal break |
| ***Roof*** | • 5:12 to 12:12 roof pitch, possibly lower pitch at main roof<br>• 16" to 24" overhangs<br>• Concrete roof tile - flat or shake appearance<br>• Front to back gable or hip roof with intersecting hip or gable roofs |
| ***Walls*** | • Horizontal siding - may be combined with stucco<br>• All material changes must occur at an inside corner or another logical location |
| ***Windows*** | • Vertical multi-paned windows or use of an accent window where appropriate to architectural style, such as: round top accent or bay windows at front elevations<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows |
| ***Details*** | • Simplified cornice trim at gable ends<br>• 2x6 window and door trim - wood on siding, foam on stucco<br>• All surface mounted fixtures on front elevations must complement architectural style (i.e. use some style appropriate details such as: header window wood accent trim, full porches or balconies, square columns with trim, window pot shelves, brick veneer chimney wrap)<br>• Garage door patterns and colors to complement style |
| ***Colors*** | • Field: Whites, off-white, dark, or light colors<br>• Trim: White or contrasting with field color<br>• Accents: White, light, or dark colors in contrast or harmony with field color |

Note: Enhancements are required at corners and second-story elevations seen from public views.

# *American Colonial*




This classic American style descended directly from the first homes built in the New England colonies in the 17th century. Their beginnings were as small and unpretentious as the one story saltbox, favoring the cultures and traditions of the settlements.

As living functions became more defined and prosperity increased, so did the need for additional space. Second stories with overhangs, dormers, and gabled roof forms became favored solutions, later evolving into classic elements of this traditional American style. Wood shutters and an enhanced entry element and/or trim are the finishing details for an otherwise simple and functional form.

Vertical Multi-Paned Windows with Shutters

Accent Window and Enhanced Molding details

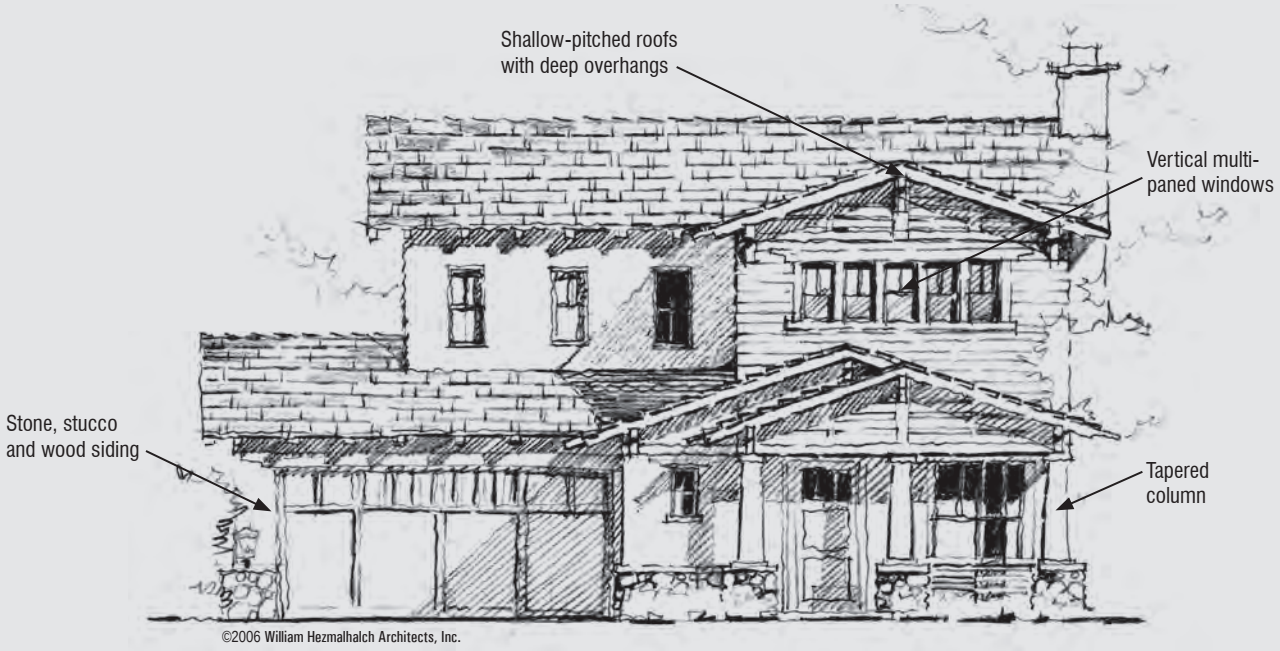
Articulated Portico Entry

## *American Colonial*

| *Element* | *Common Features* |
|---|---|
| ***Form*** | • Simple plan form and massing; or shed or pitched roof dormers |
| ***Roof*** | • 5:12 to 12:12 roof pitch, possibly lower pitch at main roof<br>• 12" to 18" overhang<br>• Simple front to back gable roof<br>• Architectural quality asphalt shingles or shingle texture flat concrete tiles |
| ***Walls*** | • Horizontal siding or brick may be combined with stucco. All material changes must occur at an inside corner or other logical location |
| ***Windows*** | • Vertical multi-paned windows or use of an accent window where appropriate to architectural style such as: bay windows, dormer window in roof at front elevations<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows |
| ***Details*** | • Neoclassic columns or posts at entry<br>• Simplified cornice trim at gable ends<br>• 2 x 6 window and door trim - wood on siding, foam on stucco<br>• Enhanced entry element such as portico or covered porch<br>• All surface mounted fixtures on front elevations must complement architectural style (i.e. use of some style appropriate details such as: knee braces at dormer, wood porch columns and rails, shutters, enhanced window trims, and louvered attic vents)<br>• Garage door patterns and colors to complement style |
| ***Colors*** | • Field: Pastels, whites, light earth tones, off-whites, or dark earth tones<br>• Trim: Light or dark in contrast to field color<br>• Accents: Whites, light tones, or medium to dark tones in contrast to field, grayed or dark greens, blues, reds, or black |

Note: Enhancements are required at corners and second-story elevations seen from public views.

# *Craftsman*




The Craftsman style was inspired by the English Arts and Crafts Movement of the late 19th century. Of the utmost importance was that all exterior and interior elements received both tasteful and "artful" attention. The movement influenced numerous California architects such as Green and Green, and Bernard Maybeck.

The resulting Craftsman style responded with extensive built-in elements and by treating details such as windows or ceilings as if they were furniture. The style was further characterized by the rustic texture of building materials, broad overhangs with exposed rafter tails at the eaves, and trellises over the porches. The overall affect was the creation of a natural, warm and livable home. In Southern California, the Craftsman style spun out of bungalows that were the production home of the time.

Front Porch with Battered Columns

Gabled Roof with Deep Overhang

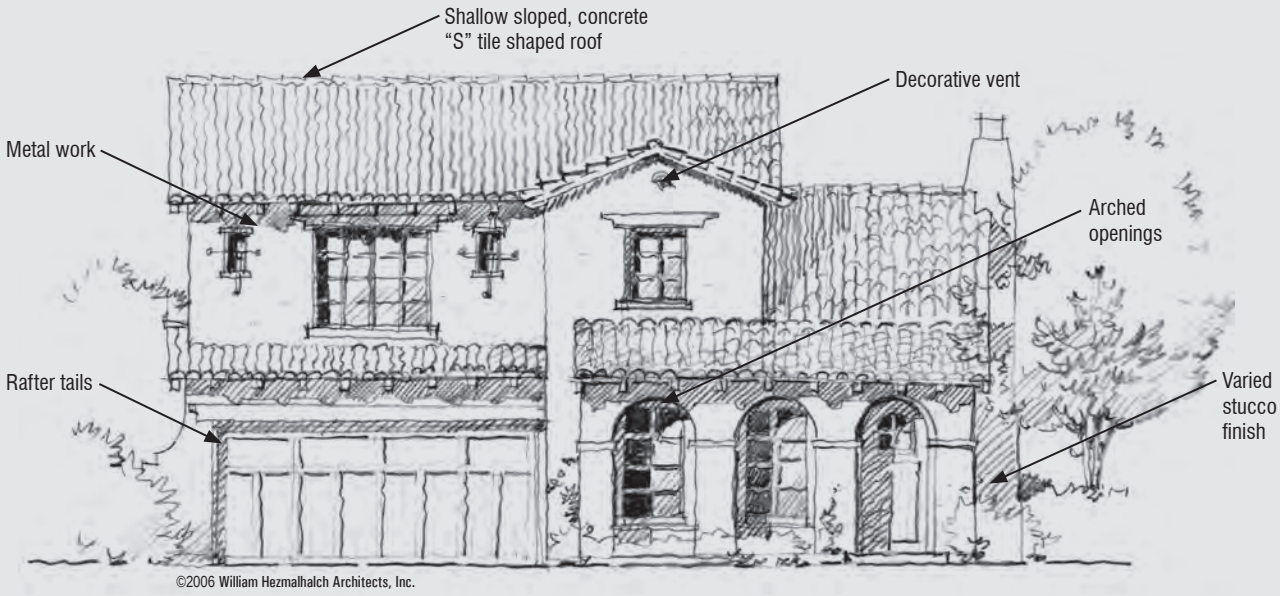
Vertical Multi-Paned Windows

## *Craftsman*

| *Element* | *Common Features* |
|---|---|
| ***Form*** | • Simple 2 story boxed massing with vertical and horizontal breaks |
| ***Roof*** | • 4:12 to 5:12 roof pitch, possibly lower pitch at main roof<br>• 16" to 24" overhangs<br>• Flat concrete tile - shingle appearance<br>• Basic gabled roof - side to side with cross gables |
| ***Walls*** | • Horizontal siding or stone base accents may be combined with stucco. All material changes must occur on inside corner or other logical location |
| ***Windows*** | • Vertical multi-paned windows or use of accent window where appropriate to architectural style such as: single hung windows at front elevation, feature ribbon windows (3 or more) at front elevation<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows<br>• Use windows individually or in groups |
| ***Details*** | • Entry or full porches with heavy square columns or posts on stone or brick piers<br>• Shaped wood header trim at windows and doors - wood on siding, foam on stucco<br>• Simple or triangulated knee brace<br>• All surface mounted fixtures on front elevations must complement architectural style<br>• Garage door patterns and colors to complement style |
| ***Colors*** | • Field: Light to dark earth tones<br>• Trim: Light to dark earth tones in harmony or contrasting with field color<br>• Accents: Light to dark earth tones in contrast with field color |

Note: Enhancements are required at corners and second-story elevations seen from public views.

# Spanish Colonial

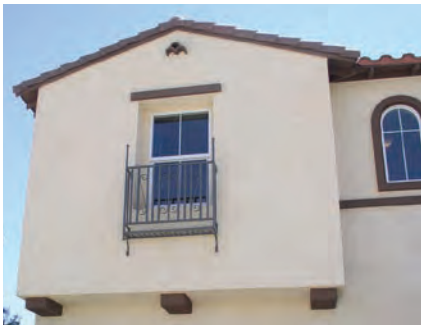



Spanish Colonial, also known as Spanish Eclectic is an adaptation of Mission Revival enriched with additional Latin American details and elements. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

The simple courtyards of the Spanish Colonial heritage with hanging pots, a flowering garden, and sprawling shade trees are hardly surpassed as foreground design elements. Further architectural distinction was established through the use of tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork.

Key features of this style were adapted to the Southern California locale. The plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrast of materials and textures.

Feature Window



Tile Roof, Gable Vent and Wrought Iron Accents

Stucco Walls with Arched Openings

## *Spanish Colonial*

| *Element* | *Common Features* |
|---|---|
| *Form* | • 2 story massing with strong one-story element |
| *Roof* | • 4:12 to 5:12 roof pitch, possibly lower pitch at main roof<br>• 12" to 18" overhang<br>• Simple hip or gable roof with one intersecting gable roof<br>• Barrel or 'S' shape concrete tiles |
| *Walls* | • Stucco |
| *Windows* | • Vertical multi-paned windows or use of an accent window where appropriate to architectural style such as: feature recessed arched window, accent beveled glass recessed window, single or grouped round top windows at front elevations<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows<br>• Simple 2x window and door trim - wood or stucco over foam |
| *Details* | • Stucco over foam window and door trim<br>• Arched stucco column porches<br>• All surface mounted fixtures on front elevations must complement architectural style (i.e. some style appropriate details such as: wrought iron balconies and accent details and shaped rafter tails at feature areas<br>• Garage door patterns and colors to complement style |
| *Colors* | • Field: Whites or off-whites<br>• Trim: Dark browns<br>• Accents: Deep jewel tones of green, blue, red (on shutters, door, balcony trim) |

Note: Enhancements are required at corners and second-story elevations seen from public views.

# *Andalusian*

The Andalusian style is an adaptation of the farmhouses and cottages found in the rural areas throughout Andalusia, in the South of Spain. Enriched with details and elements derived from Moroccan, Moorish, and classical Roman architecture this style represents a simple, yet elegant blend of cultures.

The informality of rural life originally inspired a simple, rectangular form that evolved organically over time to meet the spatial needs of the owner. Subsequent massing was typically similar in form, but changed in dimension with new functions and arrangement of spaces. The resultant irregularity in massing and appearance adds to the charm and romance of this southern European style. Its informal rustic character is highlighted with sophisticated details, natural, indigenous materials, warm, sun-bleached colors, and rich textures.

Architectural distinction is established through the use of details such as softly sculpted or curved wall and chimney articulation, colorful mosaics and tile work, rustic stone accents, balconies, perforated wall patterns and vents, cantilevered windows, classical elements, arches, and/or wrought iron grillwork accents.

Feature Windows and Simple Massing

Vertical Windows with Wrought Iron Detail

Well Articulated Entry

## *Andalusian*

| *Element* | *Common Features* |
|---|---|
| ***Form*** | • 2 story massing with one story elements at courtyards and/or entries |
| ***Roof*** | • 4:12 to 5:12 roof pitch, possibly lower pitch at main roof<br>• 12" to 18" overhang<br>• Simple hip or gable roof<br>• Barrel or 'S' shape concrete or clay tiles |
| ***Walls*** | • Stucco finish |
| ***Windows*** | • Vertical multi-paned windows or use of an accent window where appropriate to architectural style such as: feature recessed arched window, accent beveled glass recessed window, single or grouped round top windows at front elevations<br>• Multi-paned windows or inserts on side and rear elevations in high visibility public view areas<br>• Vinyl wrapped windows<br>• Simple 2x window and door trim - wood or stucco over foam |
| ***Details*** | • Arcades supported by classic columns at courtyards, balconies, and porches<br>• Enhanced articulation at entrances and feature windows<br>• Classical and/or Moorish details<br>• Wood or wrought iron railings at balconies or porches<br>• Garage door patterns and colors to complement style |
| ***Colors*** | • White or beige tones on field color<br>• Dark brown or jewel toned trim |

Note: Enhancements are required at corners and second-story elevations seen from public views.

# 7.3 Massing

## 7.3.1 Introduction

Creating street scenes that function well and have visual interest is a primary community objective. The following basic elements and criteria are intended to develop variations in appearance and a sense of individuality for each home. Neighborhoods that have nearly identical homes and streets without variation in product placement and form will not be approved in design review. This section lists architectural massing and plotting techniques that will help to create a quality environment.

Objectives:

- Minimize visual impact of garages;
- Give attention to composition of building mass;
- Incorporate single-story elements in two-story buildings;
- Vary setbacks at porches, living and garage areas;
- Minimize two-story dominance on streetscene, sidewalks and open spaces;
- Design with sensitivity to corner lot conditions;
- Use appropriate transition of scale; and
- Use four-sided elevation design.

## 7.3.2 General Elements

The general elements of building massing include:

- Front articulation;
- Roof form;
- Garage placement;
- Balconies and projections;
- Rear articulation;
- Variable setbacks; and
- Corner lots/critical edge conditions.

### *Neighborhood Massing and Plotting Concepts*

To provide more interesting neighborhood streetscenes, varied massing on all elevations is encouraged.

Where possible when plotting, refrain from strict compliance to minimum garage setbacks to avoid contributing to repetitious street scenes. Typically, plans are to be reversed and plotted so that garages and entries are adjacent to each other to create an undulating setback. Occasionally, this pattern should be broken to avoid monotony. Additionally, no more than two (2) of the same plan/elevations shall be plotted next to each other or directly across the street from one another.

### *Simple Home Design*

In an attempt to design aesthetically pleasing architecture that is economically feasible and functions well the concept of "The Simple House" is to be implemented. This suggests that starting with simple structural forms and building masses and appropriate roof forms can lead to the development of an "authentic" style while maintaining acceptable building costs. In order to achieve this the following basic criteria have been established:

- Design "simple," attractive homes using simple plan forms and style-appropriate massing and roof pitches;
- Use style-appropriate elements and details to enhance good architecture;
- Provide a variety of single-story heights and profiles while stepping back second story massing where appropriate;

SINGLE STORY ELEMENTS

- Acknowledge both street front facades on corner homes or buildings by 'wrapping' usable spaces, architectural elements & materials around to face the side street frontage;
- Give added attention to side and rear articulation on all building facades;
- Use covered and shaded spaces such as porches, landscaped courtyards or structural landscape elements to provide a sense of entry and respond to local climate conditions; and
- Respond to overall community character with appropriate choices of style, color and materials.

Refer to sections 7.2, 7.3, and 7.4 of this document for specific guidelines concerning styles, massing, elements and details of simple residential architectural design.

### *Single Story Elements*

Single-story elements are encouraged on all homes to help establish neighborhood pedestrian scale and add variety to the street scene. A minimum of 33% of homes in each neighborhood shall have at least one (1) significant single-story element on an exposed front or side elevation.

Significant single-story elements include:

- Front or wraparound porch (minimum 7' deep and 10' wide);
- Roofed porte cochere;
- Single-story living space in conjunction with a second story recess of at least 5'; and
- Pop-out gable element - enclosed or open.

In neighborhoods with required lot sizes of less than 5,000 square feet, this requirement may be satisfied with the addition of a one-story porch or other elements listed above.

In neighborhoods with required lot sizes of 5,000 square feet or greater, this requirement shall be satisfied with an enclosed single-story living space in conjunction with a second story recess of at least five (5) feet.

Where forward garages are used, single story massing is encouraged.

## 7.3.3 Front Articulation

The appearance of the street scene and collection of homes within it is typically the first impression of any neighborhood. Most homes are seen primarily from the front and represent the transition from public to private space as well as the character of those who dwell within .

Varied Massing on Elevation

Varied Roof Forms

With this in mind it is important that the front of the home, and any sides exposed to the street receive thoughtful design and articulation to bring character and quality to the individual home and to the neighborhood as a whole. The following guidelines will help to achieve that level of articulation:

- Design neighborhood plan packages with forms and front elevations in mind to work together in controlling the impact of buildings on the street scene;
- Provide variety in form and massing to reflect interior uses and achieve attractive and interesting elevations;
- Design placement of windows to work with interior uses and provide "eyes on the street;"
- Consider the entry as a focal point when designing the front elevation; and
- Provide an appropriate level of detail and trim at entry, doors and windows to enhance good design.

## 7.3.4 Roof Forms

Rows of homes seen from a distance or along arterial roads are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roof line. Articulate the building mass and roof lines to express a variety of conditions and minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights. This can be achieved by designing a discernibly different roof for each home plan. Individual roof plans may be simple but between different plans should exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or by the introduction of one-story elements.

## 7.3.5 Garage Placement & Treatment

Create attractive and comfortable street scenes and pedestrian spaces by de-emphasizing garages, implementing "architecture forward," and encouraging "corner homesites."

### A. Street Facing Garages

The impact of repetitive, street-front garages can be reduced by using the following techniques:

- Vary garage placement mix within neighborhood plotting plan;
- Vary garage door appearance;
- Vary garage placement; and
- Provide optional treatments that occur forward of the garage to buffer the view impact of garages and garage doors.

#### Vary garage placement within neighborhood plotting plan

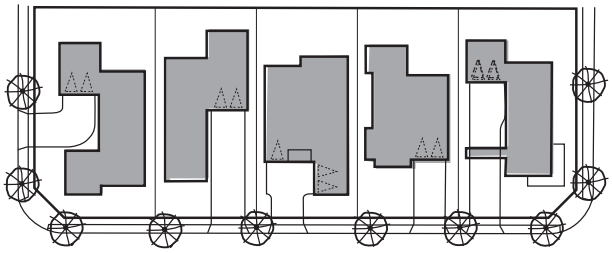
Vary garage placement whenever possible by alternating front setbacks. Alternate plans with different garage locations when plotting adjacent homes.

#### Vary garage door appearance

Vary garage door pattern, windows and/or color as appropriate to individual architectural styles. Where possible, use two (2) single doors instead of a large one. Additional treatments are encouraged to buffer direct view of the garage door.

#### Vary garage placement from plan to plan

The following are examples of garage placements in each Conventional Small, Medium, and Large Lot neighborhood (Cluster Home and Lane Loaded neighborhoods are exempt). The intent is to limit the impact of street facing garages and vary garage placement (i.e. forward, shallow, deep recessed) within each neighborhood.




Varied Garage Placement—Street Facing

Varied Garage Door Appearance

### *1. Shallow-Recessed Garage*

All front facing, shallow-recessed garages shall be located a minimum of five (5) feet behind the front elevation/living space and a minimum of twenty (20) feet from the property line. Homes with shallow recessed garages shall be limited to 25 percent of the total number of units in each builder's plan package; 50 percent of units may be permitted with shallow-recessed garages if front porches are provided on those plans. Porches shall have a minimum depth between 5 to 7 feet (Subject to Planning Department review and approval).

### *2. Mid-Recessed Garage*

Mid-recessed garages are located ten (10) feet or more behind the front elevation, living space, or front porch feature.

### *3. Deep-Recessed Garage*

Deep-recessed garages are located twenty (20) feet or more behind the front elevation, living space, or front porch feature. These may be attached or detached.

### *4. Corner Lot with Side-street Entry Garage*

This garage placement allows the option of entering from the side street, thereby eliminating the garage and driveway from the front face of the house.

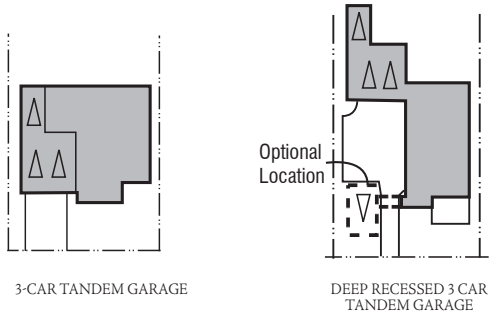
### *5. Garage Forward*

This garage placement includes front-facing or swing-in access. It applies to any garage located forward of the home's front facade. Extra attention and treatments should be applied when using this garage location.

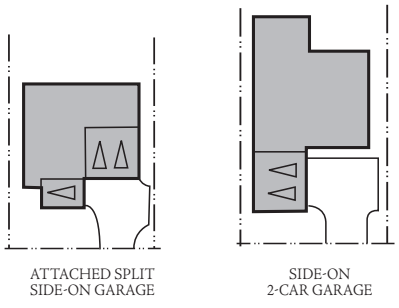
Shallow Recessed

Mid Recessed

Deep Recessed



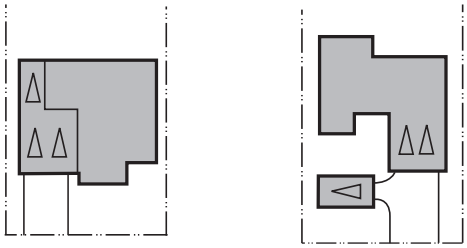

Varied Tandem Garage Examples




Varied Swing-in Garage Examples

Split 3-car Swing-in Example
(55' Wide Minimum)

Detached, Deep Recessed Examples




Varied Tandem Garage Examples

## Forward Side-On Garage

Side-on garages greatly reduce the impact of garage door faces on the streetscape. The resultant street-facing garage wall shall be articulated with the same level of detail as the front facade of the home including windows, trim, etc.

- Side-on garages are prohibited on lots less than 55' wide; and
- All garage doors on side-on plans shall be recessed a minimum of twelve (12) inches behind the garage wall plane.

## Forward-Front facing Garage

This garage placement is limited and must be used in combination with others to lessen the impact on the street scene. The minimum garage setbacks (as stated in Section 7.5, Home Types, of this document) shall be maintained.

- All garage doors located forward of the front living space shall be recessed a minimum of twelve (12) inches behind the garage wall plane.

## Garage Treatments

### *Garage Placement*

#### Tandem Garage or Split Garages

When a three (3)-car garage is planned, the impact on the streetscape can be reduced by constructing the additional car bay in tandem behind the standard two (2)-car garage door. Designing split or separated garages is another option to reduce the impact of adjacent garage doors.

## 3-Car Front-Facing Garage Requirements

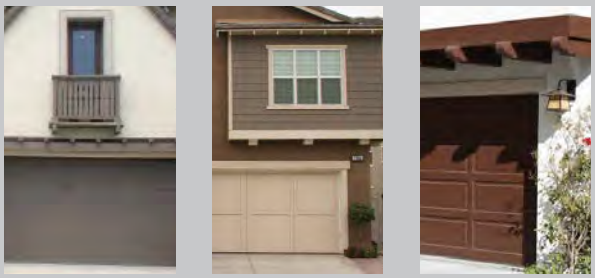
Three (3)-car garages with all doors facing front are limited to:

- One plan per neighborhood plan package ;
- Lots that are 55' wide or greater; and
- All other standard garage requirements of the Specific Plan

When a 3-car front-facing garage is used, in addition to standard garage requirements and a minimum seven (7) feet deep by ten (10) feet wide porch, it shall provide at least one (1) of the following additional front-facing plan requirements:

- Offset a single garage door at least two (2) feet from a double door; and

- Provide three (3) single garage doors each separated by at least one (1) foot. Three (3)-car garages may be located forward of the house or recessed. If they are located forward of the living space they are subject to all requirements of garage forward plans.
- Provide an 18- to 24-inch box-out or architectural projection forward of the garage to create a plane break.



Box-out and Architectural Projection Examples

## Detached Garages

Detached garages may be deep-recessed or corner-facing with a side street entry. Detached garages are located toward the rear of the lot behind the primary structure. They are enhanced by applying the same details found on the home. When detached garages are front-facing, long driveways should be improved by adding texture, pattern or a 'ribbon' driveway.

## Optional Garage Treatments

The following optional treatments are encouraged to reduce or buffer the direct view of garages and garage doors from the sidewalk or street.

## Porte Cochere

A recessed garage plan with a porte cochere creates an additional, partially covered, parking space and serves an occasional outdoor private space while buffering the view of the garage.

## Garage Door Screening Elements

The following screening elements may be utilized to reduce direct impact of the garage:

- An attached overhead trellis installed beneath garage roof fascia and/or above garage door header trim.
- Driveway may be spanned with a gated element or overhead trellis.

Three Car Tandem Garages

Offset Garage Doors

Three Single Garage Doors

Porte Cochere Example

## B. Garage Placement and Treatments

### *Lane Facing / Motorcourt Garages*

Although lanes and motorcourts are thought of as merely a transitional vehicular space, they also provide garage and sometimes direct residence access, trash collection and other daily utility uses. They may be experienced by homeowners as often as the front entries to these homes.

Therefore, when designing lanes and motorcourts, both functional and aesthetic issues are to be considered. It is the intent to provide a pleasant experience for daily users by incorporating both in the elements of lane design.

Lanes and motorcourts with home and garage elevations that have similar or identical facades, setbacks, roof lines, or color schemes are not permitted.

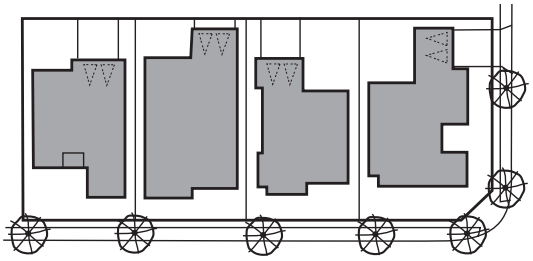
In order to avoid this, the following requirements must be met:

- Avoid a multi-storied, "canyon-like" effect within the lane by providing varied massing, vertical and horizontal offsets of primary architectural elements and roof lines. Where possible, vary ground floor building setbacks to provide undulation in the line of garage doors. All drive apron and building separation setback requirements shall still be maintained, (refer to Section 7.5, Home Types for specific setback requirements);
- Articulate lane-facing and motorcourt building elevations with style-appropriate window trim, elements and details;
- Vary garage door appearance by using door patterns, colors, and windows appropriate to individual architectural styles;
- Design and locate rear privacy walls and pedestrian-gate entries to provide ease of access to the rear yard, allow sufficient dimension for landscape requirements and screen trash can storage from lane and motorcourt view; and
- Provide landscape planters (as feasible) within lanes to soften the appearance of the building elevations.

Cottage

Farmhouse

LANE (PRIVATE ALLEY) LOADED ACCESS



**Varied Garage Placement—Lane (Private Alley) Facing**

## C. Off-Street Parking

If providing off-street parking, ensure the dimensions of the space are 9 feet by 18 feet for uncovered spaces. A 2-foot landscape area may be used to reduce the stall length minimum to 16 feet. Carports must have 10 feet by 20 feet clear at minimum.

## 7.3.6 Balconies and Projections

The inclusion of balconies and projections are encouraged for both aesthetic and practical purposes. They are useful in breaking up large wall planes, offsetting floors, providing shade, creating visual interest, and adding human scale to a building. Balconies also provide the practical advantage of extending living areas to the outdoors and providing elevated spaces and views.

- Balconies may be covered or open. They may be partially recessed into the mass of the building or serve as a projecting element; and
- Design balconies as integral elements of the building with details, eaves, supports, and railings to be consistent with the architectural style and other elements of the building's design.

Other architectural projections may include elements such as cantilevered massing, secondary roof changes, niches in plan and bay windows.

## 7.3.7 Elevation Enhancements

The second story portion of elevations facing a public street should include a variety of window treatments, roof projections, etc. to provide an appearance similar in quality to front elevations. A variety of hipped and gabled roof forms should be used in each neighborhood. One-story elements also help to provide this variety.

## 7.3.8 Varied Massing

Provide varied massing and articulated elevations consistent with the selected style. Provide alternative garage locations, from shallow to deep, and alternate plan configurations within each neighborhood, for conventionally loaded product.

### *Floor Plan Form*

Keep architectural styles in mind when designing the floor plan. For example, styles such as Cottage or Farmhouse that reflect asymmetrical massing and steeper roof pitches may be applied to a similar floor plan and elevation while both maintain an authentic appearance.

## 7.3.9 Corner Lots/Critical Edge Conditions

Neighborhood quality will be enhanced by adding a home plan designed specifically for the corner, or by enhancing an interior lot plan for use on the corner with additional architectural elements and/or details as found on the front elevation.

All corner homes (Conventional, Lane Loaded, and Cluster Home product) shall wrap materials (where applicable to the style/front elevation) and continue articulation around to the corner side facade. All material changes shall occur on an inside corner such as a porch, fireplace, niche or bay window, OR coincide with an architectural element that conceals the material change, OR terminate a logical stopping point such as a fence, column, or window.

## Corner Plans

At least two (2) plans per Conventional and Lane Loaded residential product neighborhood should be designed for optional use on corner lots. Cluster Home product should be designed appropriately to address the front and corner side exposure.

- One (1) of these plans shall include a significant architectural element that encompasses an interior room or living space that wraps around or occupies the corner side yard.

A second plan (primarily for conventional product) should include an element that helps to articulate the side facade such as:

- A wraparound porch;
- pop-out side gable;
- significant wall plane offset;
- appropriately detailed second story pop-out.

These elements will also provide logical stopping points/less conspicuous inside corners for wrapping materials. Corner plans should also consider use of the following elements:

- A corner-related front entry door placement; and
- A garage placement that allows entry from the side street or lane.

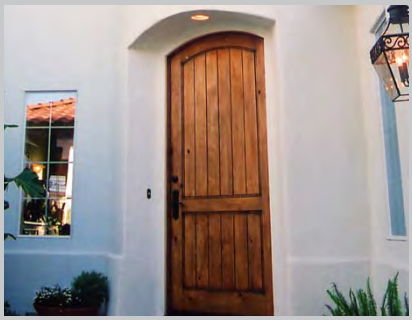
## Community Recreation and Common Facilities

Private, common recreation facilities may include a pool, spa, clubhouse, barbeque areas or other facilities as appropriate to the community. Common facilities act as key character elements. Therefore, the following should be considered when designing for such facilities.

- Clubhouse and other common buildings should exhibit a high level of quality and attention to detail on all sides of the building;
- All architectural and community elements, such as street furnishings, benches, and lighting standards should be consistent with the selected overall architectural character for the community; and
- Colors, massing, roof pitch, and materials of surrounding residential buildings should also be considered in conjunction with the design of the common facility.

Wrapping Materials

Wraparound Porch On Corner Plan



Doors

Windows

## 7.4 Materials and Details

### 7.4.1 Introduction

Although the character and style of homes should be established primarily through the use of massing, roof forms and key architectural elements, the addition of appropriate secondary character elements, detailing and accent materials provides an effective means of further reinforcing and enhancing character and style interpretations.

Key elements are those primary architectural features of the home that clearly discern one style from another. Secondary elements and details are identified as those that help to reinforce or enhance an already identifiable style. A list of appropriate elements, colors and materials for each individual style is found in the requirements matrices in the "Architectural Styles" section of this document.

The Key or Primary elements are:

- Doors and Entries;
- Windows;
- Rakes and Eaves;
- Exterior Lighting Fixtures;
- Roof Materials;
- Colors;
- Accent Materials; and
- Wall Finishes

### 7.4.2 Doors and Entries

Building entries represent an important point of interface between public and private spaces typically creating the initial impression for the user and a focal point for the viewer. Front doors and associated entry spaces should thereby be treated with a sense of importance and detailed so as to emphasize their location and purpose. In designing the door and entry space of homes the following guidelines shall be observed:

- Design of door and entry spaces shall be consistent with the architectural style of the home;
- Doors shall be protected by a deep recess, porch or other covered element;
- Door and entry spaces shall reflect a level of detail appropriate to their function and architectural style;
- Surface mounted lights shall not be permitted in garage door soffits; and
- Wall mounted lighting fixtures shall be selected according to the individual style of the home or building.

## 7.4.3 Windows

The following guidelines shall be observed for windows:

- Proportions and alignment shall be appropriate to individual style;
- No highly reflective glazing shall be used;
- Windows may be vinyl-wrapped or wood;
- Inset windows shall be a minimum of two (2) inches in depth;
- Recessed windows are encouraged to be a minimum of six (6) inches in depth;
- Window placement shall be designed to enhance privacy between neighbors;
- Full window trim is encouraged on street facing elevations;
- Shutters shall be sized to match window width and exhibit style-appropriate hardware; and
- Style-appropriate grates, shutters and tile surrounds are encouraged.

## 7.4.4 Rakes and Eaves

As with other architectural elements, roof edge treatments vary with the character of each style. Rakes and eaves shall reflect that of each individual style and contribute to the overall look and feel of the community.

- Elements and proportions of rakes and eaves shall be appropriate to the individual style;
- Where appropriate to individual style, larger eave overhangs are encouraged to provide opportunities for shading and relief; and
- Rafter tails, when exposed, shall be a minimum of four (4) inches and painted or stained.

## 7.4.5 Exterior Lighting and Fixtures

In the neighborhoods, streets and lanes of the Specific Plan emphasis shall be placed on lighting for safety, security and aesthetics. Street poles and wall fixtures shall be used to provide sufficient light for traversal and visibility, thereby providing the community with a comfortable level of safety and security at night. Every attempt should be made to reduce overflowing light on adjacent homes and to increase the amount of light in less visible areas.

Opportunities to use lighting for directional and aesthetic reasons should also be considered. Where fixtures are not an important focal point, conceal light sources and concentrate on achieving the maximum effects of good lighting design. Where fixtures are part of architectural detailing they should reflect the selected style.

- Lighting used on walls and walkways shall focus light down and provide appropriate down-casting hardware to minimize glare; and
- Ambient light shall be down-cast to reduce the impact on the neighborhood.

Exterior Treatments

## 7.4.6 Roof Materials

Roof materials, colors and treatments should correspond to the individual character or style of the home or building and be compatible with the overall look of the neighborhood. Style appropriate materials and colors are found in each appropriate matrix in the "Architectural Styles" section of this document.

- A variety of roof plans, forms and ridge heights shall be provided using hips, gables and intersecting elements to avoid a repetitious skyline;
- High quality composition, concrete or clay tiles may be used in conjunction with the style of home; and
- Skylights are prohibited on sloped roofs facing public streets.

## 7.4.7 Colors

A varied palette of regional and style-appropriate colors and materials have been selected for the homes in the Specific Plan. This inherently rich and diverse palette will provide the variety required for visual interest while providing a sense of unity within the neighborhoods. Style-appropriate color selections will enhance the architectural character and impart individuality to each home.

- Color shall contribute to distinguishing the overall architectural character of the dwelling. Refer to "Architectural Styles" matrices for individual color palettes;
- Hue variation in adjacent homes shall be provided to create diversity within the neighborhood;
- Diversity of color is encouraged; and
- Roof tile colors will be selected according to architectural styles.

To further this goal of diversity, the following criteria shall be met:

- Elevation/color scheme shall consider the composition of colors, appropriately combining colors for an aesthetic and varied streetscape. Consider field color, trim color, accent colors, and accent materials colors.
- Individual color schemes must be appropriate to the architectural styles with a harmonious selection of accent materials, roof profiles and colors;
- No adjacent or facing home shall have the same color scheme; and
- No more than two (2) of the same plan/elevation shall be plotted adjacent to one another.

Roof Materials

Accent Materials

## 7.4.8 Accent Materials

Accent materials should be used to enhance and reinforce the architectural style and composition of individual homes and provide variety in the street scene. Selective use of appropriate materials, color and placement can provide maximum impact while imparting a sense of unique character to each home.

- Culmination of accent materials shall terminate at inside corners or coincide with an edge or architectural element to conceal changes in material. Where views are limited or edges concealed by an architectural element, accent materials may terminate at privacy wall conditions;
- Natural stone, approved manufactured or cultured stone, painted or natural brick, precast concrete, ceramic tile, slump block, and horizontal or vertical wood siding (or approved manufactured siding, i.e. cementitious board) are encouraged;
- Accent materials shall be selected to complement the overall color and style of the home or building; and
- Architectural trim applied to all elevations is encouraged to be consistent with front elevation and the architectural style.

## 7.4.9 Wall Finishes

Style-appropriate wall finishes should visually enhance individual homes. The use and placement of extreme contrasts in color and/or materials should be carefully considered in order to maintain a compatible overall look throughout the neighborhood. Footings shall be exposed no higher than 6" above finished grade.

***Permitted Finishes:***

- Stucco: light to medium sand finish ("Spanish Lace" finish is prohibited);
- Exposed masonry walls (brick, slump block, etc.);
- Stone, brick, adobe, brick veneers (accent materials);
- Horizontal plank siding; and
- Board and batten siding.

## 7.4.10 Trash Container Pads in Lanes

Builders are required to build one (1) 42-inch by 42-inch brick pane pad for each lot immediately adjacent to the lane for the purpose of temporarily placing trash containers for pick-up by the Sanitation Department on scheduled days. The design of the enclosures shall comply with NPDES requirements.

# 7.5 Home Types

## 7.5.1 Introduction

A primary design objective for the Specific Plan is to provide a variety of home sizes and plans to suit the needs of different life stages and market segments.

The following section provides conceptual plotting examples for a variety of single-family detached homes, arrangements, and lot size ranges. The plotting concepts are provided only to illustrate a typical layout of each building type. These concepts are not intended to be mandated layouts.

## 7.5.2 Home Type Criteria

The following are design standards and minimum setbacks by typical residential product and building type.

Finishes

## *Cluster Homes Residential Product: Motorcourt Cluster A (6- or 8-Plex)* *(PA 13, 25, 26 & 27)**

### Characteristics

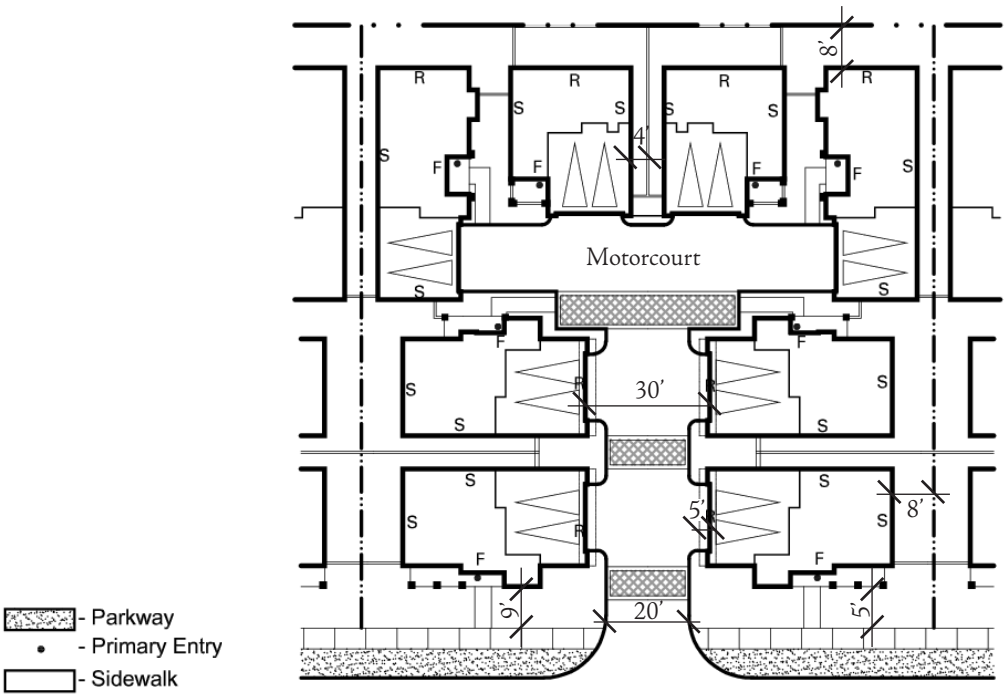
- Potential net density of 7.5 to 9 du/ac.
- Single-family detached dwellings clustered around motor court
- Automobile access via common motor court driveway
- Primary entries and walks face motor court or street
- Private side and rear yards
- Parking for residents provided in garages
- Guest parking provided on local streets, designated parking areas, or as approved by the City of Ontario
- Reciprocal use easements extend private space

**Notes:**

1. Actual acreages, lot sizes, unit counts and densities may vary based on final plans.
2. Refer to other areas of ***Chapter 7 – Residential Design Guidelines,*** for more specific criteria regarding building design, plotting, styles, materials, details and implementation.
3. Refer to other areas of 7.6 Landscape Design, for specific criteria regarding all landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only - not intended to be mandated layout.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Cluster Homes: Motorcourt Cluster A (6- or 8- Plex)* *(PA 13, 25, 26 & 27)*




*Typical Product Plotting Concept*

Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

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## Minimum Standards

**Minimum Lot Size**
- Exclusive use area per home: 2,100 s.f.

**Building Separation**
- Front to side living space: N/A
- Front entry to side living space: 8' (4' +4')
- Side to side living space: 8' (4' +4')

**Side Setbacks - To Back of Sidewalk - Street Facing**
- Living space: 9'
- Porch, balcony: 5'
- Garden wall: N/A'

**Side Setbacks - To Parcel Edge**
- Living space to property line: 4'

**Rear Setbacks - To Parcel Edge**
- Living space (2-story): 8'

**Garage Setbacks**
- Garage face to garage face: 30'
- Garage face to driveway (apron): 5'*
- Note: Lane width may be increased to 24' when the lane length exceeds 150'.

**Maximum Encroachments into Building Setbacks**
- Fireplace, media niche (8' max length), bay windows (cantilevered), potshelves, brackets, etc.: 2'
- Second floor cantilever over garage: 2'

**Private Open Space Per Unit**
- Minimum dimension: 6'
- Total per unit: 100 s.f.

**Parking**: Per City of Ontario Development Code

**Building Height**
- Architectural projections may exceed the maximum building height of 35' by an additional 10'.

*Measurement is to be taken from the inside of the curb.

# *Cluster Homes Residential Product:*
***Paseo Cluster Lots (PA 25 & 27)****

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Not to Scale

## Characteristics

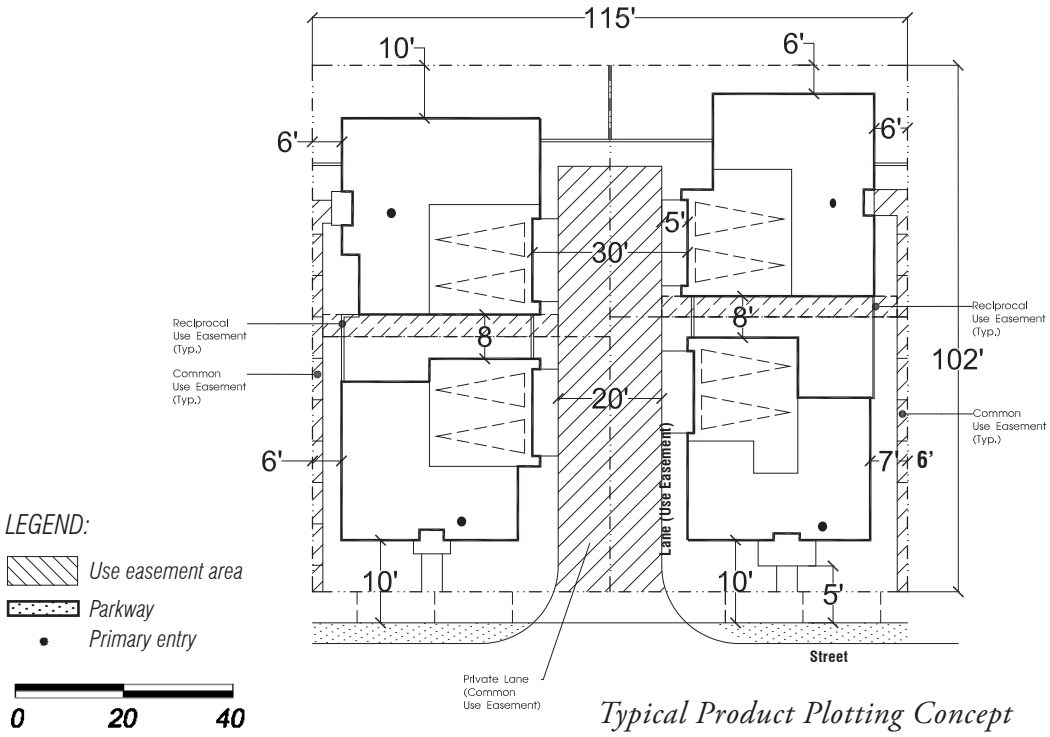
- Potential net density of 7.5 to 9 du/ac.
- Single-family dwellings with front orientation (primary entries and walks) along green court, paseo, or street
- Automobile access via lane
- Private side and rear yards/patios
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas
- Reciprocal use easements may be used to increase private yards and meet building standards

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Cluster Homes: Paseo Cluster Lots* *(PA 25 & 27)*




Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

*Typical Product Plotting Concept*

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## Minimum Standards

**Minimum Lot Size**

| | |
|---|---|
| Exclusive use area per home | 2,100 s.f. |

**Cluster Dimensions***

| | |
|---|---|
| Lot width standard | 115' |
| Lot width on corner Lot | 120' |
| Lot depth on standard lot | 102' |
| Maximum building coverage | 45% |

*Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

**Building Separation**

| | |
|---|---|
| Side to side living space | 8' (4'+4') |
| Paseo separation | 12' (6'+6') |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 10' |
| Garage facing street | - - |
| Garage facing lane | 10' |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 5' |
| Corner facing garage | 18' |

**Interior Setbacks to Property Line or Lane**

| | |
|---|---|
| Living space to PL (ground floor) | 6' |
| Living space to lane (ground floor) | 5' |
| Garage to PL or lane | 5' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc. | 2' max encroachment, 3' min. from PL |
| Second story living space over garage, offset or cantilever from face of garage (or as approved by the City of Ontario) | 4' max encroachment, 3' min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 10' |
| Total per unit | 100 s.f. |

**Parking** Per City of Ontario Development Code

# *Cluster Homes Residential Product:*
***Motorcourt Cluster B (PA 26 & 27)****

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Not to Scale

## Characteristics

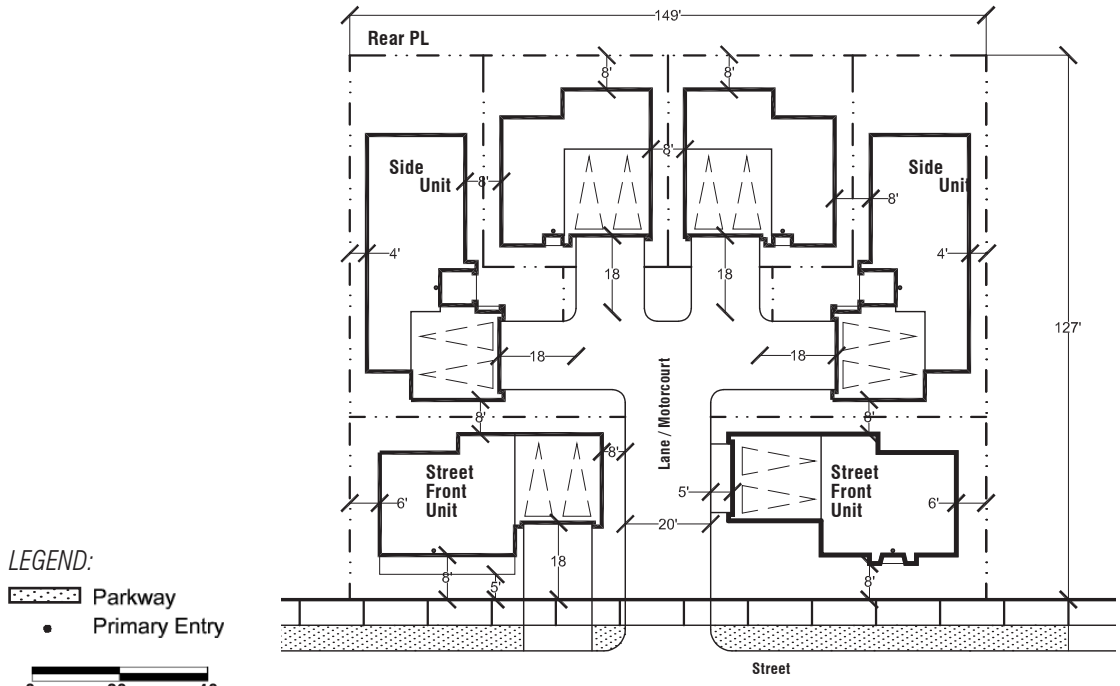
- Potential net density of 8.5 to 10 du/ac.
- Single-family dwellings with front orientation along paseos, motorcourt, or street
- Automobile access via lane or motorcourt
- Primary entries and walks face paseos or motorcourt
- Private yards/patios
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas
- Reciprocal use easements may be used to increase private yards and meet building standards

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Cluster Homes: Motorcourt Cluster B (PA 26 & 27)*




Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

*Typical Product Plotting Concept*

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## Minimum Standards

**Minimum Lot Size**

| | |
|---|---|
| Exclusive use area per home | 2,100 s.f. |

**Cluster Dimensions**

| | |
|---|---|
| Lot width on front | 149' |
| Lot width on corner | 154' |
| Lot depth on standard lot | 127' |
| Maximum building coverage | 45% |
| Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street | 90' (partial motorcourt) |

**Building Separation**

| | |
|---|---|
| Side to side living space | 8' (4'+4') |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 8' |
| Porch, balcony | 5' |
| Garage facing street | 18' |
| Garage facing lane/motorcourt | 10' |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 8' |
| Porch, balcony | 5' |
| Corner facing garage | 18' |

**Interior Setbacks to Property Line, or Motorcourt**

| | |
|---|---|
| Living space to PL (street front units) | 6' |
| Living space to PL (side units) | 4' |
| Living space to rear PL | 8' |
| Living space to motorcourt (ground floor) | 5' |
| Garage to PL or lane | 5' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc. | 2' max encroachment, 3' min. from PL |
| Second story living space over garage, offset or cantilever from face of garage (or as approved by the City of Ontario) | 4' max encroachment, 3' min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 10' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

## *Cluster Homes Residential Product: Motorcourt Cluster C (5-Plex)* *(PA 13, 25, 26, & 27)**

Not to Scale

### Characteristics

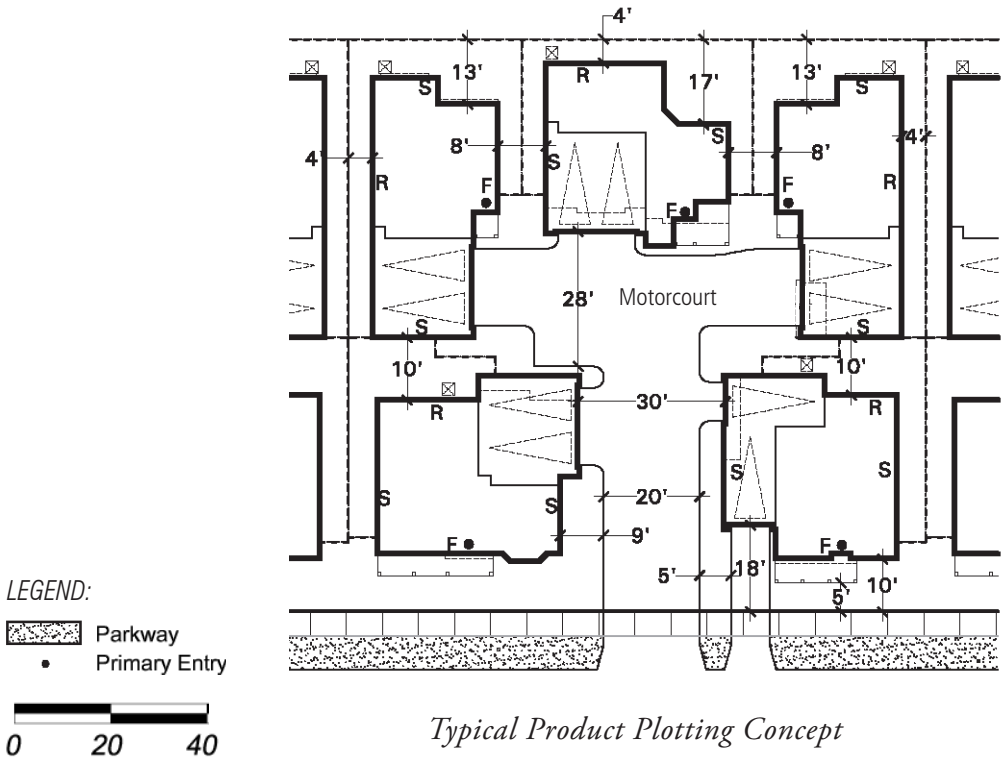
- Potential net density of 8 to 14 du/ac.
- Single-family detached dwellings clustered around motor court
- Automobile access via driveway or common motor court driveway
- Primary entries and walks face motor court or street
- Private side and rear yards
- Parking for residents provided in garages
- Guest parking provided on local streets, designated parking areas, or as approved by the City of Ontario
- Reciprocal use easement may be used to create private space between units

**Notes:**

1. Actual acreages, lot sizes, unit counts and densities may vary based on final plans.
2. Refer to other areas of Section 7 – Residential Design Guidelines, for more specific criteria regarding building design, plotting, styles, materials, details and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only - not intended to be mandated layout.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Cluster Homes: Motorcourt Cluster C (5-Plex)* *(PA 13, 25, 26, & 27)*




*Typical Product Plotting Concept*

Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

## Minimum Standards

**Minimum Lot Size**
Exclusive use area per home 2,100 s.f.

**Building Separation**
Front to side living space N/A
Front entry to side living space 8' (4' +4')
Side to side living space N/A

**Side Setbacks - To Back of Sidewalk - Street Facing**
Living space 10'
Porch, balcony 5'
Garden wall N/A'

**Side Setbacks - To Parcel Edge**
Living space to property line 4'

**Rear Setbacks - To Parcel Edge**
Living space (2-story) 4'

**Garage Setbacks**
Garage face to garage face 30'
Garage face to driveway (apron) 2'*
Street facing garage 18'
Note: Lane width may be increased to 24' when the lane length exceeds 150'.

**Maximum Encroachments into Building Setbacks**
Fireplace, media niche (8' max length), bay windows (cantilevered), potshelves, brackets, etc.
2' max encroachment, 3' min. from PL
Second floor cantilever over garage
4' max encroachment, 3' min. from PL

**Private Open Space Per Unit**
Minimum dimension 10'
Total per unit 100 s.f.

**Parking** Per City of Ontario Development Code

**Building Height**
Architectural projections may exceed the maximum building height of 35' by an additional 10'.

*Measurement is to be taken from the inside of the curb.

## *Cluster Homes Residential Product:*
## *Motorcourt Cluster D (8-Plex)* *(PA 27)**

Not to Scale

### Characteristics

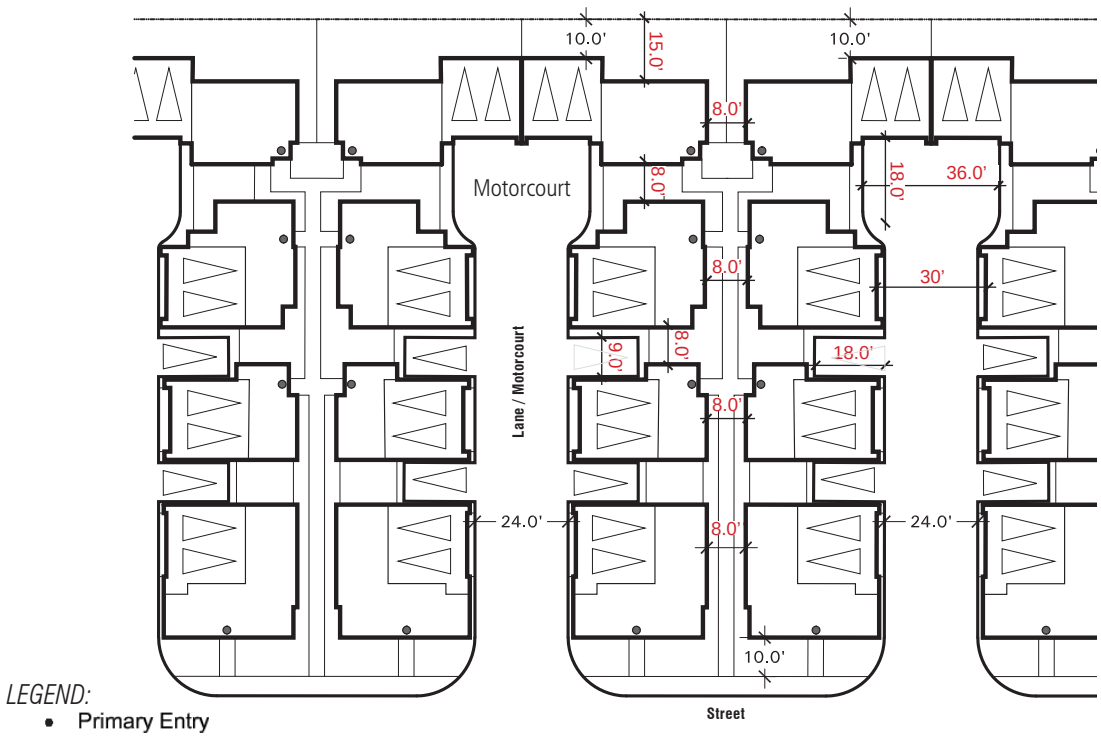
- Potential net density of 8 to 14 du/ac.
- Single-family detached dwellings clustered around motor court
- Automobile access via driveway or common motor court driveway
- Primary entries and walks face motor court or street
- Private side and rear yards
- Parking for residents provided in garages
- Guest parking provided on local streets, designated parking areas, or as approved by the City of Ontario
- Reciprocal use easement may be used to create private space between units

**Notes:**

1. Actual acreages, lot sizes, unit counts and densities may vary based on final plans.
2. Refer to other areas of Section 7 – Residential Design Guidelines, for more specific criteria regarding building design, plotting, styles, materials, details and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only - not intended to be mandated layout.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Cluster Homes: Motorcourt Cluster D (8-Plex)* *(PA 27)*




Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

*Typical Product Plotting Concept*

## Minimum Standards

**Minimum Lot Size**

| | |
|---|---|
| Exclusive use area per home | 1,750 s.f. |

**Building Separation**

| | |
|---|---|
| Front to front | 8' |
| Front entry to side living space | 8' (4'+4') |
| Side to side living space | 8' |

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10'** |
| Porch, balcony | 5' |
| Garden wall | 5' |

**Side Setbacks - To Parcel Edge**

| | |
|---|---|
| Living space to property line | 4' |

**Rear Setbacks - To Parcel Edge**

| | |
|---|---|
| Living space (2-story) | 4' |

**Garage Setbacks**

| | |
|---|---|
| Garage face to garage face | 30' |
| Garage face to driveway (apron) | 2'* |
| Street facing garage | 18' |

Note: Lane width may be increased to 24' when the lane length exceeds 150'.

**Maximum Encroachments into Building Setbacks**

Fireplace, media niche (8' max length), bay windows (cantilevered), furr-out, potshelves, brackets, etc.
2' max encroachment, 3' min. from PL

Second floor cantilever over garage
4' max encroachment, 3' min. from PL

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 8' |
| Total per unit | 50 s.f. |

**Parking** Per City of Ontario Development Code

**Building Height**

Architectural projections may exceed the maximum building height of 35' by an additional 10'.

*Measurement is to be taken from the inside of the curb.

**Where site conditions do not permit a 10' setback from sidewalk to living space, an average setback of 10' may be utilized across the site subject to approval by the Planning Director.

## *Cluster Homes Residential Product:*

***Green Court*** ***(PA 13, 25, 26 & 27)****

### Characteristics

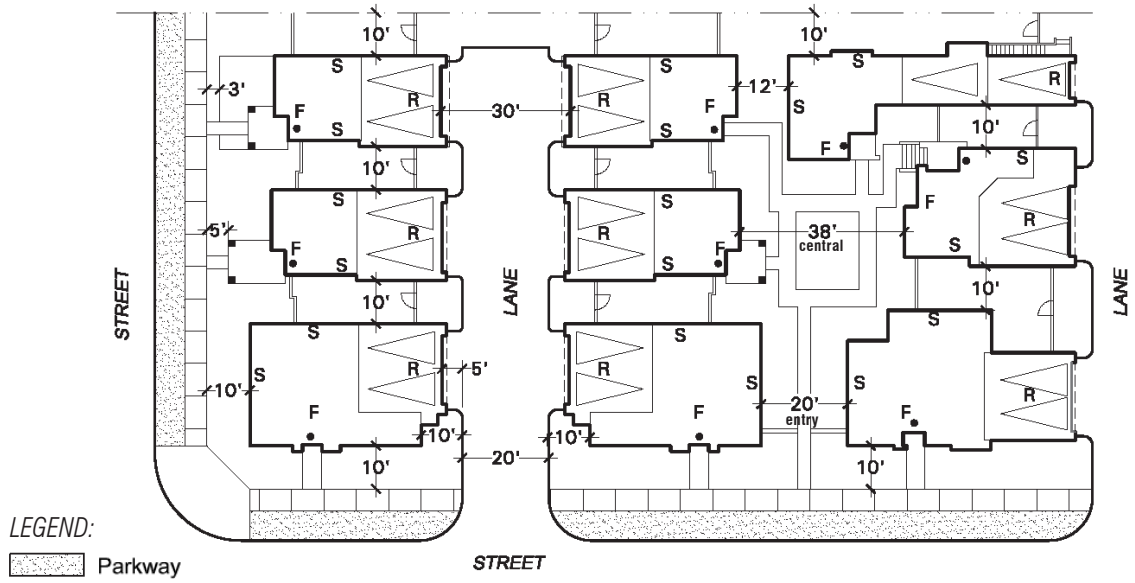
- Potential net density of 7 to 10 du/ac.
- Single-family detached dwellings surround green court or face street or paseo
- Automobile access via lanes
- Primary entries and walks face green court, street or paseo
- Private side yards/patios
- Reciprocal use easements extend private spaces on sides of buildings
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are

*Cluster Homes: Green Court* *(PA 13, 25, 26 & 27)*




*Typical Product Plotting Concept*

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subject to final development submittal and are subject to change.

## Minimum Standards

**Minimum Lot Size**

| | |
|---|---|
| Exclusive use area per home | 2,100 s.f. |

**Building Separation**

| | |
|---|---|
| Front to front living space - central | 38' |
| Front to front living space - entry | 20' |
| Front to side living space | 12' |
| Side to side living space | 10' |
| Garage face to garage face | 30' |
| Rear to rear living space | 26' |

**Front/Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 5' |
| Garden wall | 3' |

**Side Setbacks - To parcel edge**

| | |
|---|---|
| Living space, porch, garden wall, balcony | 10' |

**Building Height**

Architectural projections may exceed the maximum building height of 35' feet by an additional 10 feet.

**Rear Setbacks - Lane**

| | |
|---|---|
| Living space (ground and second floor) | 10' |
| Garage face to lane (drive apron) | 3'-5'* |
| Living space over garage - minimum offset or max. cantilever from face of garage | 2' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs, etc. | 2' max encroachment, 3' min. from PL |
| Second floor cantilever over garage | 4' max encroachment, 3' min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

**Maximum Building Coverage** 60%

*Measurement is to be taken from the inside of the curb.

## *Conventional Small Lot Residential Product:*
***Cottage Homes (PA 1 ,5, 12, 16, 17, 23 & 24)****

### Characteristics

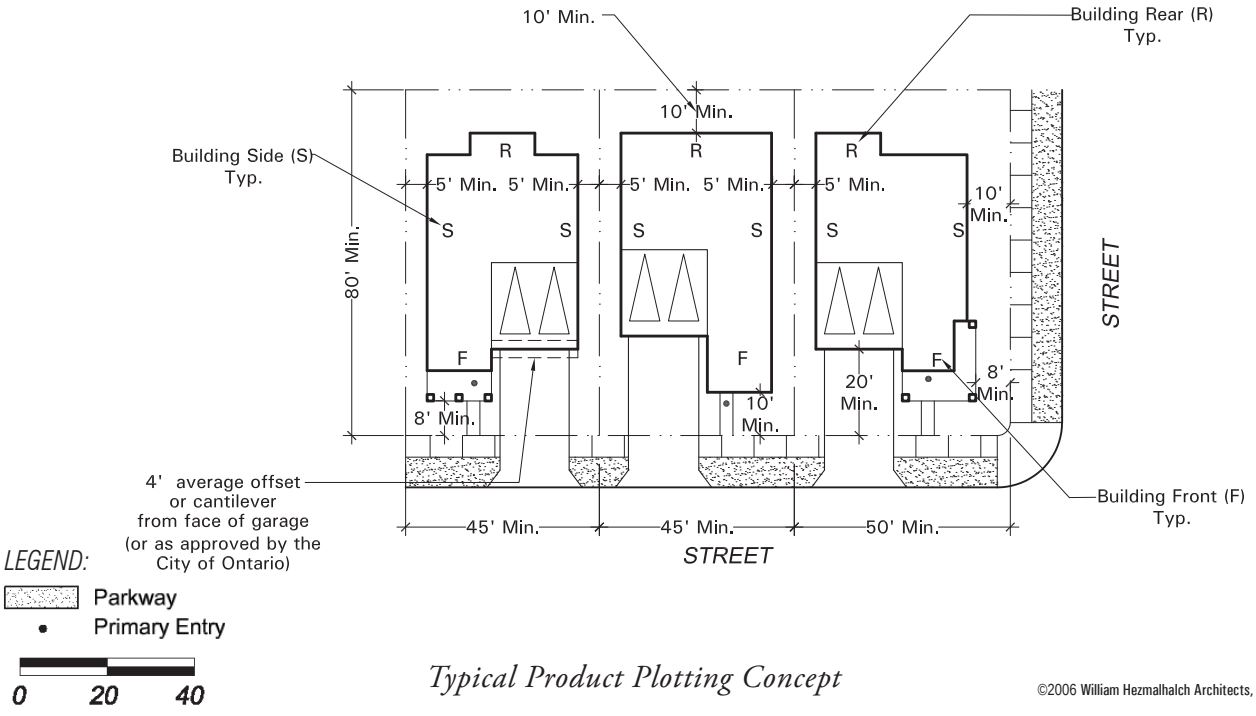
- Potential net density of 5 to 9 du/ac.
- Single-family dwellings with street front orientation
- Automobile access via street
- Primary entries and walks face street
- Private rear and side yards
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Conventional Small Lot: Cottage Homes* *(PA 1 ,5, 10, 12 & 23)*




*Typical Product Plotting Concept*

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## Minimum Standards

**Lot Dimensions**

| | |
|---|---|
| Minimum lot size | 3,600 sq. ft. |
| Lot width | 45' |
| Lot width on corner | 50' |
| Lot depth on standard lot | 80' |
| Maximum building coverage | 50% |
| Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street | 35' |

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

**Building Separation**

| | |
|---|---|
| Side to side living space | 10' (5'+5') |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 8' |
| Garage | 20' |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 8' |
| Side-on garage* | 15' |

**Rear Setbacks to Property Line**

| | |
|---|---|
| Living space (ground floor) | 10' minimum |
| Planning Area 10 - Living space (ground floor) | 12' minimum |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc. | 2' max encroachment, 3' min. from PL |
| Second floor cantilever over garage (or as approved by the City of Ontario) | 4' max encroachment, 3' min. from PL |

**Private Open Space Per Unit**

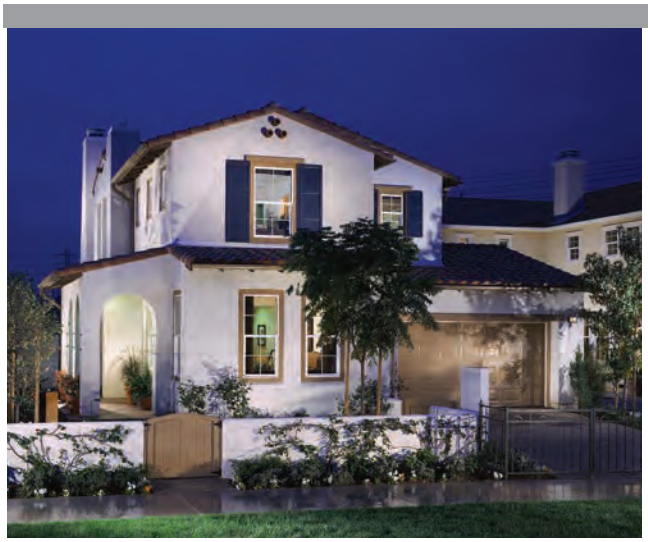
| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

*Side-on garages are prohibited on lots less then 60' wide.

# *Conventional Small Lot Residential Product:*

***Paired Homes (PA 5, 16, 17, 23 & 24)****



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Not to Scale

## Characteristics

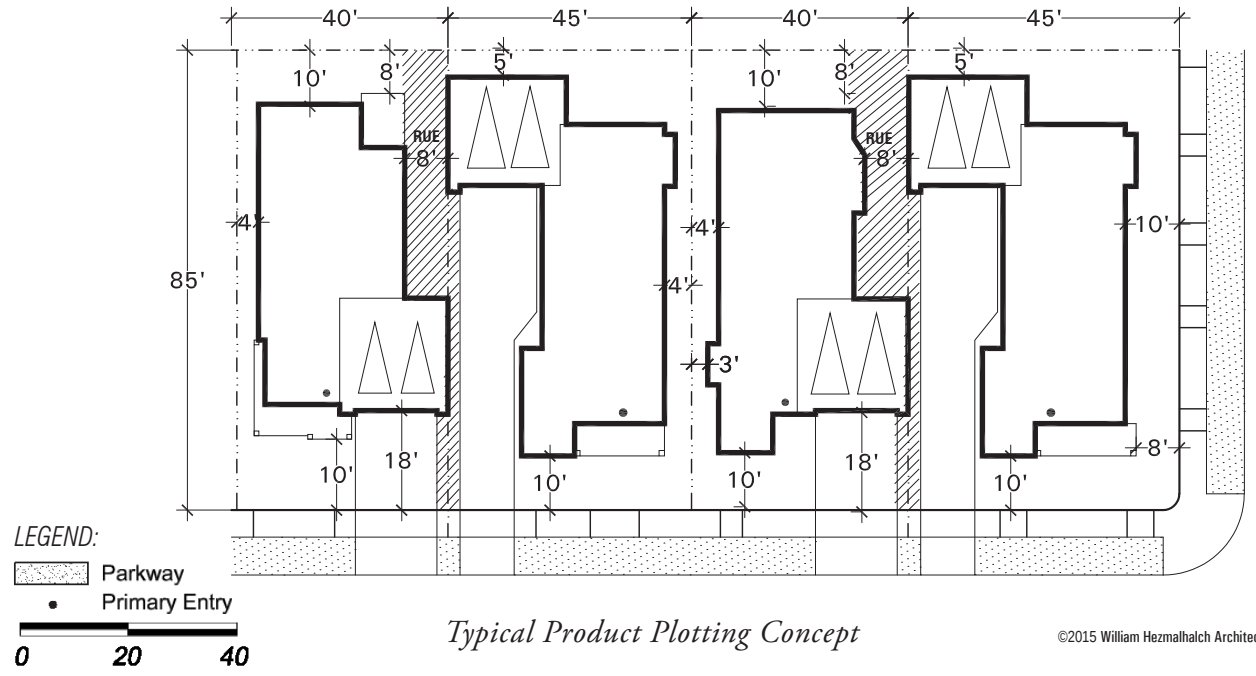
- Potential net density of 5 to 7 du/ac.
- Single-family dwellings with street front orientation and reciprocal use easements
- Automobile access via street
- Primary entries and walks face street
- Private side and rear yards/patios
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Conventional Small Lot: Paired Homes* *(PA 5, 16, 17, 23 & 24)*




*Typical Product Plotting Concept*

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# Minimum Standards

**Lot Dimensions**

| | |
|---|---|
| Minimum lot size | 3,400 sq. ft. |
| Lot width on front | 40' |
| Lot width on corner | 45' |
| Lot depth on standard lot | 85' |
| Lot depth on corner lot | 85' |
| Maximum building coverage | 45% |
| Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street | 30’ |

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

**Building Separation**

| | |
|---|---|
| Side to side living space | 8' (4'+4') |
| Reciprocal Use Easement (RUE) Side | 8’ (0’+8’) |
| Building separation to interior (RUE) PL | 0’ |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 10' |
| Garage | 18' |
| Side-on garage* | 10’ |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 8' |
| Side-on garage* | 18’ |
| Corner facing garage | 18’ |

**Rear Setbacks to Property Line**

| | |
|---|---|
| Living space (ground floor) | 10' |
| Recessed garage | 5' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8’ max length), bay windows, potshelves, brackets, roof overhangs etc. | 2’ max encroachment, 3’ min. from PL |
| Second floor cantilever over garage (or as approved by the City of Ontario) | 4’ max encroachment, 3’ min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

*Side-on garages are prohibited on lots less then 60' wide

# *Conventional Small Lot Residential Product:*

***Park Homes*** ***(PA 16 & 17)****

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Not to Scale

## Characteristics

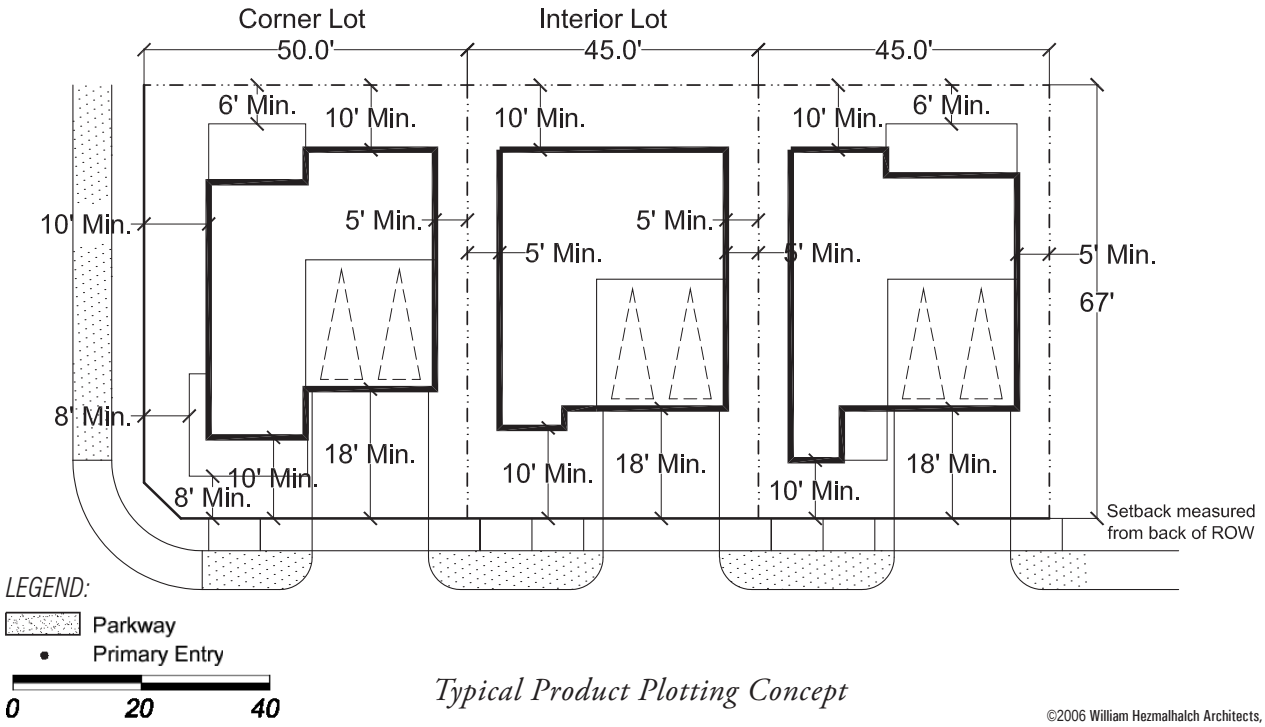
- Potential net density of 7 to 9 du/ac.
- Single-family dwellings with street front orientation
- Automobile access via street
- Primary entries and walks face street
- Private rear yards/patios
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Conventional Small Lot: Park Homes* *(PA 16 & 17)*




*Typical Product Plotting Concept*

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## Minimum Standards

**Lot Dimensions**

| | |
|---|---|
| Minimum lot size | 3,015 sq. ft. |
| Lot width on front | 45' |
| Lot width on corner | 50' |
| Lot depth on standard lot | 67' |
| Maximum building coverage | 45% |
| Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street | 30’ |

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

**Building Separation**

| | |
|---|---|
| Side to side living space | 10' (5'+5') |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 8' |
| Garage | 18' |
| Side-on garage* | 10’ |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 10' |
| Side-on garage* | 18’ |
| Corner facing garage | 18’ |

**Rear Setbacks to Property Line**

| | |
|---|---|
| Living space (ground floor) | 10' |
| Recessed garage | 10' |
| Patio cover, balcony, outdoor room | 6’ |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8’ max length), bay windows, potshelves, brackets, roof overhangs etc. | 2’ max encroachment, 3’ min. from PL |
| Second floor cantilever over garage (or as approved by the City of Ontario) | 4’ max encroachment, 3’ min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

*Side-on garages are prohibited on lots less then 60' wide

## *Lane Loaded Residential Product:*

***Lane Homes (PA 9, 10, 19 & 29)****

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Not to Scale

### Characteristics

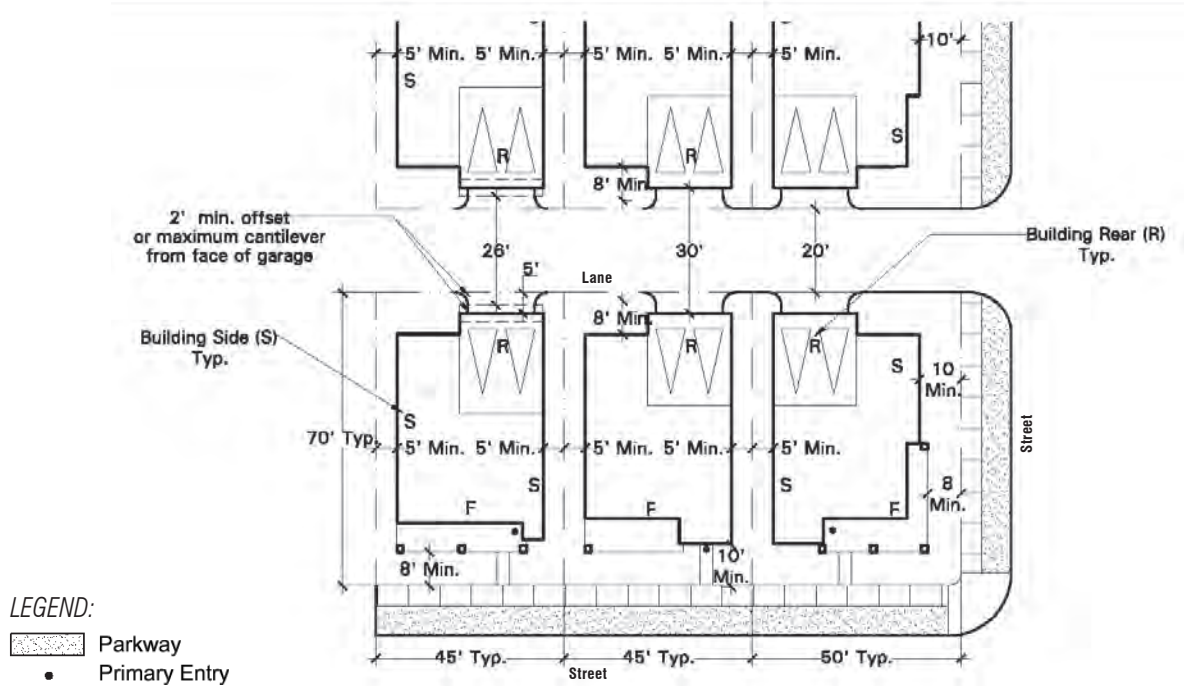
- Potential net density of 5 to 8 du/ac.
- Single-family dwellings with street front orientation
- Automobile access via lanes
- Primary entries and walks face street
- Private side yards
- Reciprocal use easements extend private yard space
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines, for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Lane Loaded: Lane Homes* *(PA 9, 10, 19 & 29)*




*Typical Product Plotting Concept*

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## Minimum Standards

**Lot Dimensions**

| | |
|---|---|
| Minimum lot size | 3,150 sq. ft. |
| Lot width on front | 45' |
| Lot width on corner | 50' |
| Lot depth on standard lot | 70' |
| Maximum building coverage | 50% |

**Building Separation**

| | |
|---|---|
| Side to side living space | 10' (5'+5') |
| Rear to rear living space | 26' |
| Garage face to garage face | 30' |

**Front Setbacks - to Back of Sidewalk**

| | |
|---|---|
| Living space | 10' |
| Garden wall | 3' |
| Porch, balcony | 8' |

**Side Setbacks**

| | |
|---|---|
| Living space to property line or paseo easement | 5' |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - at Corners - to Back of Sidewalk**

| | |
|---|---|
| Living space | 10' |
| Porch or balcony | 8' |
| Garden wall | 3' |

**Rear Setbacks - to Lane**

| | |
|---|---|
| Living space (ground floor) | 8' |
| Garage face (drive apron) | 3'-5'* |
| Living space over garage - min. offset or max. cantilever from face of garage | 2' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc. | 2' max encroachment, 3' min. from PL |
| Second floor cantilever over garage (or as approved by the City of Ontario) | 4' max encroachment, 3' min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

*Measurement is to be taken from the inside of the curb.

## *Conventional Medium Lot Residential Product:*

***Village Homes (PA 3, 4, 6, 8, 20, 21, 28, 29 & 31)****

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Not to Scale

### Characteristics

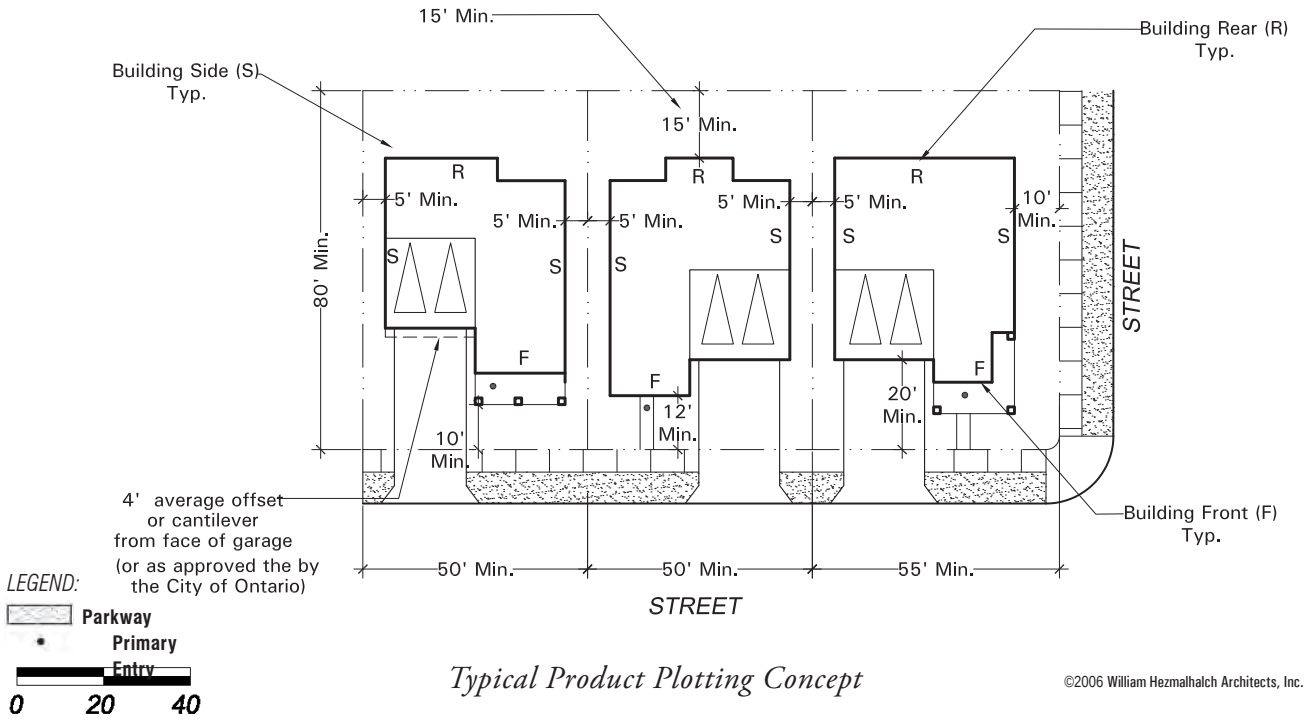
- Potential net density of 4 to 6 du/ac.
- Single-family dwellings with street front orientation
- Automobile access via street
- Primary entries and walks face street
- Private rear and side yards
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Conventional Medium Lot: Village Homes* *(PA 3, 4, 6, 8, 20, 21, 28, 29 & 31)*




*Typical Product Plotting Concept*

©2006 William Hezmalhalch Architects, Inc.

# Minimum Standards

**Lot Dimensions**

| | |
|---|---|
| Minimum lot size | 4,000 sq. ft. |
| Lot width on front property line | 50'* |
| Lot width on corner | 55' |
| Lot depth on standard lot | 80' |
| Maximum building coverage | 50% |
| Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street | 35' |

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

**Building Separation**

| | |
|---|---|
| Side to side living space | 10' (5'+5') |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 12' |
| Porch, balcony | 10' |
| Garage | 20' |
| Side-on garage** | 15' |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 10' |
| Side-on garage** | 15' |
| Corner facing garage | 20' |

**Rear Setbacks to Property Line**

| | |
|---|---|
| Living space (ground floor) minimum | 15' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc. | 2' max encroachment, 3' min. from PL |
| Second floor cantilever over garage (or as approved by the City of Ontario) | 4' max encroachment, 3' min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

*Planning Area 3 may have a lot width of 45' for a variable lot program per minor SP Amendment August 2013.
**Side-on garages are prohibited on lots less then 60' wide.

## *Conventional Large Lot Residential Product:*

***Enclave Homes (PA 7, 22 & 30)****

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Not to Scale

### Characteristics

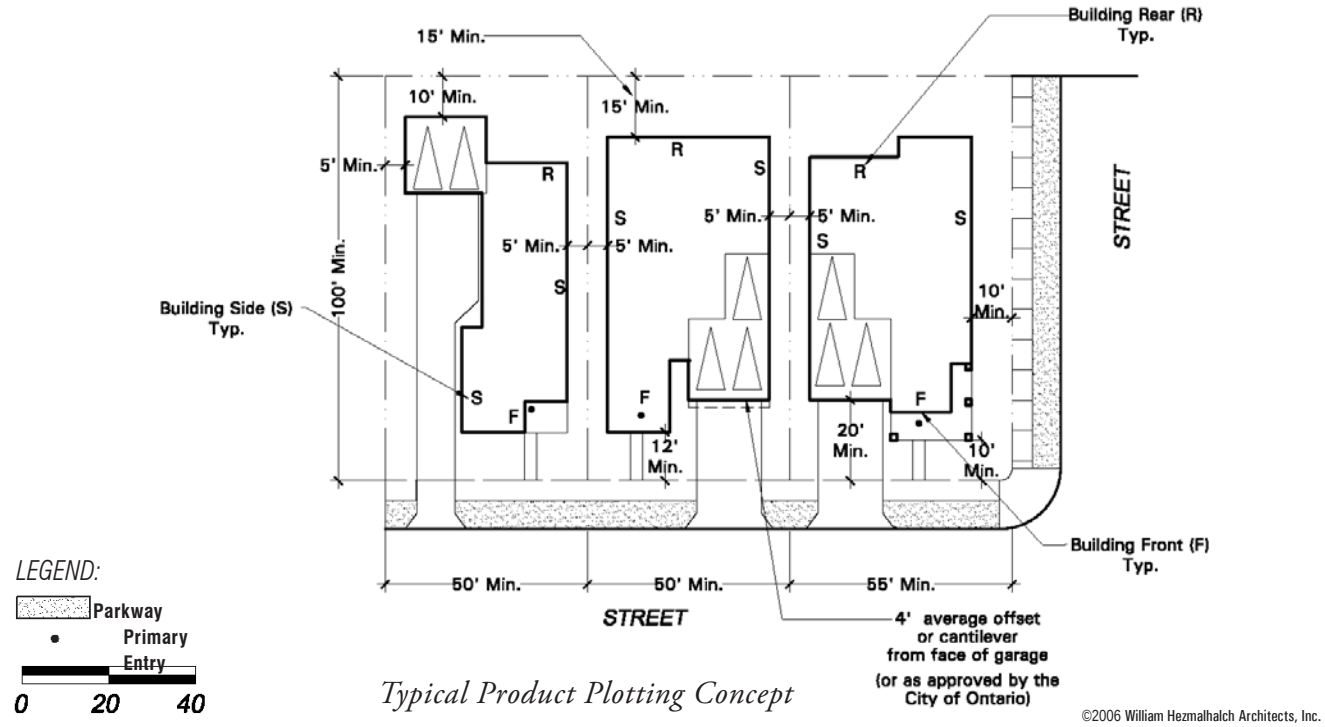
- Potential net density of 3 to 6 du/ac.
- Single-family dwellings with street front orientation
- Automobile access via street
- Primary entries and walks face street
- Private rear and side yards/patios
- Parking for residents provided in garages
- Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.

* Proposed representative product types in each planning area are subject to final development submittal and are subject to change.

*Conventional Large Lot: Enclave Homes* *(PA 7, 22 & 30)*




*Typical Product Plotting Concept*

©2006 William Hezmalhalch Architects, Inc.

## Minimum Standards

**Lot Dimensions**

| | |
|---|---|
| Minimum lot size | 5,000 sq. ft. |
| Lot width on front | 50' |
| Lot width on corner | 55' |
| Lot depth on standard lot | 100' |
| Maximum building coverage | 45% |
| Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street | 35’ |

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

**Building Separation**

| | |
|---|---|
| Side to side living space | 10' (5'+5') |

**Front Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 12' |
| Porch, balcony | 10' |
| Garage | 20' |
| Side-on garage* | 10' |

**Building Height**

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

**Side Setbacks - To Back of Sidewalk - Street Facing**

| | |
|---|---|
| Living space | 10' |
| Porch, balcony | 10' |
| Side-on garage* | 15' |
| Corner facing garage | 20’ |

**Rear Setbacks to Property Line**

| | |
|---|---|
| Living space (ground floor) | 15' minimum |
| Recessed garage | 10' |

**Encroachments into Setbacks**

| | |
|---|---|
| Fireplace, media niche (8’ max length), bay windows, potshelves, brackets, roof overhangs etc. | 2’ max encroachment, 3’ min. from PL |
| Second floor cantilever over garage (or as approved by the City of Ontario) | 4’ max encroachment, 3’ min. from PL |

**Private Open Space Per Unit**

| | |
|---|---|
| Minimum dimension | 7' |
| Total per unit | 70 s.f. |

**Parking** Per City of Ontario Development Code

*Side-on garages are prohibited on lots less then 60' wide

## 7.6 Landscape

### 7.6.1 Introduction

Careful consideration has been given to the design of the community landscape architectural character for the Specific Plan. The following design guidelines are organized to help define the basic landscape design principles for the Specific Plan. Observing these guidelines will help to assure the "design vision" and integrity of this planned community.

All landscape plans, streetscape plans, and graphic designs with regard to community identity, neighborhood identity, or entry monumentation shall conform to the guideline as set forth herein, and shall be subject to review and approval by the City of Ontario.

### 7.6.2 Overall Streetscapes and Entries

**Perimeter Streetscape Design**

Streetscape design guidelines establish a hierarchy for the landscape development along the surrounding roadways, as well as establishing a framework for consistency of design. Three (3) major master planned arterial roadways surround the Specific Plan area: Archibald Ave. to the west, Eucalyptus Ave. to the north, and Haven Ave. to the east. Landscape easements associated with these roadways have been defined, as noted in The Ontario Plan (TOP) Policy Plan (General Plan).

Landscape development surrounding the Specific Plan area will help to set the character, while maintaining consistency with the City of Ontario's pedestrian pathway system illustrated within the Mobility Element Exhibit M-3: Multipurpose Trails and Bikeway Corridor Plan of The Ontario Plan (TOP) Policy Plan (General Plan).

#### *Archibald Ave.*

Archibald Ave. streetscape (North of Merrill Ave.) shall include the following:

- A landscaped parkway 7-foot wide parkway on the west side and 10-foot wide parkway on the east side with a double row of street trees per the New Model Colony Streetscape Master Plan along both sides of the street;
- A split sidewalk (5-foot wide)/bikeway (8-foot wide) along the west side of the street. Multipurpose trail shall be separated from the concrete sidewalk and shall be constructed of stabilized decomposed granite;
- A landscaped median (26-foot wide) with a single row of street trees per the New Model Colony Streetscape Master Plan;
- A landscape easement of fifty (50) feet measured from face of curb to perimeter wall on both sides of the street;
- Background trees (minimum of 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant grouping while combining interesting foliage textures and color; and
- Monumentation as shown in the ***Conceptual Landscape Master Plan, Exhibit 20.***
- Refer to the ***Streetscape/Paseo Sections, Exhibit 21 and Archibald Ave., Exhibit 22A*** for illustration.

Archibald Ave. streetscape (South of Merrill Ave.) shall include the following:

- A landscaped parkway 7-foot wide parkway on the west side and 10-foot wide parkway on the east side with a double row of street trees per the New Model Colony Streetscape Master Plan along both sides of the street;
- A sidewalk (5-foot wide) along both sides of the street. Multipurpose trail shall be separated from the concrete sidewalk and shall be constructed of stabilized decomposed granite;
- A landscaped median (26-foot wide) with a single row of street trees per the New Model Colony Streetscape Master Plan;
- A landscape easement of 50-foot measured from face of curb to perimeter wall on both sides of the street;
- Background trees (minimum of 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color; and
- Monumentation as shown in the ***Conceptual Landscape Master Plan, Exhibit 20.***
- Refer to the ***Streetscape/Paseo Sections, Exhibit 21 and Archibald Ave., Exhibit 22*** for illustration.

#### *Eucalyptus Ave.*

Eucalyptus Ave. streetscape shall include the following:

- A landscaped parkway (7-foot wide min.) with a single row of street trees per the City of Ontario Street Tree Master Plan along both sides of the street;
- A lineal sidewalk (5-foot wide) on the south side of the street, with a (13-foot wide) sidewalk/bike path on the north side;
- A landscape easement of 35 feet measured from face of curb to perimeter wall on both sides of the street;
- Background trees (minimum of 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color; and
- Monumentation as shown in the ***Conceptual Landscape Master Plan, Exhibit 20.***
- Refer to the ***Streetscape/Paseo Sections, Exhibit 21 and Eucalyptus Ave., Exhibit 25*** for illustration.

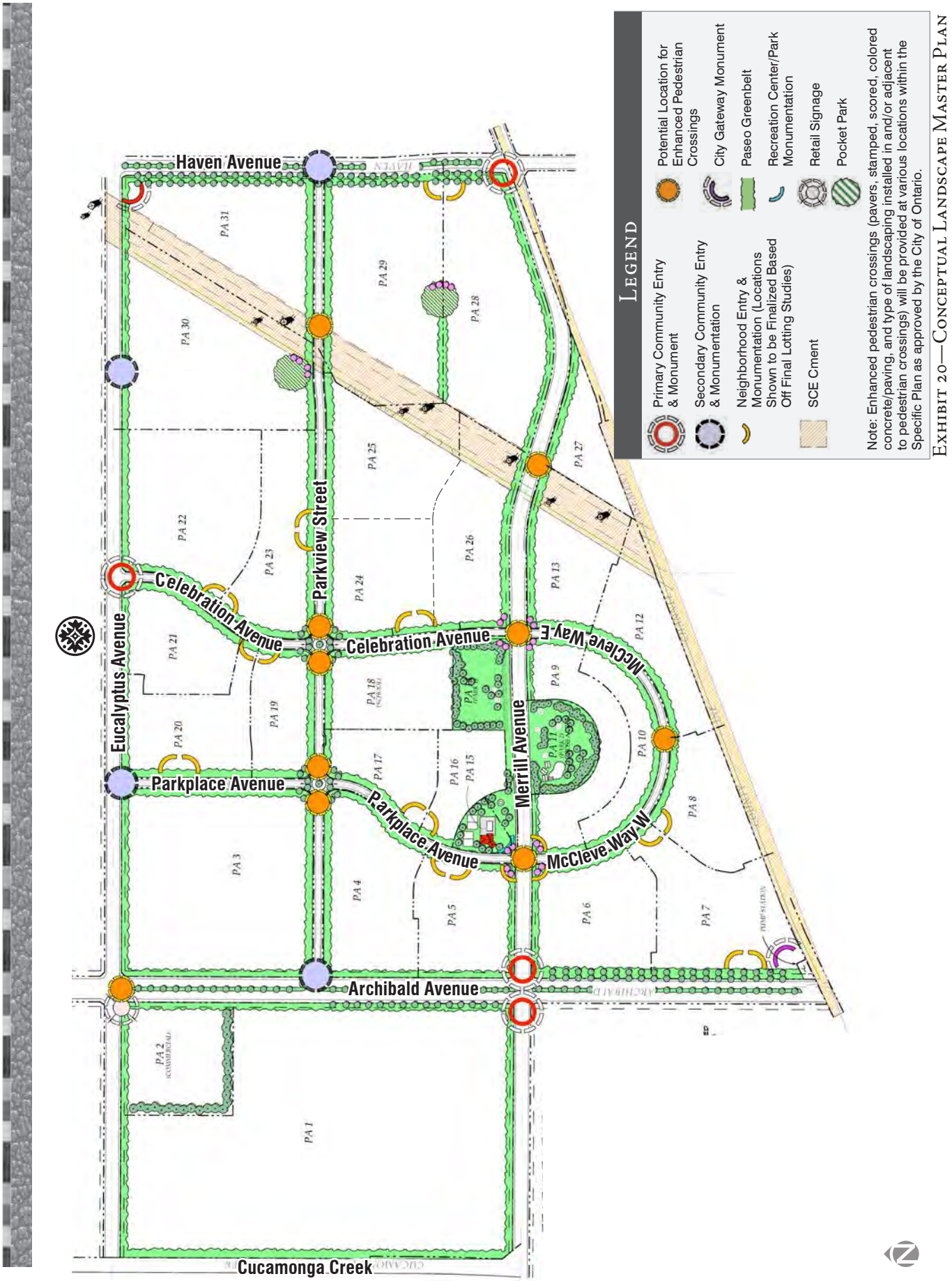



Exhibit 20—Conceptual Landscape Master Plan

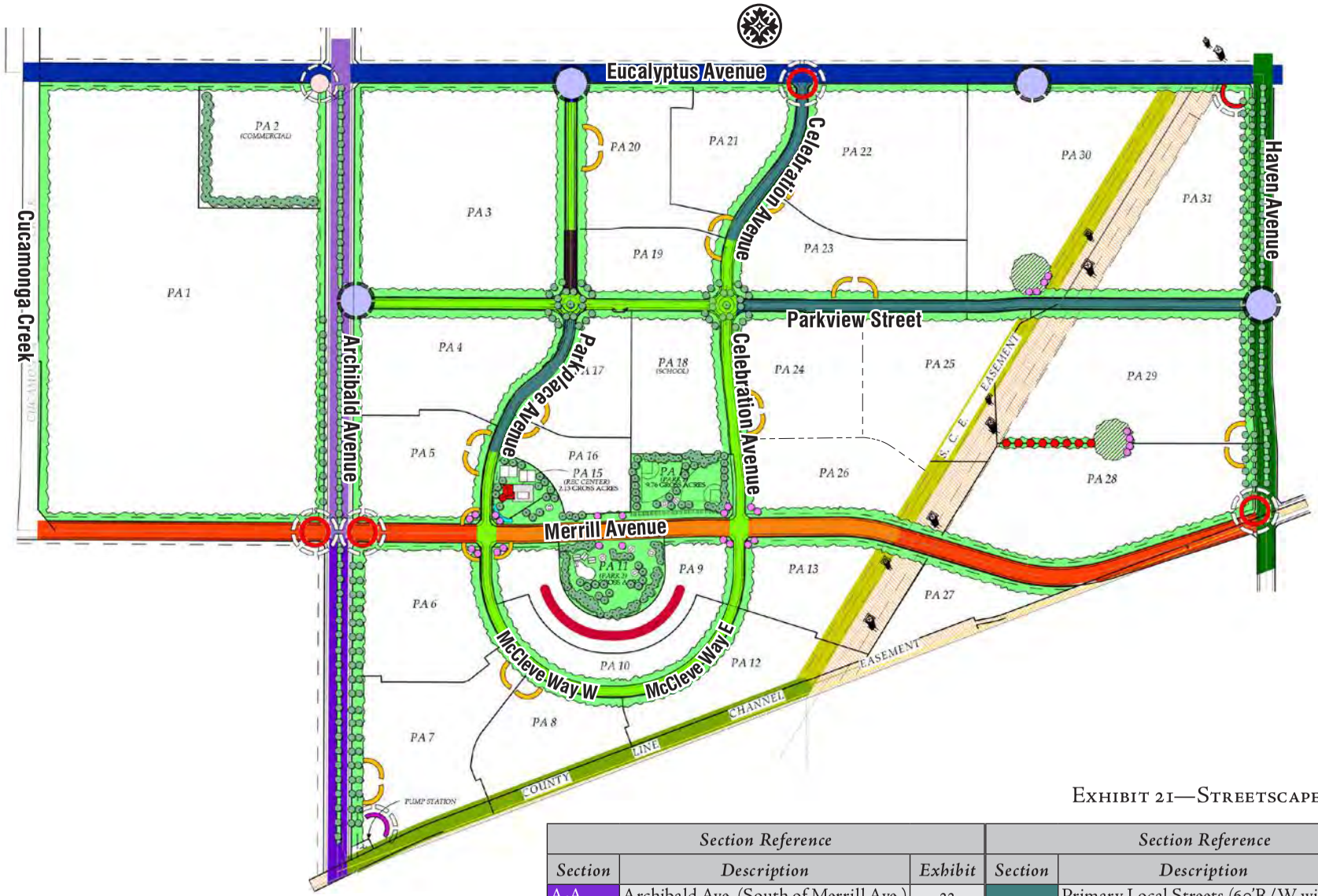



Exhibit 21—Streetscape/Paseo Sections

| Section Reference | | |
|---|---|---|
| Section | Description | Exhibit |
| A-A | Archibald Ave. (South of Merrill Ave.) | 22 |
| B-B | Archibald Ave. (North of Merrill Ave.) | 22A |
| C-C | Merrill Ave. (From Archibald to Rec. Center & from SCE Easement to Haven Ave.) | 23 |
| D-D | Merrill Ave. (From Rec Center to SCE Easement) | 23A |
| E-E | Haven Ave. | 24 |
| F-F | Eucalyptus Ave. | 25 |

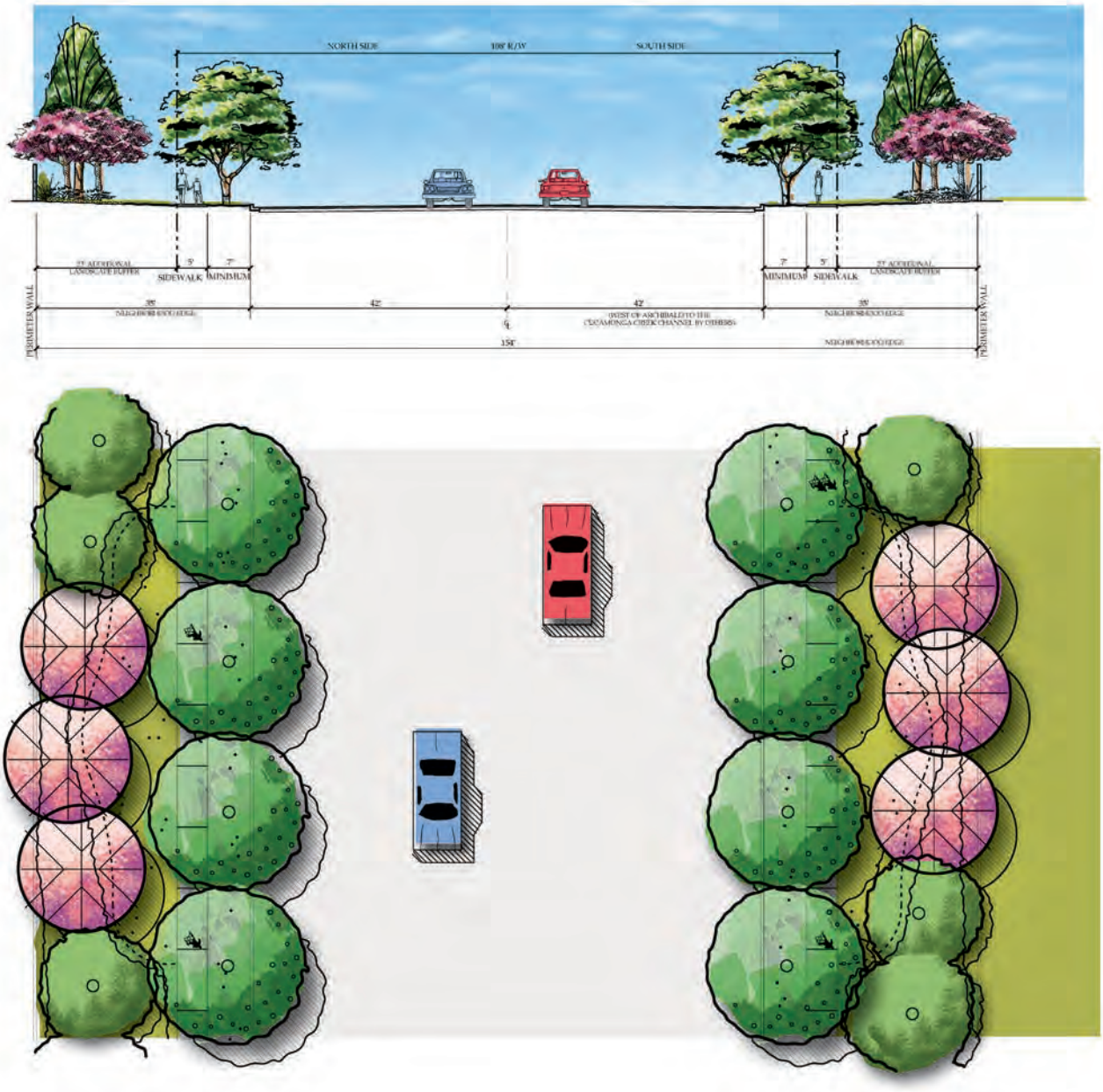
| Section Reference | | |
|---|---|---|
| Section | Description | Exhibit |
| G-G | Primary Local Streets (60'R/W with 14' Total Landscape Buffer) | 26 |
| H-H | Primary Local Streets (60'R/W with 7' Total Landscape Buffer) | 26A |
| I-I | Primary Local Streets (60'R/W) | 26B |
| J-J | Lanes (Private Alleys) | 27 |
| K-K●●● | Internal Paseo Easement | 28 |
| L-L | SCE Easement Paseo System | 29 |
| M-M | County Line Channel Paseo System | 30 |

Section A-A

Exhibit 22—Archibald Ave. (South of Merrill Ave.)

## Exhibit 22A—Archibald Ave. (North of Merrill Ave.)

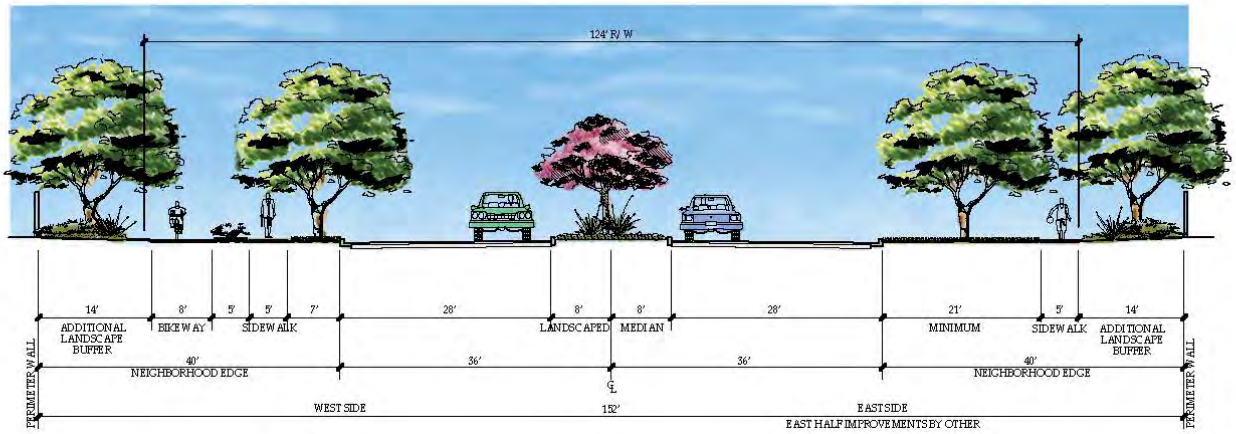
## Section B-B

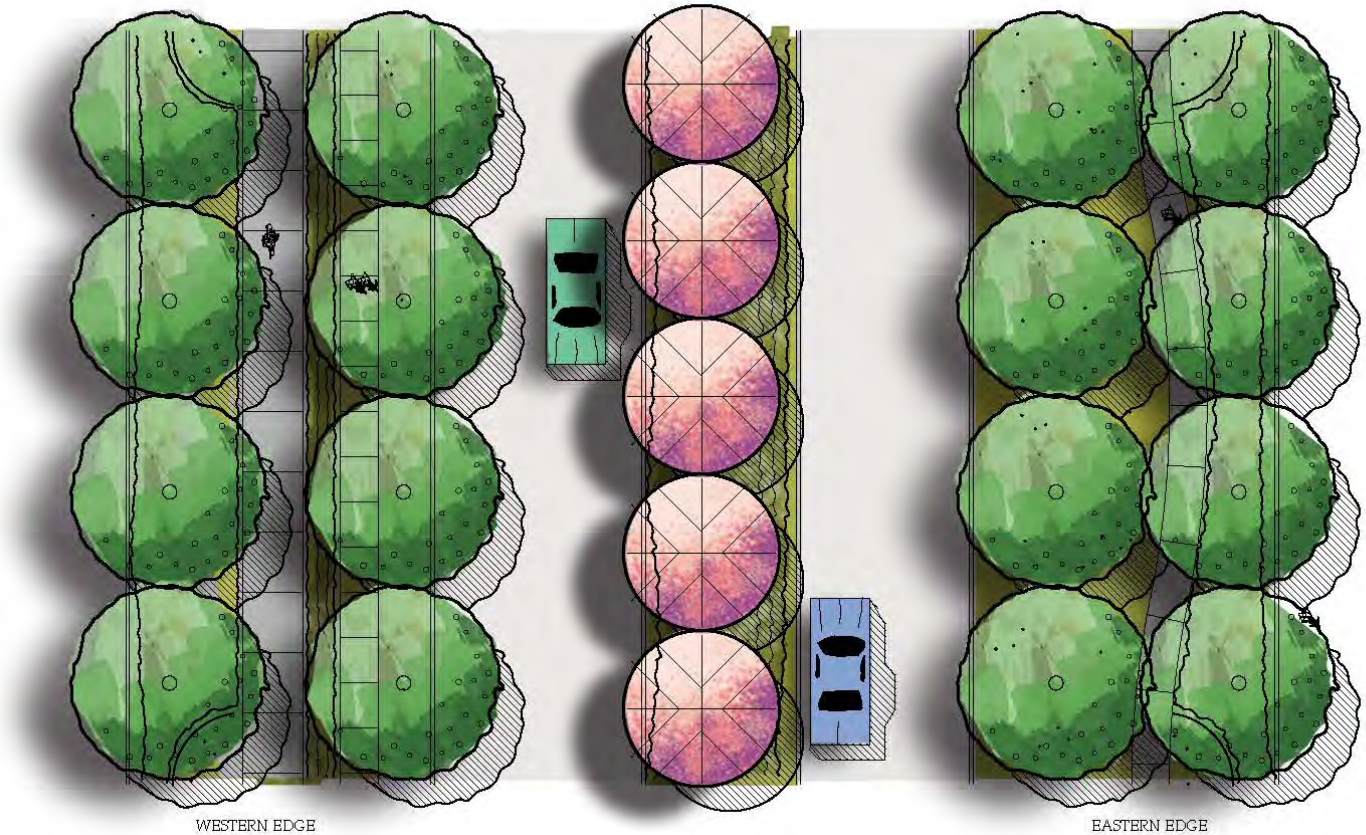



Section C-C

Exhibit 23—Merrill Ave.
( From Archibald to Rec. Center &
From SCE Easement to Haven Ave. )

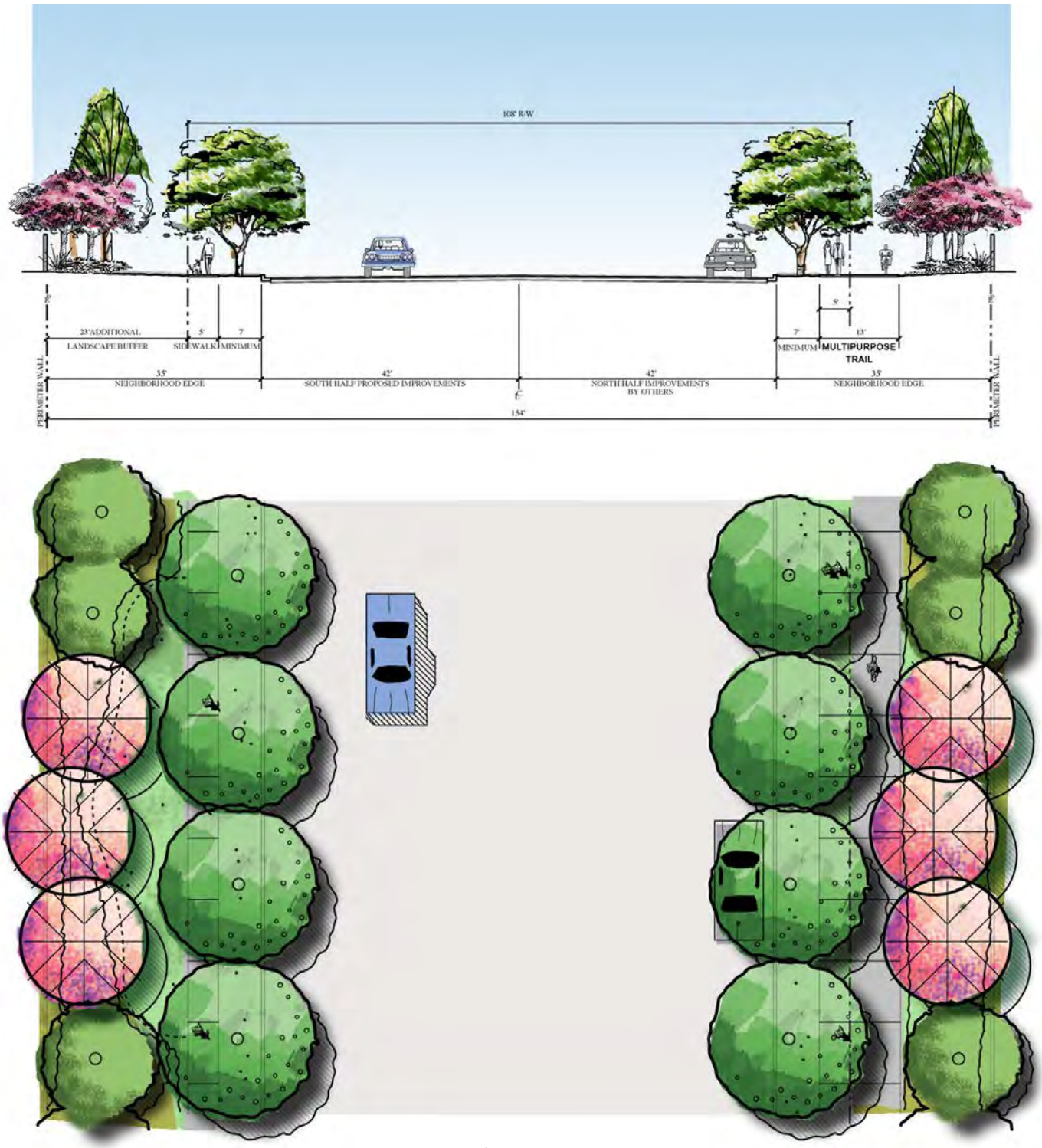
Exhibit 23A—Merrill Ave.
(From Rec. Center to SCE Easement)



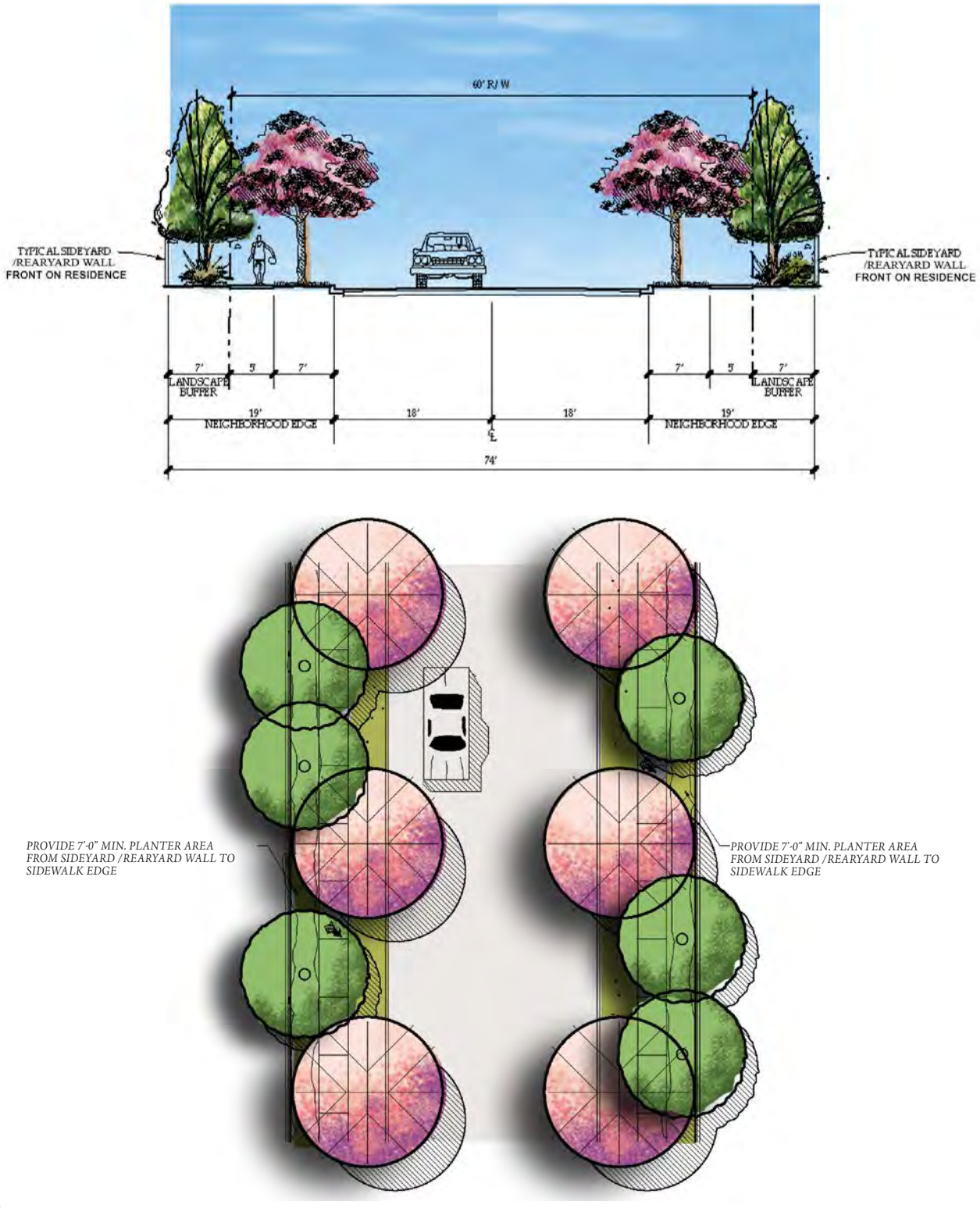

Section E-E

Exhibit 24—Haven Ave.



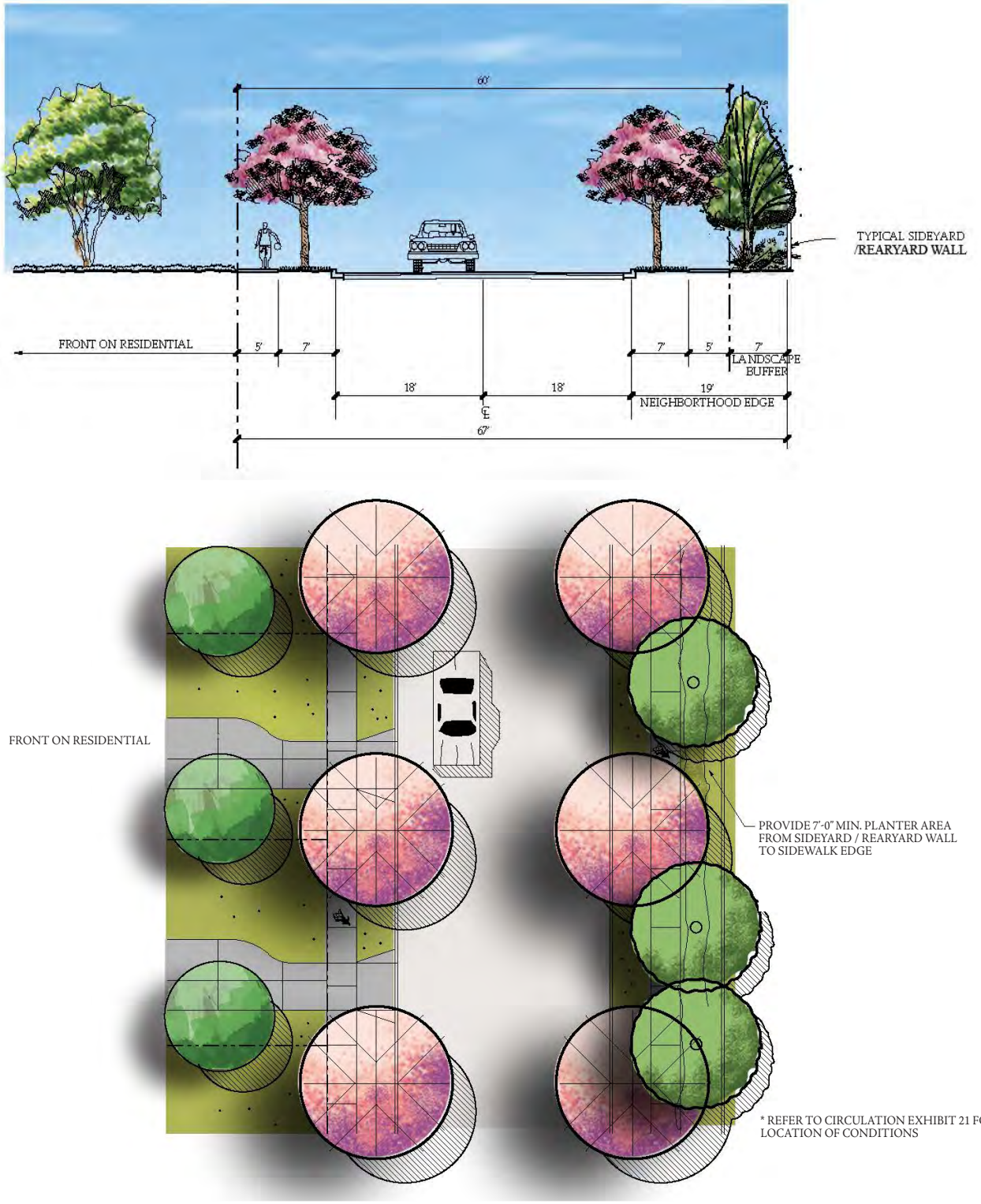

Section F-F

Exhibit 25—Eucalyptus Ave.



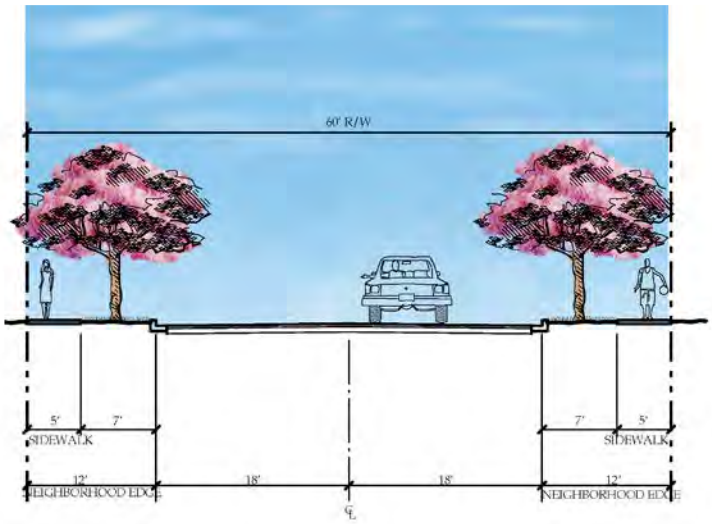

Section G-G

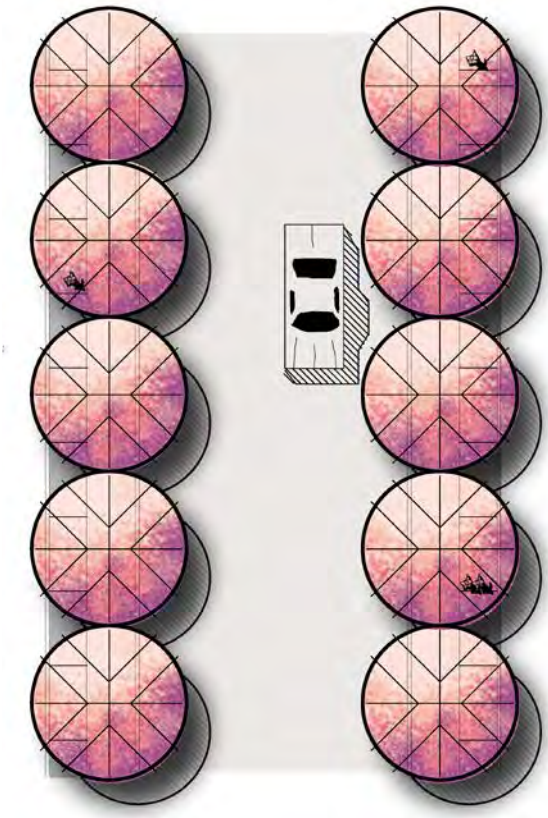
Exhibit 26—Primary Local Street (60' R/W with 14' Total Landscape Buffer)




Section H-H

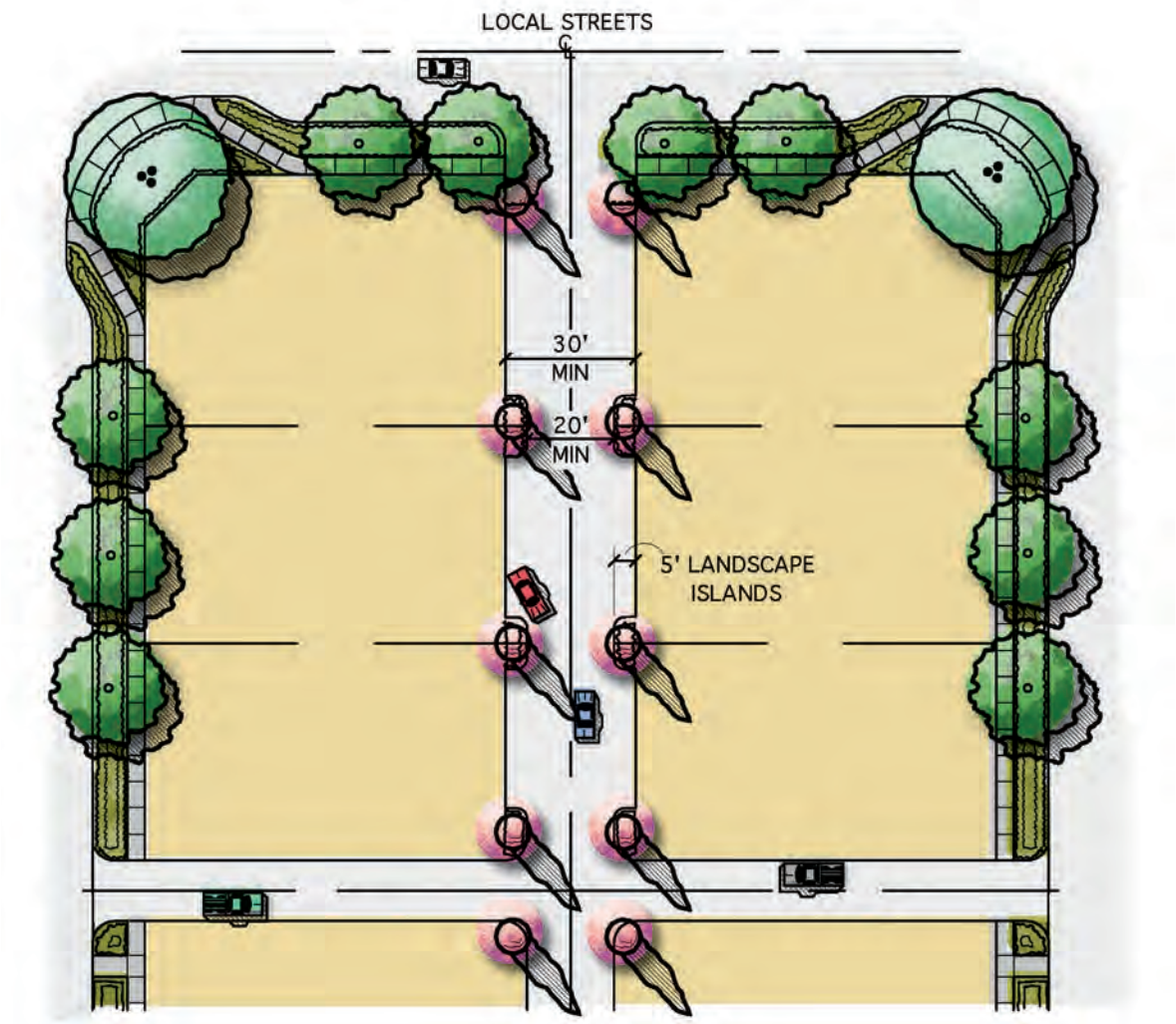
Exhibit 26a—Local and Cul-de-Sac Street
(60' R/W With 12' Parkway and 7' Landscape Buffer)



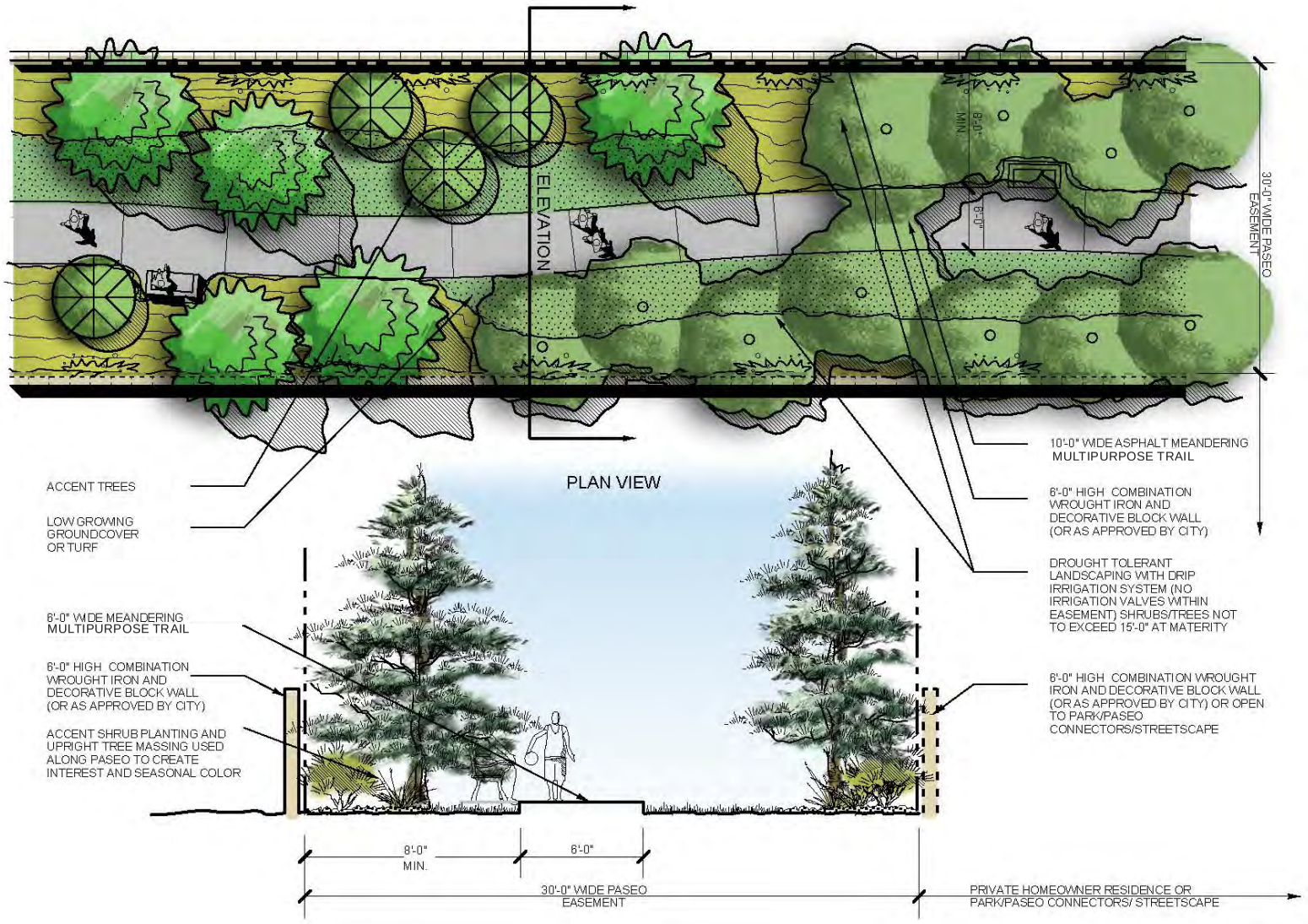



Section I-I

Exhibit 26b—Primary Local Street (60' R/W)

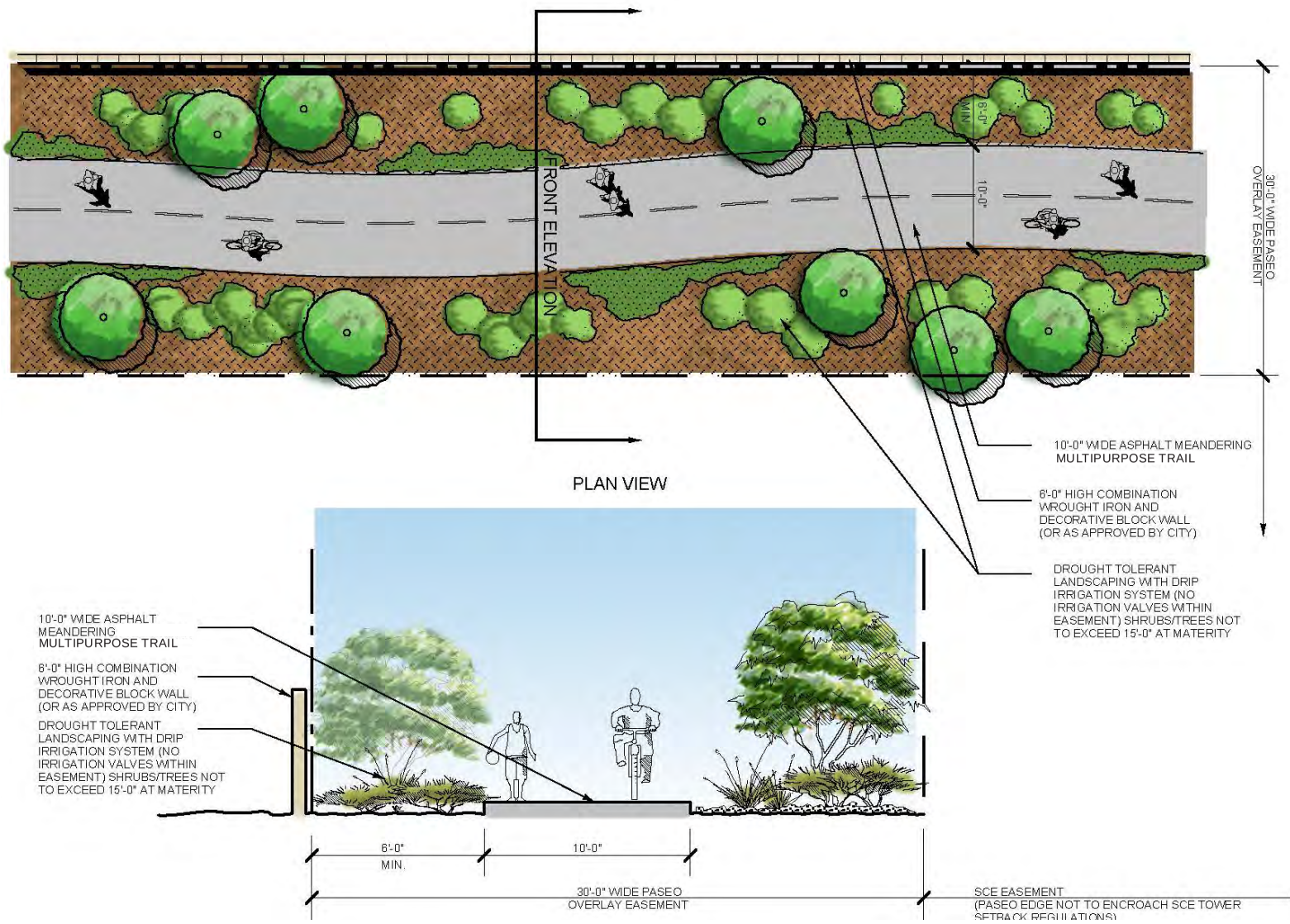



Section J-J



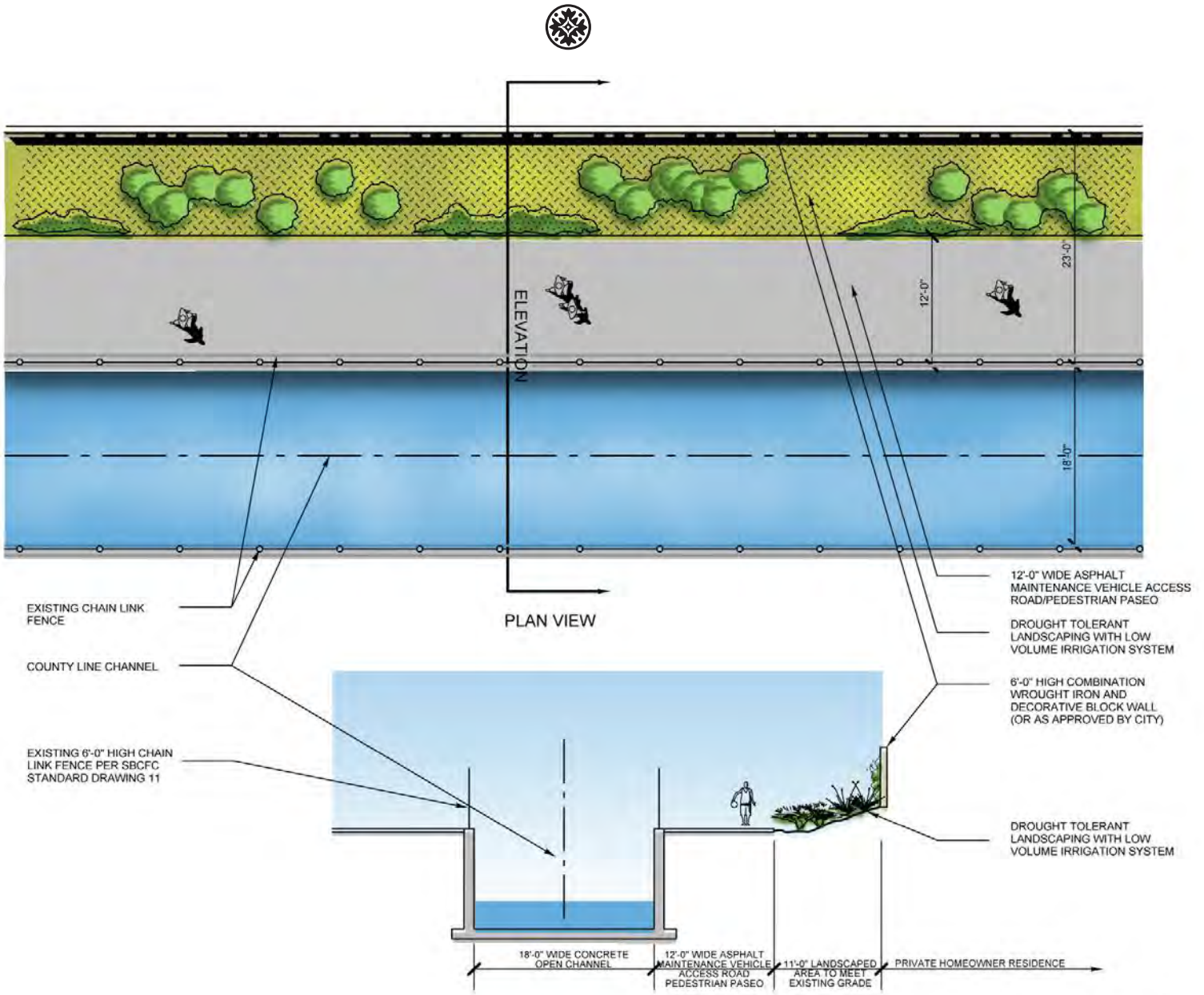

Section K-K

Exhibit 28—Internal Paseo Easement




Section L-L

Exhibit 29—SCE Easement Paseo System




Section M-M

Exhibit 30—County Line Channel Paseo System

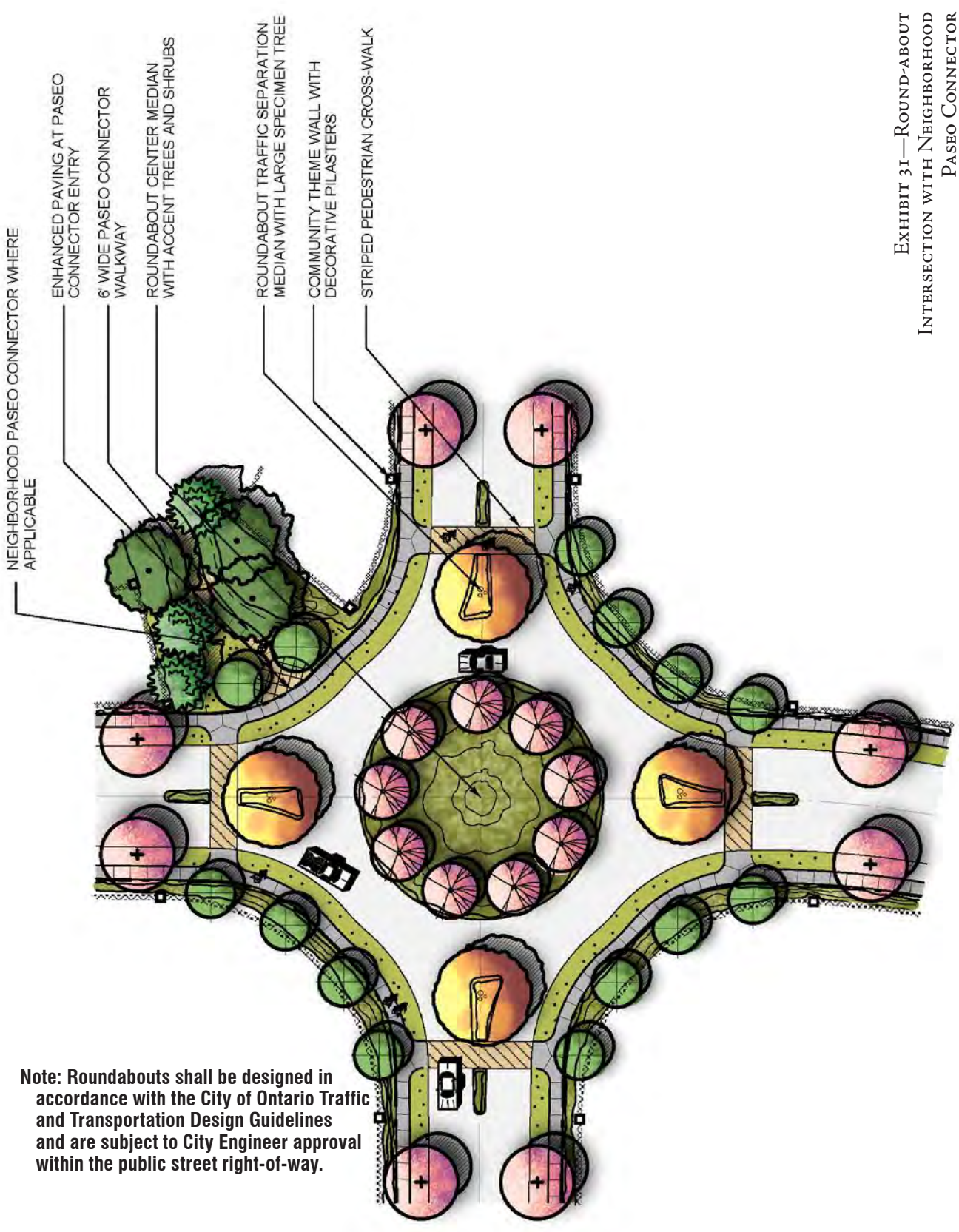



Exhibit 31—Round-about Intersection with Neighborhood Paseo Connector

**Note: Roundabouts shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way.**

### *Haven Ave.*

Haven Ave. streetscape shall include the following:

- A landscaped parkway (16-foot wide min.-west side, 21-foot wide min.-east side) with a double row of street trees per the City of Ontario Street Tree Master Plan along both sides of the street;
- A split sidewalk (5-foot wide)/bikeway (8-foot wide) on the west side of Haven Ave. and a lineal sidewalk (5-foot wide) on the east side of Haven Ave.;
- A landscape easement of forty (40) feet measured from face of curb to perimeter wall on both sides of the street;
- Background trees (minimum 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
- Monumentation as shown in the ***Conceptual Landscape Master Plan, Exhibit 20***; and
- Refer to the ***Streetscape/Paseo Sections, Exhibit 21 and Haven Ave., Exhibit 24*** for illustration.

## 7.6.3 Interior Streetscape Design

Streetscape design within the interior of the Specific Plan area shall be consistent in character with the perimeter streetscapes and should help to promote pedestrian circulation into the "Community Green Core."

Where interior streetscapes interface with community parks and open space, special consideration should be taken to integrate pedestrian circulation into these areas via a streetside pedestrian paseo system that links city sidewalk to active walking trails and open space uses. Refer to the Interior Local Street Paseo Edge for illustration.

Where interior streetscapes include a turn-about median, special considerations should be taken to integrate pedestrian circulation through enhanced landscaping and traffic calming. Refer to ***Exhibit 31, Round-about Intersection with Neighborhood Paseo Connector*** for illustration.

Two major interior roadways bring residents into the "Community Green Core", Merrill Ave., extending east/west, and Turner Ave. that enters off Eucalyptus Ave., extending north/south.

### *Merrill Ave.*

Merrill Ave. streetscape shall include the following:

- A landscaped parkway (7-foot wide min.) with a single row of street trees per the City of Ontario Street Tree Master Plan along both sides of the street;
- A lineal sidewalk (5-foot wide) along both sides of the street;
- A landscape easement of 35 feet taken from face of curb to perimeter wall on both sides of the street;
- Background trees (minimum of 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
- Monumentation as shown in the ***Conceptual Landscape Master Plan, Exhibit 19***; and
- Refer to the ***Streetscape/Paseo Sections, Exhibit 21*** and ***Merrill Ave. (From Archibald to Rec. Center & From SCE Easement to Haven Ave.), Exhibit 23*** for illustration.

### *Merrill Ave. (between Community Recreation Center and the SCE Easement) streetscape shall include the following:*

- A landscaped parkway (7-foot wide min.) and an additional landscaped parkway projection (7-foot wide by approximately 25-foot long) to accommodate a single row of street trees per the City of Ontario Street Tree Master Plan along both sides of the street;
- A lineal sidewalk (5-foot wide) along both sides of the street that makes additional connections to park and paseo walkways;
- A landscape easement of thirty-five (35) feet measured from face of curb to perimeter wall on both sides of the street;
- Background landscaping that harmonizes with the landscape character set in the "Community Green Core";
- Monumentation as shown in the ***Conceptual Landscape Master Plan, Exhibit 20***; and
- Refer to the ***Streetscape/Paseo Sections, Exhibit 21*** and ***Merrill Ave., Exhibits 23 and 23A*** for illustration.

## 7.6.4 Lanes

Lanes will occur in single-family detached lane-loaded planning areas 9, 16, 17, and 19. In these product areas, garage access will be provided along lanes. Lanes consist of a twenty (20) feet wide asphalt travel way with five (5) feet of landscaping provided in planter pockets on both sides of the lane. Refer to ***Exhibit 32, Conceptual Lane (Private Alley) Section,*** which illustrates the conceptual location of planter pockets in a lane condition. Where emergency access is required, residential lanes will have a twenty-four (24)-foot paved section with three (3) feet minimum landscaping on each side. Measurement will be taken from inside of curb.

A key design goal of these guidelines is to design lanes which are "scaled" to the driver and do not appear as "tunnels" of garages. Planter pockets may occur at common property lines and at corners of lanes, to include trees and shrubs, to break up the massing of buildings and create a more inviting street scene.

## 7.6.5 Entries and Monumentation

Monumentation occurs throughout the Specific Plan area and is designed to establish a hierarchy for entering each area of the community. Along the perimeter edges there are several entry points into the community. At key entries a landscape and monumentation program will be utilized to help identify the community as well as convey a "welcoming" feeling for both vehicular and pedestrian traffic. Three monument treatments are used to set this hierarchy: the Primary Community Entry and Monumentation, the Secondary Community Entry and Monumentation, and the Neighborhood Entry and Monumentation.

## 7.6.6 Primary and Secondary Community Entry, and Neighborhood Entry Monumentation

### *A. Community Entry and Monumentation*

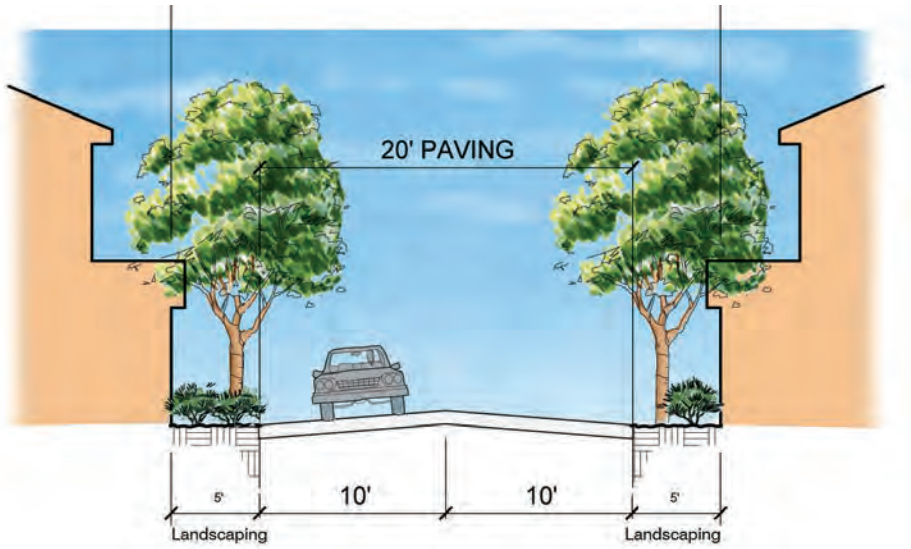
The Primary Community Entry and Monumentation shall include the following:

- Decorative, freestanding curved monument walls at each corner with anchoring large entry pilaster;
- Identification field for potential sign lettering placement;
- Decorative, architectural concrete caps, trim, and bases to help delineate each veneered material used;
- Short curved wall in front of main freestanding wall to create layering effect of monumentation;
- Use of veneer materials;
- Use of large specimen trees (minimum of 48-inch box) to flank each side of entry drive at site entry;
- Use of seasonal perennial shrubs to allow for flowering interest throughout the year;
- Enhanced pedestrian paving at street crossing and at monument location;
- Accent trees (minimum of 48-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
- Accent lighting of landscape/monumentation; and
- Refer to the ***Conceptual Landscape Plan, Exhibit 20*** and the ***Primary Community Entry and Monument, Exhibit 33*** for detailed conceptual illustration.

### *B. Secondary Community Entry and Monumentation*

The Secondary Community Entry and Monumentation shall include the following:

- Decorative, freestanding curved walls at each corner with anchoring entry pilaster. The large entry plaster should embody the same character as that of the Primary Community Entry Monument;
- Identification field for potential sign lettering placement on enhanced perimeter corner cut wall;
- Decorative, architectural concrete caps, trim, and bases to help delineate each veneered material used;
- Enhancement of corner cut wall and use of accent pilasters to anchor each side;
- Use of veneer materials instead;
- Use of large specimen native trees (minimum 48-inch box) to flank each side of entry drive at site entry;
- Use of seasonal perennial shrubs to allow for flowering interest throughout the year;
- Enhanced pedestrian paving at street crossing and at monument location;
- Accent trees (minimum 48-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
- Accent lighting of landscape/monumentation;
- All monumentation shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way; and
- Refer to the ***Conceptual Landscape Plan, Exhibit 20***, and the ***Secondary Community Entry and Monument, Exhibit 34*** for detailed conceptual illustration.




## Lanes (Private Alleys)

20' Paved Section / 30' Width, Garage to Garage
N.T.S.
Note: where emergency access lanes are to be used within the residential development, a 24-foot paved section with 3-foot minimum landscaped area will be utilized (30-feet total)

* Measurement taken from inside of curb

Exhibit 32—Conceptual Lane (Private Alley) Section

## C. *Neighborhood Entry and Monumentation*

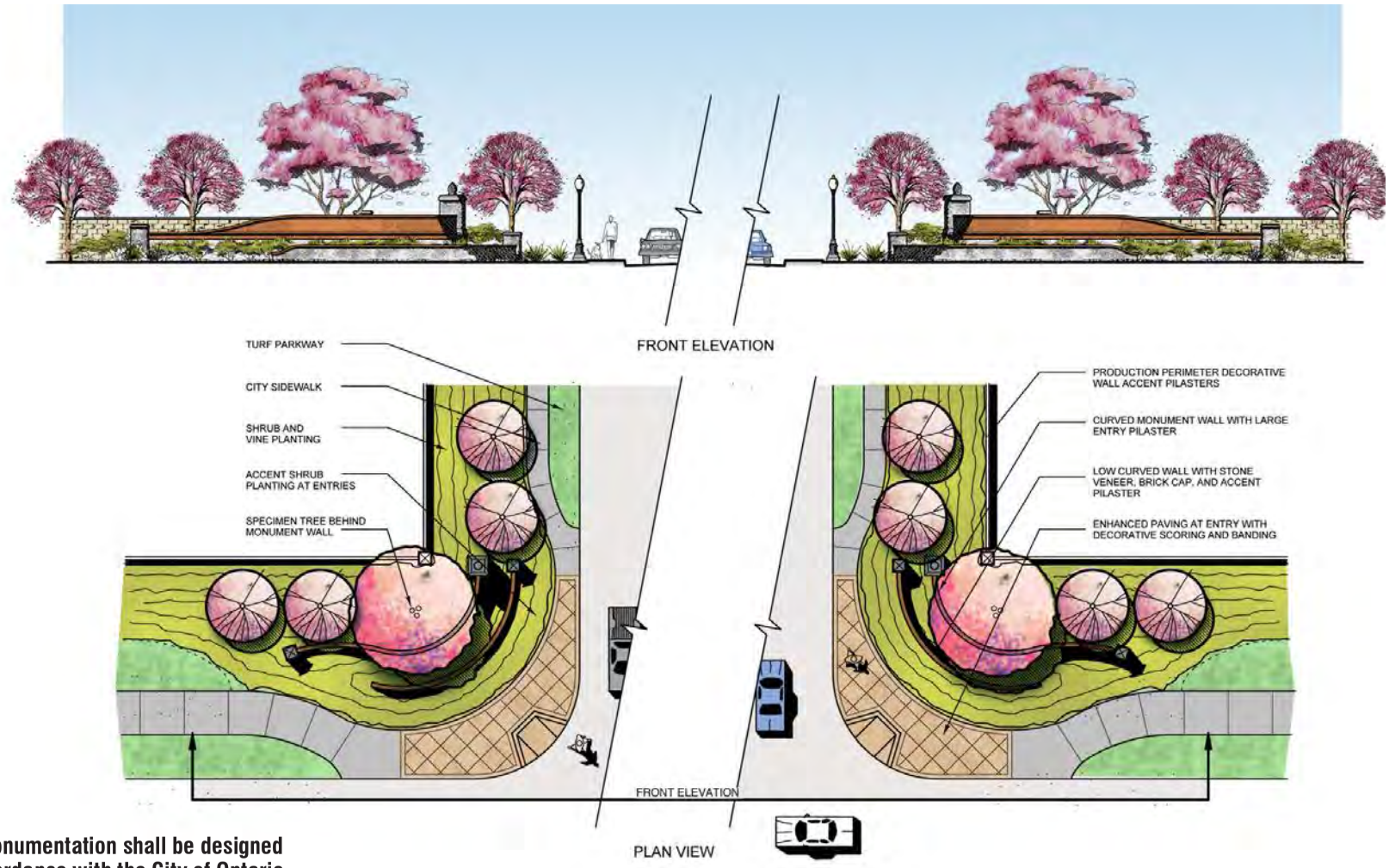
Neighborhood entries and monumentation should occur on interior corner entries within the Specific Plan area. These entries should be used to help continue the landscape character theme to the "core" of the community. Each neighborhood built within the project will have the opportunity to identify their individual project character while providing the basic design features of the other monuments.

### The Neighborhood Entry and Monumentation shall include the following:

- Freestanding, large, decorative entry pilaster set within the landscaped parkway. This pilaster should embody the same character as that of the Primary Community Entry Monument but is slightly reduced in scale to create a pedestrian gateway" into each neighborhood;
- Identification field for potential sign lettering placement on enhanced perimeter corner cut wall;
- Architectural decorative concrete caps, trim, and bases to help delineate each veneered material used;
- Enhancement of corner cut wall and use of accent pilasters to anchor each side;
- Use of veneer materials;
- Use of seasonal perennial shrubs to allow for flowering interest throughout the year;
- Enhanced pedestrian paving at street crossing and at monument location;
- Accent trees (minimum 48-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
- Accent lighting of landscape/monumentation; and
- Refer to the ***Conceptual Landscape Master Plan, Exhibit 20***, and ***Neighborhood Entry and Monument, Exhibit 35*** for detailed conceptual illustrations.

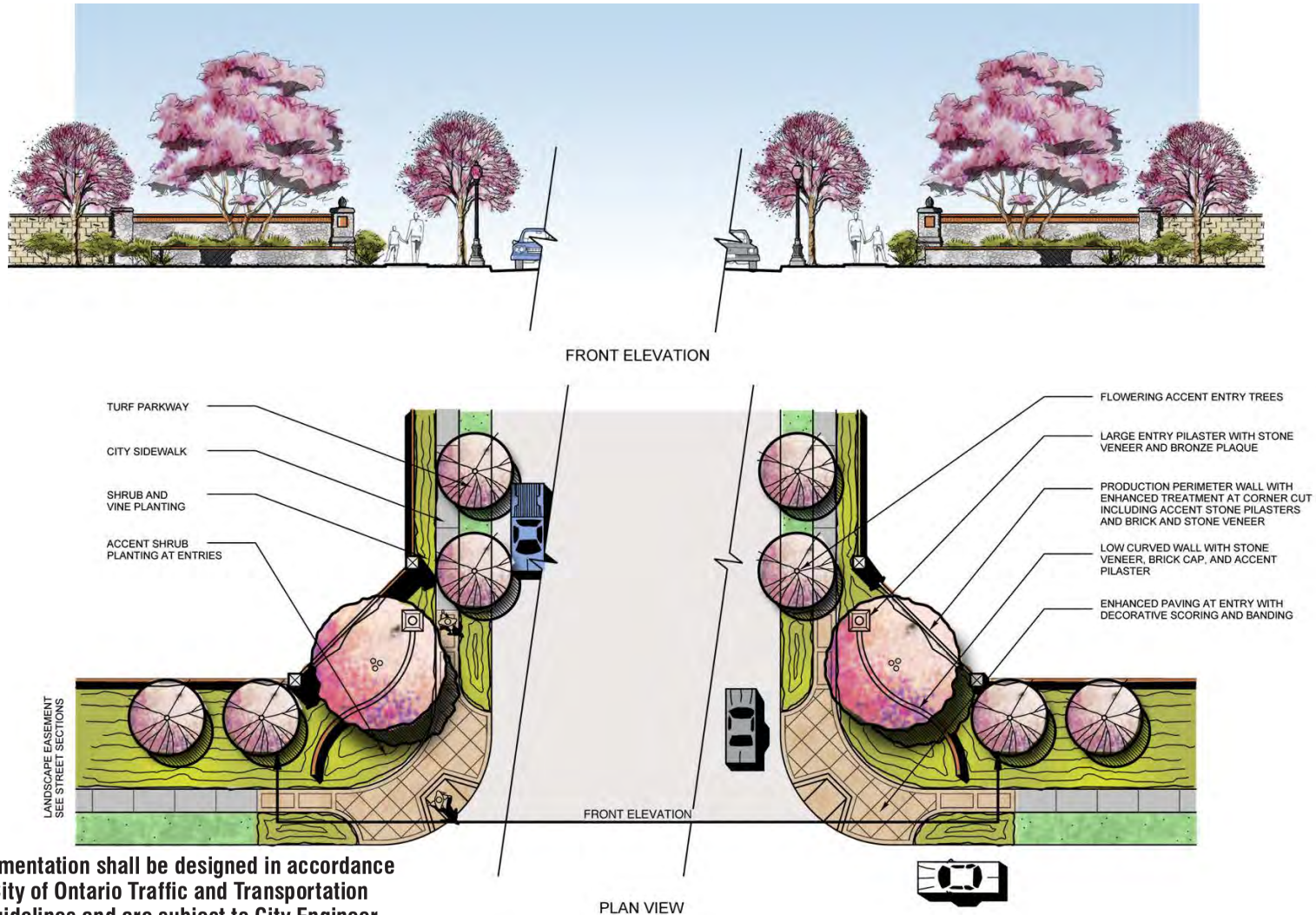
### *City of Ontario "Gateway" Monument*

At the corner of Archibald Ave. and the southern corner of the Specific Plan planning area, a city "Gateway" monument will be located. Special consideration should be made to integrate the landscaping within the easement on Archibald Ave. into the monument. The City of Ontario is currently developing the "Gateway" monument program for the New Model Colony. Additional coordination with the City of Ontario will be needed prior to developing this area.



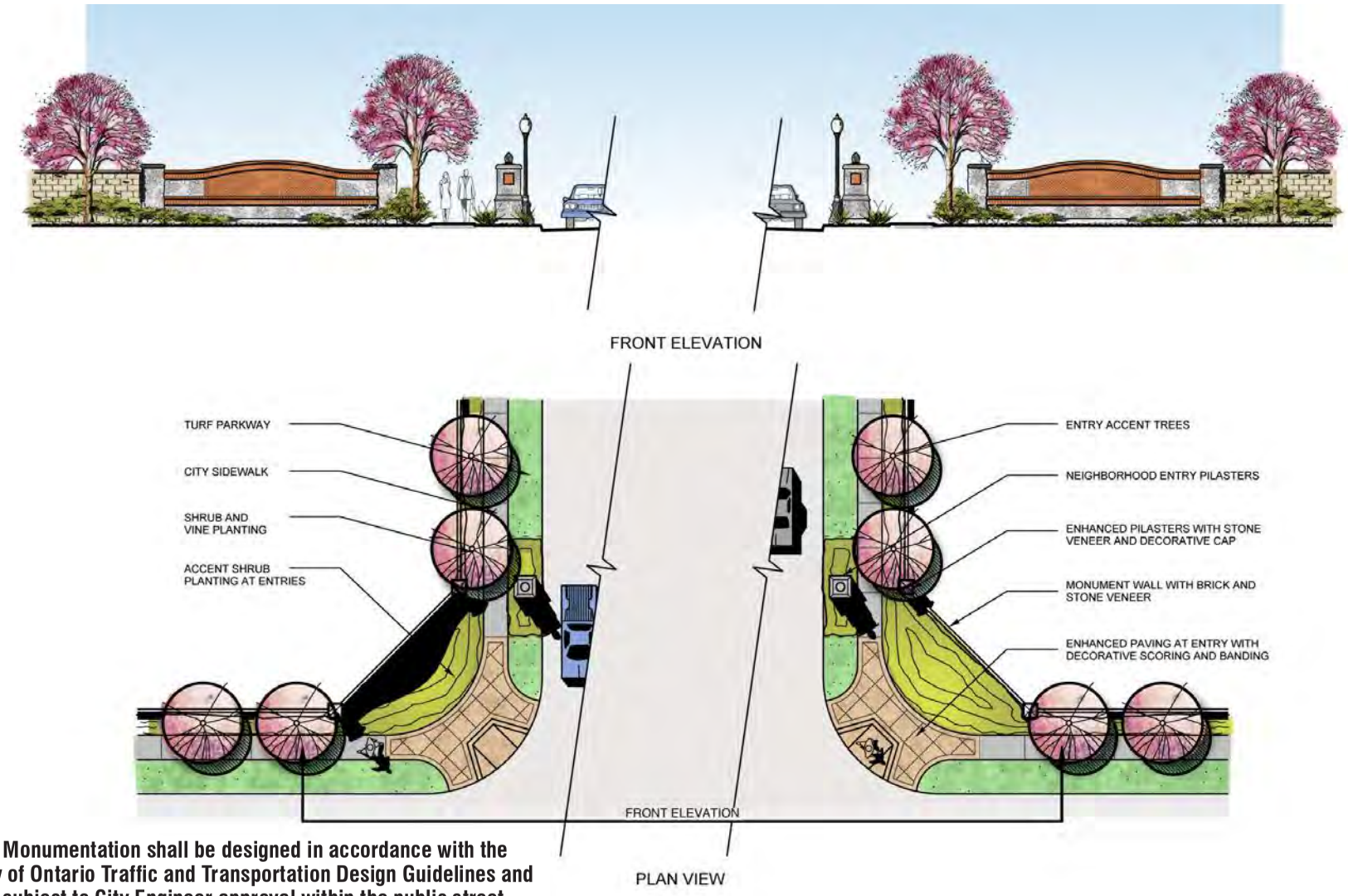

**Note: Monumentation shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way;**

Exhibit 33—Primary Community Entry & Monument




**Note: Monumentation shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way;**

Exhibit 34—Secondary Community Entry & Monument




**Note: Monumentation shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way;**

Exhibit 35—Neighborhood Entry & Monument

## 7.6.7 Neighborhood Parks and Open Space

The Specific Plan area will have a central "Community Green Core" that consists primarily of open space for recreation and passive use. Exterior walkways and paseos lead to this centralized area. Several opportunities exist for community interaction and recreation within these parklands. The "Community Green Core" is comprised of several facilities and amenities to meet the needs of the community.

The following areas make up the "Community Green Core:" the two (2) Park Place Neighborhood Parks, the Linear Park System, the Community Recreation Center, and the Paseo Trail System.

### *A. The Public Neighborhood Parks*

Public Neighborhood Parks will be designed and constructed per City guidelines and approvals. The Neighborhood Parks consists of the following:

- Parking - Parking shall be adequate to accommodate daily use of the park, and should be screened from public view using a combination of berming and landscaping. In addition, the parking configuration should take into consideration possible shared use with the proposed neighboring elementary school to the North;
- On-street parallel parking is provided along the corridor from the Private Community Recreation Center to the SCE Easement, along Merrill Ave.;
- Children's Tot Lot Play Area - A tot lot will be located within close proximity to the parking lot and private Park Place Community Recreation Center. Play structures and equipment should be staged to allow for separated use based on age. The tot lot should also follow ADA (Americans With Disabilities Act) guidelines and provide access based off of equipment selected. Seating areas shall be located near the tot lot to provide areas for parental supervision;
- Open Turf Area/Barbeque Picnic Facilities - The two (2) Park Place Neighborhood Parks should provide an open turf area and barbeque picnic facilities scattered throughout a looped concrete walkway system. Barbeque facilities (minimum of 50%) should be located adjacent to the walkway system for ADA accessibility; the remaining percentage set in open turf areas. Each barbeque picnic facility shall provide a picnic table, freestanding barbeque, hot coal container, and trash receptacle. These barbeque facilities can be placed on concrete or any other ADA acceptable surfacing. The design of the two (2) Park Place Neighborhood Parks open space should take into account pedestrian circulation and the linkage to the two adjacent roads as well as the surrounding community;
- Sports Fields for unorganized play - The open space turf area should be arranged to accommodate two baseball/softball fields and a soccer field overlay;
- Tennis Courts - An area for tennis courts should be implemented into the site with special consideration to solar orientation. The tennis court facility will be fenced with standard tennis court fencing and will allow public access. Hours of operation will be enforced in an effort to avoid evening disturbance to adjacent neighborhoods;
- Pedestrian Plaza - A centralized pedestrian plaza should be located near the children's tot lot as a entry walkway system from the city sidewalk. This space should include bench seating and decorative pots, as well as shade for protection from the sun. Enhanced paving should be utilized within this area for decorative treatment, and should match the material used in the enhanced pedestrian crossings;
- Refer to the ***Park Blow-ups, Exhibits 37-39,*** for detailed conceptual illustrations;
- Landscaping - Landscaping within the park system shall harmonize with the surrounding streetscapes. Large specimen trees should be used within the open turf areas to help provide shade and screening of unwanted views. Accent trees should also be used at pedestrian entries and around the tot lot for color and seasonal interest. All trees shall be a minimum of 24-inch box. Specimen trees surrounding play areas shall be a minimum of 36-inch box;
- Landform Berming - Landform berming should occur throughout the park system to provide interest and opportunities for screening;
- Paseo Walkway System - A paseo walkway system should be designed to provide connections to adjacent neighborhoods as well as linking the private Park Place Community Recreation Center and Park together; and
- Lighting - No sports lighting should be implemented in the park. However, safety lighting will be provided in the parks and paseos within the Subarea 29 Specific Plan. A photometric plan will be required to be submitted with the landscape plans for these areas.

## 7.6.8 The Park Place Private Recreation Center

The Private Recreation Center consists of the following:

- Private Parking - Parking shall be adequate to accommodate daily use of the Private Recreation Center, and should be screened from public view using a combination of berming and landscaping;
- Recreation Building - The Park Place Recreation Building should adhere to the architectural design guidelines and should be designed to accommodate the community needs;
- Private Pool and Spa Facility - The Park Place residents will have access to a pool sized adequately to accommodate competitive swimming as well as serve as a summer leisure recreational amenity for adults and children of the community;
- The pool decking area should be sized to allow for lounge chairs and tables. A spa area separate of the pool will also be located within the Park Place Community Pool and Spa Facility. A group barbeque facility and wood shade structure should be located within the pool deck area. The pool and spa facility should be fenced and gated for resident entry only. Hours of operation will be enforced in an effort to avoid evening disturbance to adjacent neighborhoods;
- Landform Berming - Landform berming should occur throughout the linear park system to provide interest and opportunities for screening; and
- Paseo Walkway System - A paseo walkway system should be designed to provide connections to adjacent neighborhoods as well as linking the Private Park Place Community Recreation Center and Park together with the linear park system.
- Tennis Courts will be available through the Private Recreation Center, and therefore will be private.

## 7.6.9 Paseo Trail System

Pedestrian circulation is highly encouraged within the Specific Plan Community. Landscape easements are provided along major roadways and are encouraged within the neighborhood communities.

- Paseo Trail System - A paseo walkway system should be designed to provide connections to adjacent neighborhoods as well as linking the Private Park Place Community Recreation Center and Park together with the linear park system;
- Landscaping - Landscaping along the paseo trail system shall harmonize with the surrounding streetscapes. All trees shall be a minimum of 24-inch box. Specimen trees shall be a minimum of 36-inch box;
- Meandering sidewalks are encouraged;
- Enhanced paving should be provided at paseo connections where pedestrian circulation crosses roadways;
- Paseos should provide strong connections to the "Community Village Core;"
- Utilization of SCE Easement Corridor for multipurpose trails should be provided. Refer to the detailed conceptual illustrations. Final approval of paseo configuration and design to by SCE. Refer to ***Exhibit 29, SCE Easement Paseo System***; and
- Utilization of the County Line Channel Flood Control Easement. Refer to the detailed conceptual illustrations, ***Exhibit 30, County Line Channel Paseo System.***
- Connection of neighborhood pocket parks to paseo trail system. Refer to the detailed conceptual illustrations. At strategic places within neighborhoods, pocket parks will be implemented to serve each neighborhood, These pocket parks are intended to provide minimal amenities, and should be linked throughout each neighborhood link via the paseo trail system. Pocket parks should be sized between 1/4–2 acre in size. The paseo pocket parks will contain the following amenities:
- Paseo walkway (meandering encouraged);
- Landscaping - Landscaping shall harmonize with the surrounding streetscapes; and
- Lighting - Pole mounted fixtures spaced at appropriate intervals for safety and security.

***The Paseo Pocket Parks might contain the following additional amenities:***

- Open turf area/barbeque picnic facilities;
- Basketball courts; and
- Tot lots

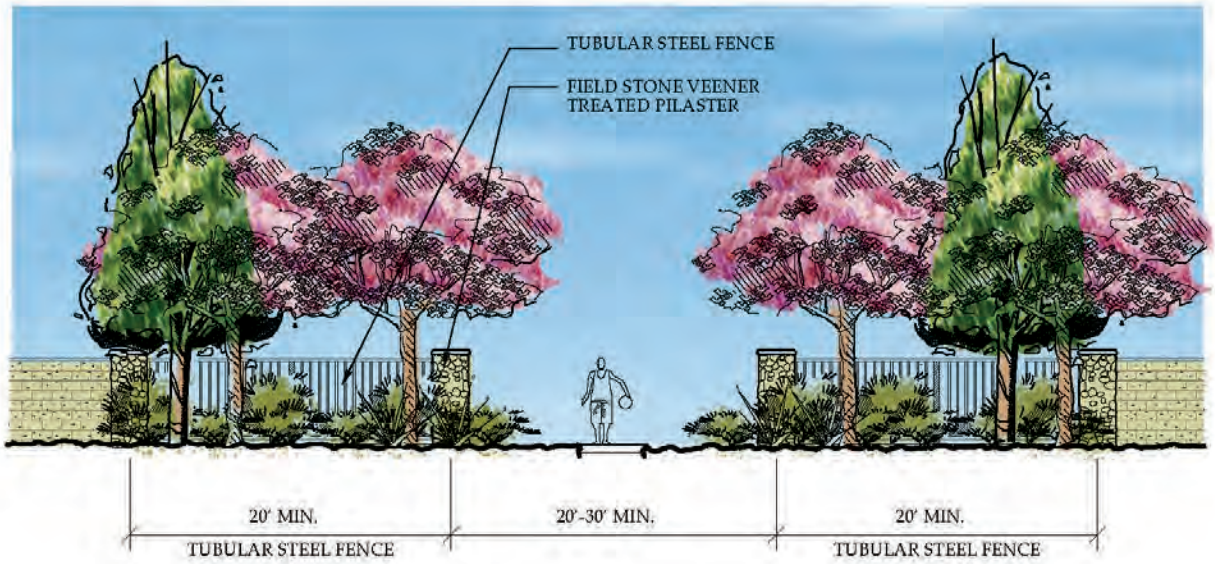
## 7.6.10 Community Walls and Fencing

Walls are a major component in achieving an overall community theme within the Specific Plan. A strong cohesive appearance is achieved through the use of "community walls" and general overall wall guidelines.

All walls that adjoin community street scenes and are along the boundary edges of the paseo and to the opposite side of the corridor shall be deemed "community walls." All wall and fencing designs and layout shall be approved by the City of Ontario prior to construction.

Refer to the ***Conceptual Wall and Fence Plan, Exhibit 40.***

Brick walls or screening walls shall have climbing plants or anti-graffiti elements to prevent vandalism.



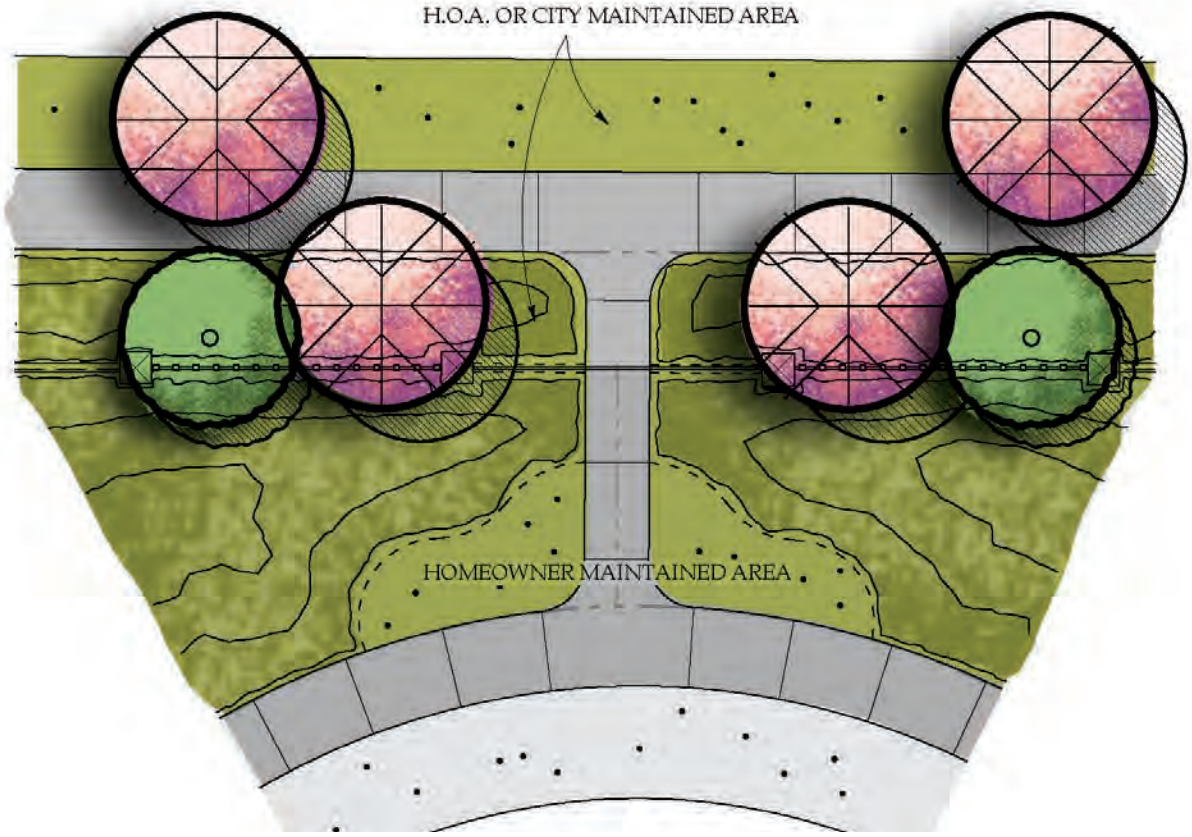
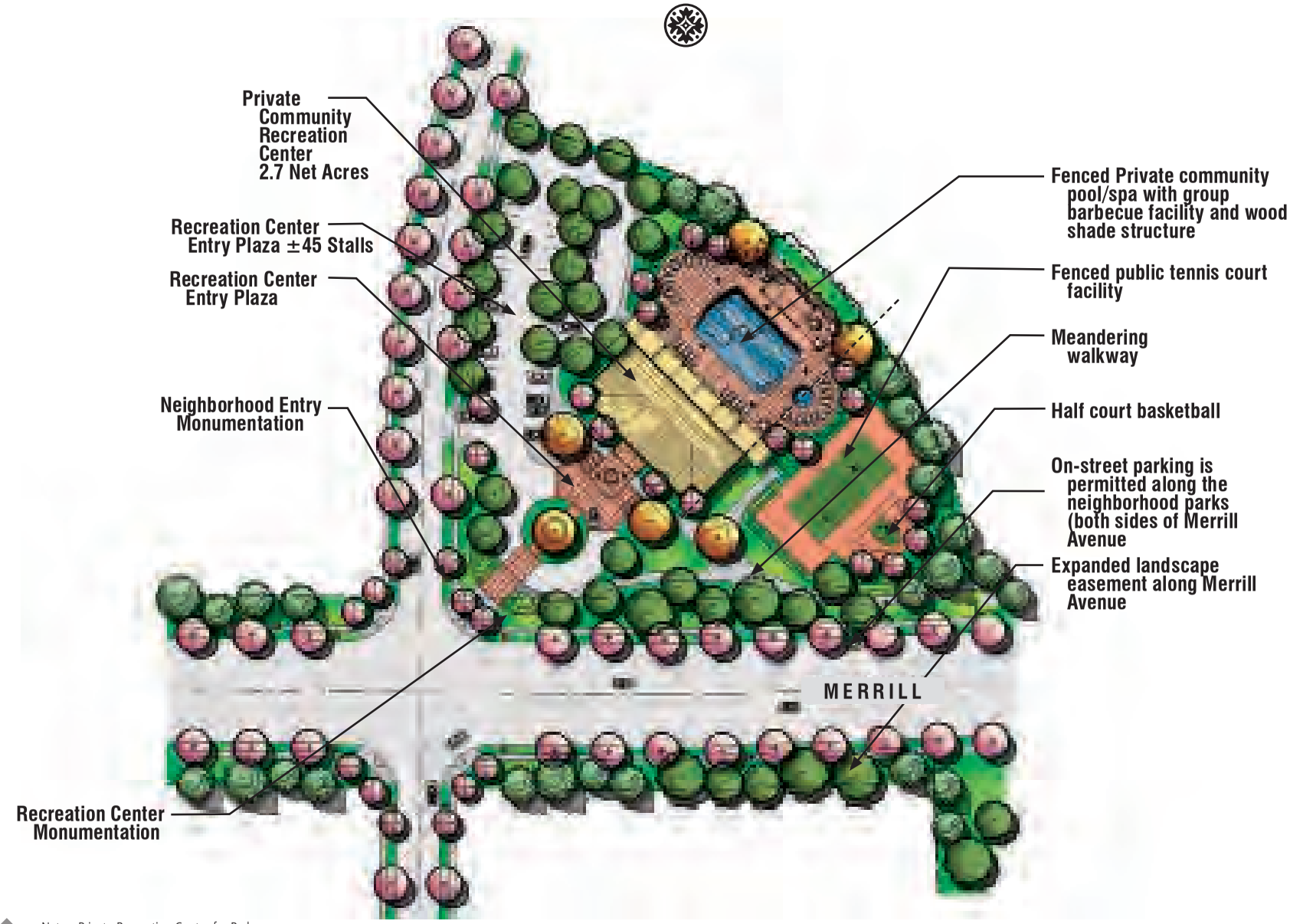




Exhibit 36—Community Portal Entry

Exhibit 37—Overall Park




Note: Private Recreation Center for Park Place residents use. Tennis Court and Basketball area for public use.

Exhibit 38—Community Recreation Center
Public Tennis Courts & Basketball Court

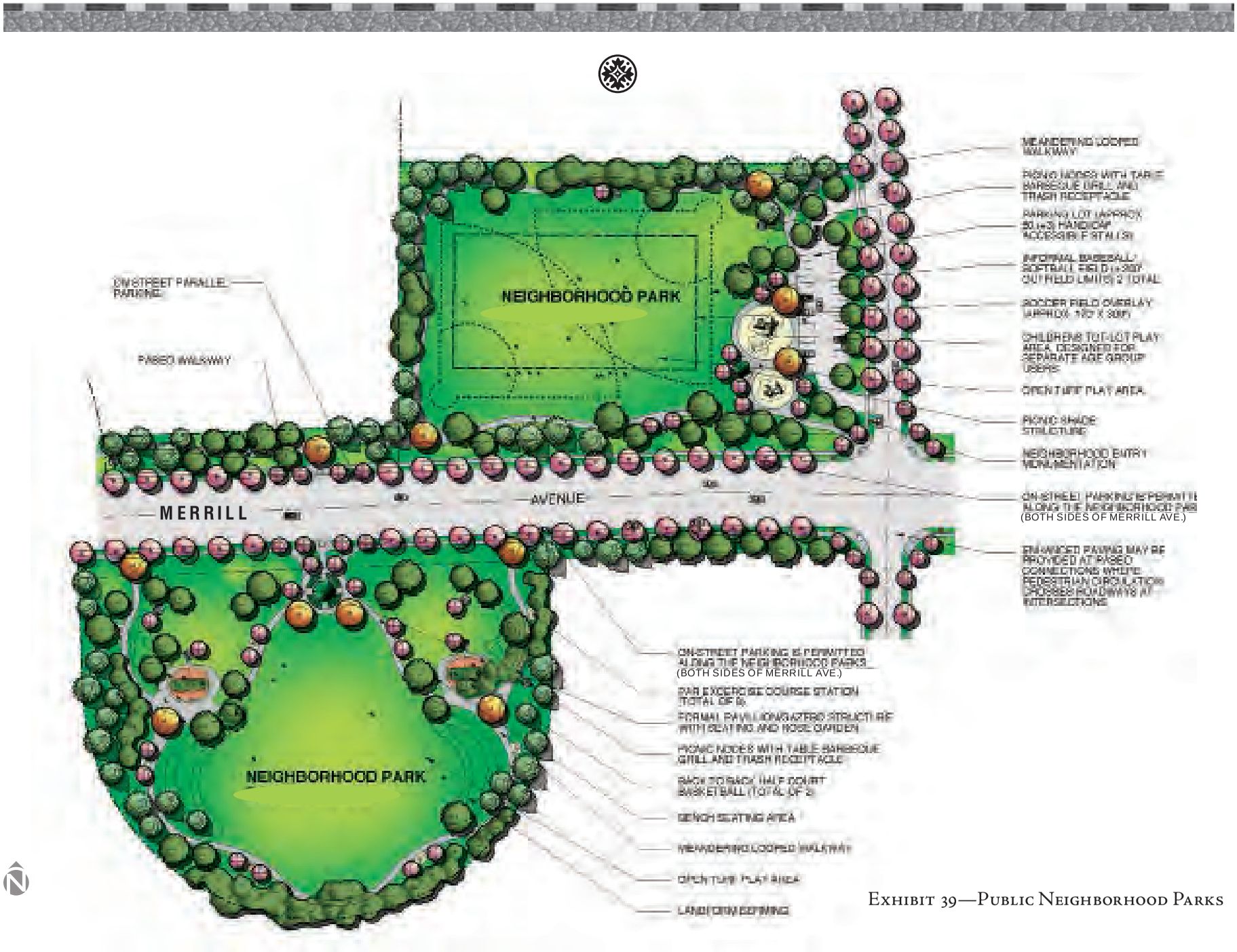



Exhibit 39—Public Neighborhood Parks

### Community Walls

Community walls shall be decorative in nature. Decorative accent pilasters spaced at equal intervals are highly encouraged.

#### *Solid Walls and Fencing*

Where privacy or protection of common area views dictates, walls shall be of decorative block. Reverse frontage walls and any wall return that is visible from the street shall be constructed of split-face block or precision block that is plastered or stuccoed, and of a color that blends with the Specific Plan color palette. Decorative caps and the use of pilasters to help enhance the perimeter appeal of the walls are encouraged. Walls visible from the community streets may not be made of exposed or painted precision block or slumped block. Variation shall be provided in the perimeter wall to include pilasters, material changes, and/or other decorative features which offers relief along the proposed perimeter walls or as approved by the City of Ontario Planning Department. All interior walls (both sides) shall be constructed of decorative block whether they are in public view or not. Colors shall be consistent with the colors specific for the overall design theme and shall be decoratively shaped. Combo walls shall be utilized where residential properties abut trails, paseos and/or parks or as approved by the City of Ontario. The overall height established by the City of Ontario for walls and fences shall not be exceeded; however, the height of the decorative block and/or wrought iron utilized to construct the combo walls may vary depending on the proposed location of the combo walls. Wood and vinyl fencing are prohibited within the Specific Plan. The final wall design and location shall be approved by the Planning Department during the tentative map or development review process. Refer to ***Exhibit 40A, Wall and Fence Details.***

#### *Tubular Steel Fencing*

If applicable, tubular steel fences should be located in the rear yards of those properties abutting large slope areas. In addition, view fencing shall be used at the Private Recreation Center pool area, and any other open space areas where visibility is needed and physical access is controlled. Areas where tubular steel fencing occurs will be subject to review by the City of Ontario.

## 7.6.11 Outdoor Lighting

Lighting standards within the Specific Plan community shall be consistent in style, color, and materials in order to maintain uniformity throughout. Lighting should be subtle, providing a soft wash of light over illuminated objects such as monumentation. Hierarchy shall be established by using a variety of lighting fixtures and illumination levels based off of lighting design intent. Lighting styles shall tie into architectural styles and provide sufficient illumination for the safety and well being of the community.

Accent lighting of landscape and monumentation shall be incorporated into the following areas: Metal halide lighting to project true colors and clear visibility, and reflective street signs shall be used on all proposed streets. Lighting shall have anti-vandalism fixtures.

Each residential unit shall have illuminated addresses at the front door and the garage door, if the garage faces a lane.

#### *Entry Monuments*

Avoid intensely bright or "hot" lighting of monuments; rather, each should be lit to provide a soft wash of light across the monument signage. Specimen trees should be uplighted with several fixtures into the canopy to avoid creating dark sides of the trees.

#### *Recreation Center*

Uplighting of specimen trees is very important and providing adequate lighting within the vehicular turn-around areas. Recreation center monumentation/kiosk should also be illuminated.

#### *Community Park/Linear Park/Paseo Lighting*

Lighting of the walkways, tot lot, and parking area within the Parks and Paseo Trail System should be considered for safety and security. Utilization of a traditional Globe/Acorn Post mounted light fixture should be considered for both the park open space areas as well as interior street lighting fixtures. Keeping with the character of traditional materials, this will help to create a better sense of scale to the pedestrian.

## 7.6.12 Mailboxes

The developers shall work with the United States Post Office to determine the best possible location for mailboxes within the residential subdivisions. The developer will determine the specifications for the mailbox units.

# 7.7 Landscape Implementation

## 7.7.1 Improvement Responsibility Landscape Maintenance

#### *Landscape Maintenance*

- All public landscapes, including slopes, street trees, lighting, and irrigation systems, shall be maintained by the City of Ontario Landscape Maintenance District;
- Front yard landscapes shall be installed by the developer and maintained by the homeowner in a healthy condition at all times; and

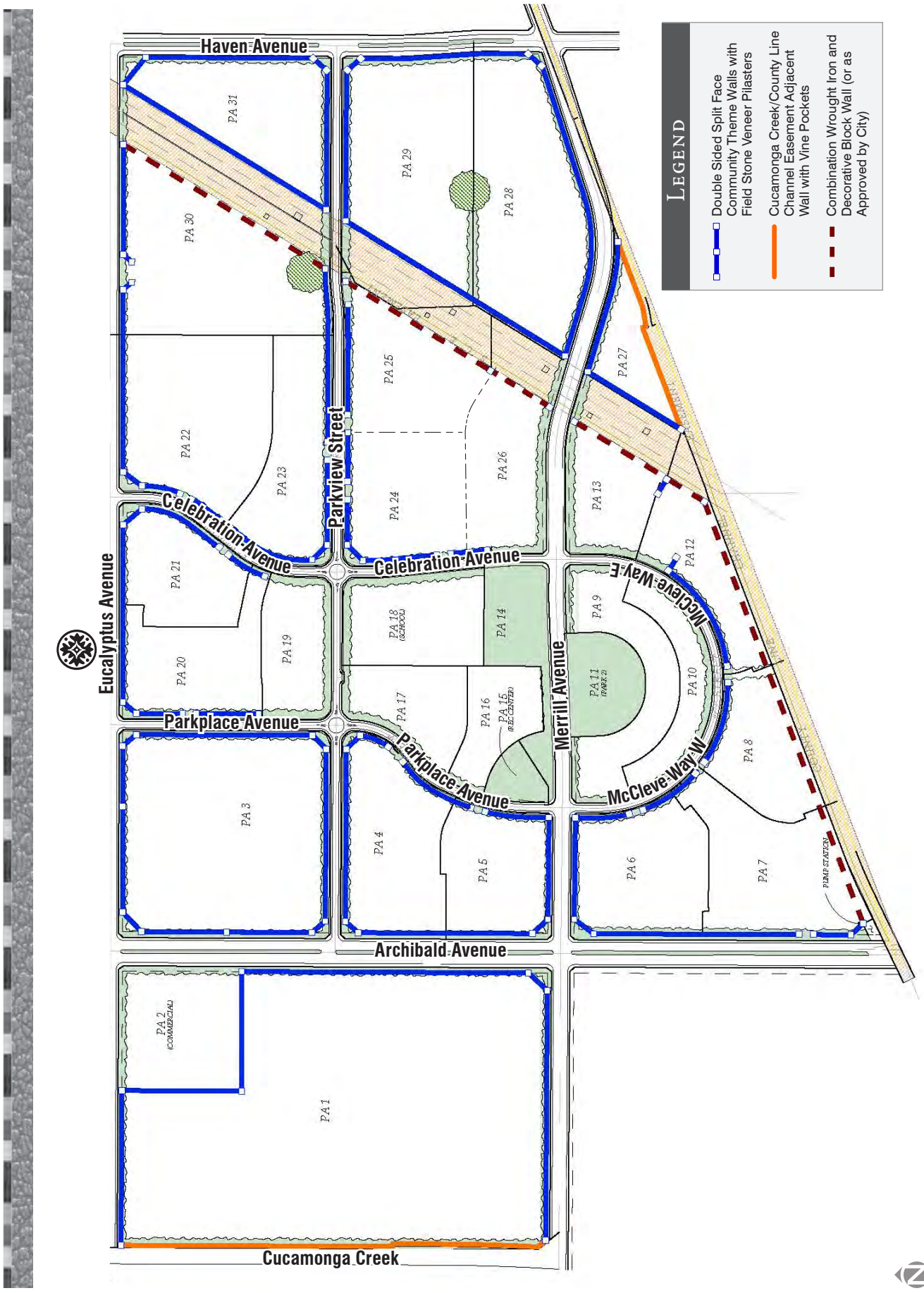
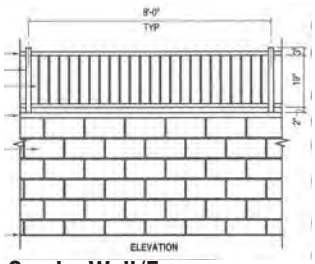
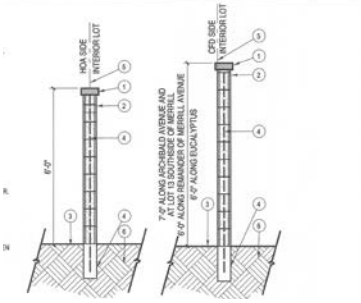


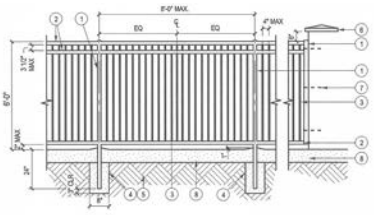

Exhibit 40—Conceptual Wall and Fence Plan



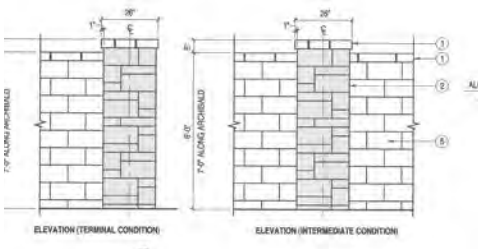

**Combo Wall/Fence**




**Perimeter Split Face Block Wall**




**Tubular Steel Fence**




**Pattern Pilaster**

**Neighborhood Monument**

Note: Use of double sided material when visible from the street

Exhibit 40a—Wall and Fence Details

- All manufactured and cut/fill slopes which exceed three (3) feet in height shall be planted with an effective mixture of groundcover, shrubs, and trees by the Developer. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the fuel modification guidelines described later in this document.

| Tree Size | Percentage on-site |
|---|---|
| 15 Gallon | 60% |
| 24" Box | 25% |
| 36" Box | 10% |
| 48" Box | 5% |

## 7.7.2 Homebuilder Landscape Requirements

### *Public Landscapes (HOA and City maintained areas)*

- Landscape plantings in public areas should reflect a commitment to both developing a "sense of place" and maintaining harmony with the New Model Colony;
- A landscape architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas. Arrangement of plants should incorporate the concepts of mass planting; plants should be placed to allow them to grow to their natural sizes and forms, and sheared hedges should be kept to a minimum; and
- All pathway areas shall be designed to be barrier free and meet ADA guidelines.

The plant matrix at the end of this section offers a suggested plant palette for the Specific Plan; while it is by no means all-inclusive, plantings in public areas should draw primarily from this palette for visual community continuity.

### *Front Yard Landscapes*

Plantings in front yards may vary substantially from the Specific Plan Plant Matrix, but should retain some of the character and style of the public plantings. No more than 50 percent of the total square footage of any front yard shall be lawn; the balance shall be composed of shrubs and groundcovers, with an emphasis on drought tolerant plant species. Each front yard shall be planted with one 24-gallon tree (minimum). Installation of landscaping within the front yards of single family detached housing products will be provided by the home builder. Front yard landscaping shall be installed prior to Certificate of Occupancy.

## 7.7.3 Soil Testing

Soil samples shall be taken from several locations after the completion of rough grading operations, and a reputable soil-testing laboratory shall perform an agronomic soils test. The test shall assess soil fertility needs for water-wise California native and Mediterranean plant types. No planting shall take place until the soil has been properly prepared based on the recommendations of the soils testing laboratory.

## 7.7.4 Slope Landscaping - HOA

All manufactured and cut/fill slopes which exceed three (3) feet in height shall be planted with an effective mixture of groundcover, shrubs, and trees. These slopes shall be installed before the Certificates of Occupancy. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the fuel modification guidelines.

## 7.7.5 Private Interior Slopes: Residential Interior

- Private interior slopes may be more ornamental in character than exterior slopes. They may have a somewhat broader range of plant materials than exterior slopes, but should still be chosen primarily from the plant palette and are subject to the same fuel modification restrictions.
- All manufactured and cut/fill slopes which exceed three (3) feet in height shall be planted by the Developer with an effective mixture of groundcover, shrubs, and trees. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the fuel modification guidelines described later in this document. All slopes shall be landscaped in accordance with the City of Ontario's standards.

## 7.7.6 Streetscape Landscaping

### Streetscape Development Standards

- Turf grass shall not exceed 30 percent of streetscape planting and shall be located adjacent to the sidewalk or curb line;
- All new plantings within the planned community shall draw substantially from the Park Place Plant Matrix included in this document;
- All streetscape landscaping within the Specific Plan planned community will be implemented by the Developer in accordance with this Specific Plan;

- A balance of evergreen and deciduous trees shall be considered during the planning process for the selection of street trees and understory trees between them (if any). Street trees shall be sized per City of Ontario's standards;
- The Developer shall install all primary and secondary improvements concurrently with the construction of the roadway on which they front. Neighborhood intersections shall be constructed as each neighborhood street is built;
- The Developer shall provide site inspection of all construction and installation of entries and intersections in accordance with the City of Ontario requirements;
- Self-attached vines are to be added against block walls;
- Along community walls, the use of 5-gallon plant material as hedgegrow is preferred; and
- Closely spaced plant materials (to horticultural practices) is expected on this project.

### 7.7.7 Irrigation Design

Irrigation for both public and private landscapes should be designed to be as water-efficient as possible. All irrigation systems shall have automatic controllers designed to properly water plant materials given the site's soil conditions, and irrigation systems for all public landscapes shall have automatic rain shut-off devices. Low volume irrigation is encouraged. Spray systems shall have low-gallons-per-minute, matched-precipitation heads. All City maintained landscapes (LMD areas) are to be controlled with a central controlled system as approved by the City of Ontario, Parks and Maintenance Department, and trees plantings are to consist of root barriers and a pop up stream bubbler system on a separate valve. Irrigation design shall meet the requirements of the Landscape Development Standards.

#### Addresses

Each single family home will be required to have the address numbers painted on the curb with black numerals on a white reflective paint background. Each homeowner will be responsible for the maintenance of these numbers.

## 7.8 Design Guideline Implementation

### 7.8.1 Design Review Submittal Requirements

The respective developers. SL Ontario Development Corporation, Richland Communities, Inc, and Brookfield Homes shall review all plans prior to submittal to the City for Plan Check for their projects. This design review process will include these steps: Conceptual review, Refined review and Construction document review prior to plans being submitted for city processing. The Design Review process will ensure the vision of Subarea 29 will be implemented.

## 7.9 Plant Matrix

Per City of Ontario Street Tree Master Plan.

### Vines

| Botanical Name | Common Name | Eucalyptus Avenue | Merrill Avenue | Archibald Avenue | Turner Avenue | Haven Avenue | Primary Community Entries | Secondary Community Entries | Neighborhood Entries | Community Park Open Space | Linear Park | Community Recreation Center | Paseo Trail System | Commercial Area | Alleys |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Bigononia c. 'Tangerine Beauty'* | Cross Vine | | | | | | | | | | | | • | • | • |
| *Bouganvillea hybrids* | Bouganvillea | ■ | | ■ | | ■ | | ■ | | ■ | | • | | ■ | |
| *Clytostoma callestegioides* | Purple Trumpet Vine | | | | | | | | | | | | • | | |
| *Distictis buccinatoria* | Blood-red Trumpet Vine | ■ | | ■ | | ■ | | • | • | ■ | | ■ | • | ■ | |
| *Jasminum polyanthum* | Pink Jasmine | | | | | | | | | • | • | • | | | • |
| *Macfadyena unguis-cati* | Cat's Claw Vine | ■ | | ■ | | ■ | • | ■ | | ■ | | • | | ■ | • |
| *Parthenocissus tripcuspidata* | Boston Ivy | • | • | • | • | • | | | | • | • | | • | • | |

## Shrubs

| Botanical Name | Common Name | Eucalyptus Avenue | Merrill Avenue | Archibald Avenue | Turner Avenue | Haven Avenue | Primary Community Entries | Secondary Community Entries | Neighborhood Entries | Community Park Open Space | Linear Park | Community Recreation Center | Paseo Trail System | Commercial Area | Alleys | SCE Corridor Easement | Bellgrave Channel Paseo |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Agapanthus species* | Lily of the Nile | | | | | | | | | | | | • | • | • | | |
| *Anigozanthos* species | Kangaroo Paws | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | • |
| *Arbutus unedo 'Compacta'* | Compact Strawberry Tree | | | | | | | | | | | | | | | • | • |
| *Arctostaphylos d. 'Howard McMinn'* | McMinn Manzanita | ■ | | ■ | | ■ | | ■ | | • | • | • | | ■ | | • | • |
| *Asparagus densiflorus 'Myers'* | Myers Asparagus | | | | | | | | | | | | • | • | • | | |
| *Bergenia cordifolia* | Bergenia | ■ | | ■ | | ■ | | ■ | | ■ | | • | | ■ | | • | |
| *Buxus japonica* | Japanese Boxwood | | | | | | • | • | • | | | • | | | | | |
| *Calliandra haematocephala* | Pink Powder Puff | ■ | | ■ | | ■ | | • | | ■ | | • | | • | • | ■ | |
| *Callistemon 'Little John'* | Dwarf Callistemon | | | | | | | | | | | | • | | | • | • |
| *Camellia species* | Camellia | ■ | | ■ | | ■ | • | ■ | | ■ | | • | | • | | ■ | |
| *Campanula poschcharskyana* | Serbian Bellflower | | | | | | | | | | | • | | • | | | |
| *Carex tumulicola* | Berkeley Sedge | ■ | | ■ | | ■ | • | • | • | ■ | | ■ | • | ■ | | ■ | |
| *Cercis occidentalis* | Western Redbud | | | | | | • | • | • | | | • | | • | | | |
| *Correa pulchella 'Mission Bells'* | Australian Fuchsia | ■ | | ■ | | ■ | • | • | • | ■ | | • | • | ■ | • | • | • |
| *Cotoneaster lacteus* | Cotoneaster | | | | | | • | • | • | | | • | | | | | |
| *Deschampsia cespitosa* | Hair Grass | ■ | • | ■ | • | ■ | • | • | • | ■ | | • | | ■ | | ■ | |
| *Dietes iridioides* | Fortnight Lily | • | | • | | • | | | | • | • | • | • | • | • | | |
| *Dodonaea microzyga* | Brilliant Hop-Bush | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | |
| *Echium fastuosum* | Pride of Madiera | • | | | | | | | | | | | | | | • | • |
| *Festuca mairei* | *Atlas Fescue* | ■ | • | ■ | • | ■ | • | • | • | ■ | | • | | ■ | | ■ | |
| *Geranium incanum* | Carpet Geranium | | | | | | | | | | | • | | | • | | |
| *Geranium 'Johnson's Blue'* | Johnson's Blue Geranium | ■ | • | ■ | • | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | |
| *Grevillea lanigera* | Wooly Grevillea | | • | | • | | | | | | | | | | | | |
| *Grevillea* species | Grevillea | • | • | • | • | • | | ■ | | ■ | | ■ | | ■ | | ■ | |
| *Helictotrichon sempervirens* | Blue Oat Grass | | | | | • | | | | • | • | | • | | • | | |
| *Hemerocallis* hybrids (evergreen) | Daylily - mixed colors | • | • | • | • | • | • | • | • | • | • | • | • | • | | ■ | |
| *Heuchera sanguinea* | Coral Bells | | | • | | | • | • | • | | | • | | | | | |
| *Kniphofia uvaria* | Red Hot Poker | ■ | | • | | ■ | | ■ | | ■ | | ■ | • | ■ | • | ■ | |
| *Leptospermum scoparium* | New Zealand Tea Tree | | • | | • | | | | | | | | | • | | | |
| *Ligustrum japonicum 'Texanum'* | Japanese Privet | • | | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | • | ■ | |
| *Mahonia aquifolium* | Oregon Grape | | | | | | • | • | • | | | • | | | | | |
| *Muhlenbergia rigens* | Deer Grass | • | | ■ | | ■ | | ■ | | ■ | | ■ | | • | | • | • |
| *Myoporum parvifolium* | Trailing Myoporum | | | | | | | | | | | | | | | • | • |
| *Myrtus communis 'Compacta'* | Dwarf Myrtle | ■ | | ■ | | • | | ■ | | ■ | | • | | ■ | | ■ | |
| *Nandina domestica* | Heavenly Bamboo | | | • | | • | • | • | • | • | • | • | • | • | • | | |
| *Nephrolepis cordifolia* | Southern Sword Fern | ■ | | ■ | | ■ | | ■ | | ■ | | • | | ■ | | ■ | |
| *Nessella tenuissima* | Mexican Feather Grass | | | | | | | | • | | | | • | | | | |
| *Penstemon species* | Beard Tongue | ■ | | ■ | | ■ | • | • | • | ■ | | • | | ■ | | ■ | |
| *Phormium hybrids* | Hybrid New Zealand Flax | • | | | | | | | | | | | | • | | | |
| *Pittosporum species* | Pittosporum | • | • | • | • | • | | ■ | | ■ | | ■ | | ■ | | ■ | |
| *Rhapiolepis indica species* | Indian Hawthorn | • | • | • | • | • | | | | | | | | | | | |
| *Rosa species (shrub and grondcover)* | Rose | ■ | • | ■ | • | ■ | | ■ | | • | • | • | | ■ | | ■ | |
| *Rosmarinus officianalis* and hybrids | Rosemary | • | | | | | | | | | | | | | | • | • |
| *Salvia greggii* and cultivars | Autumn Sage | ■ | | ■ | | ■ | • | • | • | ■ | | • | | ■ | | ■ | |
| *Sedum 'Autumn Joy'* | Autumn Joy Stonecrop | • | • | • | • | • | | | | | | | | | | | |
| *Teucrium x lucidrys* | Bush Germander | ■ | • | ■ | • | ■ | | ■ | | ■ | | ■ | | ■ | | ■ | |
| *Viburnum tinus 'Spring Boquet'* | Spring Boquet Laurustinus | | • | | • | | | | | • | • | • | | | | | |

# Trees

| Botanical Name | Common Name | Eucalyptus Avenue (Per NMC Streetscape Master Plan) | Merrill Avenue (Per NMC Streetscape Master Plan) | Archibald Avenue (Per NMC Streetscape Master Plan) | Tumer Avenue (Per NMC Streetscape Master Plan) | Haven Avenue (Per NMC Streetscape Master Plan) | Primary Community Entries | Secondary Community Entries | Neighborhood Entries | Community Park Open Space | Linear Park | Community Recreation Center | Paseo Trail System | Commercial Area | Alleys | SCE Corridor Easement | Bellgrave Channel Paseo |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Arbutus unedo* | Strawberry Tree | | | | | | | | | | | | • | | • | • | • |
| *Brachychiton populneus* | Bottle Tree | | | | | | | | | • | • | • | | | | | |
| *Cedrus deodara* | Deodar Cedar | | | | | | | | | • | | | | | | | |
| *Chionanthus retusus* | Chinese Fringe Tree | | | | | | | | | • | • | • | | | | | |
| *Cupressus sempervirens* | Italian Cypress | | | | | | | | | | | • | | | | | |
| *Dodonaea vicosa* | Hopseed Bush | | | | | | | | | | | | | | • | • | • |
| *Eriobotrya deflexa* | Bronze Loquat | | | | | | | | | | | • | • | | • | • | • |
| *Juniperus chinensis 'Torulosa'* | Hollywood Juniper | | | | | | | | | | | • | • | • | • | | |
| *Lagerstroemia indica hybrids* | Crape Myrtle | | | | | | | | | • | • | • | • | | | | |
| *Magnolia grandiflora 'St. Mary'* | NCN | | | | | | | | | | • | | • | | | | |
| *Magnolia soulangeana* | Saucer Magnolia | | | | | | | | | • | • | • | • | | • | | |
| *Melalueca linariifolia* | Falxleaf Paperbark | | | | | | | | | • | | • | • | • | | | |
| *Melalueca nesophila* | Pink Melalueca | | | | | | | | | | | | • | | • | • | • |
| *Melalueca quinquinervia* | Cajeput Tree | | | | | | | | | • | | • | | | | | |
| *Pinus canarensis* | Canary Island Pine | | | | | | | | | • | • | • | • | • | | | |
| *Platanus acerifolia* | London Plane Tree | | | | | | | | | • | • | • | | | | | |
| *Platanus racemosa* | Western Sycamore | | | | | | | | | • | | • | | | | | |
| *Podocarpus gracilior* | Yew Pine | | | | | | | | | | | • | | • | | | |
| *Populus nigra 'Italica'* | Lombardy Poplar | | | | | | | | | • | • | • | | • | | | |
| *Pyrus calleryana 'Aristocrat'* | Ornamental Pear | | | | | | • | • | • | | | | | • | | | |
| *Quercus agrifolia* | Coast Live Oak | | | | | | • | • | | • | | • | | • | | | |
| *Quercus ilex* | Holly Oak | | | | | | | | | | | | | | | | |
| *Rhus lancea* | African Sumac | | | | | | | | | | | • | | • | | | |
| *Schinus molle* | California Pepper | | | | | | • | • | | • | | • | | • | | | |
| *Tristania laurina* | Water Gum | | | | | | | | | | | | | • | • | | |

# 8. Commercial Design Guidelines

# 8.0 Commercial Design Guidelines

## 8.1 Introduction

The Subarea 29 Specific Plan area will include a commercial area in the northwest corner of the project, at the intersection of Archibald Ave. and Merrill Ave. This non-residential use will allow the residents of the Specific Plan area with shopping and employment conveniently located nearby. Residents will have the ability to access services by foot or ride their bicycles to work via pedestrian trails connecting the residential uses to the commercial center and the local community.

Throughout the commercial development, landscaping, site planning, and architectural design should be considered to create friendly and welcoming places to shop and work. These non-residential uses will continue to vision established in the residential community, including integrating pedestrian-friendly design.

The Commercial Design Guidelines will help guide the development of the area to enhance the pedestrian experience and innovative design that contributes to the character of the Specific Plan area. These guidelines are not intended to be strictly enforced rules, but rather as a tool in aiding the design process. Additionally, these guidelines have been generalized for the Specific Plan. Potential developers will be required to submit their own supplemental design guidelines for the Commercial development area to the City of Ontario for approval.

The Commercial Section is organized into the following components:

- Site Planning;
- Building Design;
- Architectural Details; and
- Open Space and Landscaping.

### 8.1.1 Guiding Principles

Guiding Principles for commercial design for the Specific Plan include:

***Buildings should contribute to the qualitative nature of the overall neighborhood.***

- Proper scale and proportions in massing and details should be used;
- Pedestrian open spaces should be implemented;
- Massing and articulation should be varied;
- Buildings should be designed at a human-scale; and
- Parking lots should be de-emphasized as much as possible.

***Buildings should have an enduring quality***

- Design should draw inspiration from the rich and diverse Southern California architectural heritage;
- Materials and colors typical to southern California should be used;
- Details and ornamentation should be authentic, as much as possible; and
- Design should create an inviting place to shop and work. Pedestrian trails from the residential neighborhoods should not lead to the rear of the Commercial Center.

### 8.1.2 Review Process

The Commercial Design Guidelines are to be used as a general tool to guide the development of the northwest portion of the Specific Plan area. Final designs will be subject to the City of Ontario's approval. Additionally, more detailed Design Guidelines for each developer may be required by the City prior to final approval. Refer to the City of Ontario Code for further information regarding the review process.

## 8.2 Commercial Design Guidelines

### 8.2.1 Introduction

Commercial development within the Specific Plan will continue the pedestrian-friendly character established in the residential community. By reducing the impact of the automobile on the appearance of the commercial development, appropriate site planning can de-emphasize the vehicle, creating a safe outdoor environment without ignoring the necessary needs of vehicular traffic. Through well executed planning, architecture, and landscape design, the commercial uses within the Specific Plan will complement and, to some extent, integrate the residential community rather than turn its back completely to the community residents.

### 8.2.2 Site Planning

***Orientation***

Buildings should be oriented for best visibility from the street. Windows and entries should face the street, avoiding blank walls which could dominate public views. Stores with entries not visible from the street may be oriented towards pedestrian open space.

All primary entries should face onto a street or a connecting walkway.

### *Driveways and Sidewalks*

The site should be provided with a limited number of driveways to reduce the traffic impact along Merrill Ave. and Archibald Ave. Pedestrian crossing distances should be minimized at driveways. To increase safety for pedestrians, a raised median as a pedestrian island should be provided between travel lanes, especially those entries with more than one lane in any direction. Driveways should be paved with asphalt, concrete or an enhanced paving material such as brick.

Sidewalks should be located along natural travel paths for pedestrians. Sidewalks should be a minimum of six (6) feet wide along pedestrian pathways and a minimum of eight (8) feet width along more heavily traveled commercial areas.

### *Street Frontage and Buildings*

Streetside buildings, or those with no parking separating them from the street, should use windows and entry features to soften the building's appearance to the street. These buildings should not be more than 100-feet long without a pedestrian plaza or walkway breaking the building mass and connecting the parking lot with the street. On corners, buildings should utilize massing elements to anchor the corner.

### *Streetside Setbacks and Buildings*

The sides of buildings along street edges should be landscaped within the setback to soften the building's appearance to the street as well as have additional windows or design elements. Refer to the City of Ontario Development Code for specific setback requirements.

### *Street Frontage and Parking Lots*

Parking lots should generally be placed away from streets. No street frontages should consist of a continuous parking lot, but should be broken up with buildings, landscaping, plazas, and other pedestrian features. Any parking along street edges should be set back with a landscaped buffer to minimize the dominant feeling of the automobile along the street. Continuous parking stalls should be interrupted by landscaped islands, no more than ten (10) stalls apart.

### *Service and Storage Areas*

Loading docks, garages and storage areas are to be located behind or to the side of buildings siding onto secondary access and not primary streets. These features must be screened with walls and landscaping as much as possible from public view of streets, residences, pedestrians walkways and connecting trails. Loading docks and storage areas should not conflict with pedestrian walkways.

### *Refuse Containers, Utility and Mechanical Equipment*

Refuse containers and equipment should be easily accessed by service vehicles but screened from view of the streets, parking lots, and connecting walkways through roof forms, walls and/or landscaping. Screening details should incorporate elements that are compatible with the architectural style of the building. Proper landscaping including trellises also may help to screen these elements. Equipment and enclosures shall not be located near pedestrian walkways.

## 8.2.3 Building Design

### *Massing*

With larger buildings, 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 helps to break up large buildings as well as indicate entries and store locations to customers. Tower elements or monumental features are encouraged at focal points, such as corners, plazas, major entrances, or where walkways meet streets. All elevations of a tower element or monumental feature shall be completely constructed. In no instance shall a feature of this nature be left unfinished and exposed to public view.

### *Roof Forms*

Hipped and gable roofs are encouraged. Roof pitches should be compatible with the architectural style of the building. Flat roofs should vary in height and be accompanied by cornice, trim or other accent features.

### *Entry Design*

Building entries should be prominent and easily identified. Various elements can be used to enhance the entry features including massing variation, materials and color change, change in roof form, and awnings. For smaller retail, as part of a cluster or strip, arcades, awnings, and simple signage may be acceptable as entries.

### *Arcades, Trellises, and Awnings*

Outdoor arcades along store fronts are encouraged over pedestrian walkways. Arcades may be used to connect separate buildings, or providing a more pleasing experience for pedestrians. Trellises or awnings may also be used to create a covered walkway to protect pedestrians from the sun and rain.

## 8.2.4 Architectural Details

### *Architectural Styles*

A consistent architectural style should be used throughout the commercial development to create a sense of continuity between the buildings. Related elements, such as trellises, planters, light-standards, windows, doors, etc. should also adopt detailing that is compatible with

the selected architectural style. The selected style of the commercial development does not necessarily need to be of any one of those available for the residential community but should be compatible to them.

Architectural styles should derive from Southern California and Ontario's history. Modern and "high-tech" styles are not acceptable style choices. Acceptable styles generally respond to the region's climate including such features as shade windows, outdoor circulation, and outdoor courtyards or plazas, recessed window frames, awnings, arcades, loggias, and trellises.

### *Building Wall Treatment*

No wall should have a blank, uninterrupted length exceeding 20 feet without including one of the following:

- Change in texture;
- Change in material;
- Change in plane;
- Lattice; and
- A tree or equivalent element.

Facades that are visible from adjacent streets or walkways should display even greater visual interest by using architectural elements that break up the massing of large buildings, such as windows, arcades, awnings, porticos, and other architectural features.

### *Base and Top Treatments*

Base and top treatments help to balance the "weight" of the building visually. Bases should appear to "ground" the building, while tops create a defined edge to the roofline. Possible treatment techniques are as follows:

- Base;
- Thicker walls;
- Natural materials;
- Different colored materials;
- Enriched landscaping with a mature height of at least 18";
- Special materials, such as ceramic tile, granite and marble, are encouraged on the base of buildings that face streets or connecting walkways, especially adjacent to major entries;
- Tops;
- Cornice treatments;
- Roof overhangs with brackets;
- Stepped parapets;
- Textured materials; and
- Different colored materials.

### *Exterior Materials*

Recommended materials include stucco, exterior plaster, brick, wood siding, tile, or stone. Exterior materials that appear pre-fabricated are not recommended. Selected materials and detailing should have an enduring appearance.

### *Roof Materials*

Roofing materials that are generally acceptable include metal standing seam, concrete tile, ceramic tile and slate or slate-like materials.

### *Colors*

Color selection should be consistent with the selected architecture style.

## 8.2.5 Open Space and Landscaping

### *Site Accessories*

Site accessories, such as recycling bins, bike racks, litter cans, planters, benches and transit shelters, should use materials and have an architectural character consistent with the overall project. These accessories should be graffiti-resistant with materials that are easy to clean and paint.

### *Connecting Walkways*

Walkways throughout the Specific Plan's commercial development should connect the various buildings to each other and to the sidewalks. Use of trellises, landscaping, sitting areas and the site planning of buildings adjacent to one another will encourage pedestrian activity within the commercial area. A typical walkway should be a minimum of six (6) feet wide. In large parking lots, pedestrian walkways should be provided within the median of at least two parking aisles for every five (5) aisles of 20 stalls or more.

Pedestrian walkways that may also be used for emergency access must allow minimum clearance of 30' wide and 14' vertical clearance.

### *Off-site Connections*

Off-site connections should be provided from the commercial area to the Specific Plan residential development. Access to the residential community will be available by adjacent sidewalks. Pedestrian trails should not lead to the rear of a Commercial Center.

### *Plazas*

Plazas are encouraged as much as possible to emphasize a pedestrian-friendly environment by creating locations within the commercial development that allow for people to gather. Plazas create a more inviting feeling to pedestrians, allowing them to feel safe from the vehicular dominated parking lot. These outdoor places may include water features, landscaping, and other elements to create a comfortable place to sit. Plazas are encouraged where high levels of pedestrian activity are expected, such as adjacent to major entrances and nearby uses that allow for more interactivity with the plaza such as delis, cafes, restaurants, bakeries and other food services.

### *Landscaping*

Landscaping helps to soften the feel of the buildings and parking lot while enhancing the visual quality of the site. The following landscaping techniques may be used:

Shrubs and tree canopies shall not be higher than three and lower then seven feet respectively to allow police officers the ability to patrol the project site without visual obstructions. Plants near low-lying windows shall have thorns as a deterrent for suspects hiding and removing glass panes as a point of entry.

- Provide special landscaping treatment at all project entries and building entries;
- Provide shade/canopy trees within parking areas;
- Use plants to define outdoor spaces such as edges, outdoor plazas, or movement paths between parking and building entrances;
- Chosen plantings should provide a continuity of form across the entire project.
- Where a parking lot contains 10 or more parking spaces and is visible from a street, not less than 5 percent of the total area, excluding any perimeter landscaping, shall be landscaped. Such landscaping shall be concentrated in any one location. A minimum of 50 percent of the plant material shall be canopy or shade trees. Contact the Community Services Department for specific requirements;
- All rows of parking spaces shall be provided with landscape islands at each row terminus, minimum five (5) feet in width, exclusive of curbs, to protect parked vehicles, ensure visibility, confine moving traffic to drive aisles and driveways, and provide within each row of parking spaces, landscaped islands, minimum five (5) feet in width exclusive of curbs, located so as to prevent more than ten vehicles from being parked side-by-side in an abutting configuration.
- Landscaped areas shall be delineated with a concrete curb, minimum 6-inches high by 6-inches wide; except where a landscape area is parallel and adjacent to a parking stall, the curb shall be a minimum 6-inches high by 12-inches wide, to provide an area for persons to step when entering or exiting a motor vehicle.

### *Outdoor Storage Areas*

Outdoor storage areas should be incorporated into the design of a project to avoid visual impacts on the site.

Outdoor storage areas should be located away from the street, behind or to the side of buildings. Walls and landscaping should be used to screen stored materials.

### *Transit Shelters*

Transit shelters should be incorporated into the design of the commercial project and will be designed according to guidelines provided by the transit agency of Ontario. The commercial developer should explore with the transit agency and the City, possibilities for a structure that is integrated architecturally with the project through its color, materials and architectural style.

Pedestrian walkways should be provided for easy accessibility by pedestrians moving to and from the transit stop to the commercial development.

### *Lighting*

Lighting standards under 15 feet should provide adequate illumination throughout the site during the nighttime hours. Lighting fixtures should be designed to be compatible with the architectural styles selected for the project. At a minimum, all light standards should have an attractive base and top; overhead "cobrahead" standards are not permitted. Buildings and landscaping can be illuminated indirectly to create a strong positive image. Along pedestrian walks, lighting should provide appropriate illumination at a human scale without too much glare. Lighting within larger parking lots should provide safe visibility. Service area lighting should be positioned as to not be seen from public view.

# 9. General Plan Consistency

# 9.0General Plan Consistency

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local General Plan. Specific plans must demonstrate consistency In regulations, guidelines, and programs with the goals and policies set forth in the General Plan.

The Subarea 29 Specific Plan (SP) has been prepared in conformance with the goals and policies of The Ontario Plan (TOP) Policy Plan (General Plan). The policy analysis in this Chapter describes the manner in which the SP complies with TOP Goals and Polices applicable to the project.

| *Land Use Element* | |
|---|---|
| **Policy Plan Goals and Policies** | **SP Consistency** |
| **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 identify, maximizes available and planned infrastructure, and foster the development of transit. | The SP area is within the New Model Colony as identified in The Ontario Plan. The SP will adhere to current approved City of Ontario Infrastructure Master Plans. |
| LU1-2 Sustainable Community Strategy. We integrate state, regional and local Sustainable Community/ Smart Growth principles into the development and entitlement process. | Sustainable Community/Smart Growth principles are incorporated into Land Use Plan. Pedestrian sidewalks and multipurpose trails provide connectivity. |
| LU1-3 Adequate Capacity. We require adequate infrastructure and services for all development. | The SP establishes an infrastructure and public facilities plan to ensure that adequate roadways and public utilities including sewer, water and drainage facilities along with parks and other public facilities are provided to serve the SP area. |
| LU1-4 Mobility. We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities. (Link to Mobility Element Policy M3-3) | Multipurpose trails are provided within the SP area. These trails connect with the trails located on the City's Multipurpose Trails and Bikeway Corridor Plan and provides points of connection to parks, residential neighborhoods, schools and the neighborhood commercial area. |
| 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. (Link to Complete Community Section of Community Economics Element) | The SP plans for a complete community with a mix of residential, commercial, and parks where residents can live, work, shop and recreate. |
| **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. | The SP provides for an aesthetically pleasing streetscape concept. |
| LU2-9 Methane Gas Sites. We require sensitive land uses and new uses on former dairy farms or other methane-producing sites be designed to minimize health risks. | The project will comply with appropriate mitigation measures identified in the project EIR for soil remediation and proper venting to address the potential existence of methane gases within the project. Per development requirements, several feet of soil that is potentially methane producing will be removed from the site to minimize risks. |
| **GOAL LU5: Integrated airport facilities that minimize negative impacts to the community and maximize economic benefits.** | |
| LU5-7 ALUCP Consistency and Land Use Regulations. We comply with state law that requires general plans, specific plans and all new development to be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport. | The SP is located within the Airport Influence Areas of Chino Airport and Ontario International Airport. Section 4.8 requires all development to be consistent with the Airport Land Use Compatibility Plans for both airports. |

| | |
|---|---|
| *Housing Element* | |
| **GOAL H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.** | |
| H2-4 New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods. | The SP features single family detached housing types in a variety of plotting configurations distinguished by the highest design quality and cohesive and highly amenitized neighborhoods. |
| H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices. | The SP has is own design guidelines to achieve architectural excellence. |
| **GOAL H4: Increased opportunities for low and moderate income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities.** | |
| H4-4: Mixed-income Housing. We encourage the integration of affordable housing in the New Model Colony, Ontario Airport Metro Center Area, and existing neighborhoods. | The SP provides for a wide range of home ownership opportunities for many different lifestyles. |
| *Parks and Recreation Element* | |
| **Goal PR1: A system of safe and accessible parks that meets the needs of the community.** | |
| PR1-1 Access to Parks. We strive to provide a park and/or recreational facility within walking distances (1/4 mile) of every residence. | The SP provides for parks and multipurpose trails that allow all homes to be within walking distance. |
| PR1-5 Acreage Standard. We strive to provide 5 acres of parkland (public and private) per 1,000 residents. | The SP provides for park land, park improvements and/or park fees or a combination thereof in order to meet and comply with City park standards. |
| PR1-6 Private Parks. We expect development to provide a minimum of 2 acres of developed private park space per 1,000 residents. | The SP will provide a minimum of 2 acres of developed private park space per 1,000 residents. |
| PR1-9 Phased Development. We require parks be built in new communities before a significant proportion of residents move in. | Development within the SP is required to be reviewed and approved pursuant to the City's Subdivision Ordinance which requires the approval of tentative and final subdivision maps for the project. Conditions of approval associated with the City's approval of tentative subdivision maps will provide for the timing of construction of parks as part of the development. |
| PR1-11 Environmental Function of Parks. We require new parks to meet environmental management objectives. | The SP requires all new development to be reviewed and approved pursuant to the provisions of the City's Subdivision Ordinance and Development Plan Review process which provides for review by the City's Planning Department which may require the development to incorporate environmental management objectives into the design of parks. |
| PR1-12 Trails. We promote connections between parks and local trails including those managed by other public agencies. | Multipurpose trails are provided within the SP area. These trails connect with the trails located on the City's Multipurpose Trails and Bikeway Corridor Plan and provides points of connection to parks, residential neighborhoods, schools and the neighborhood commercial area. |
| PR1-14 Multi-family Residential Developments. We require that new multi-family residential developments of five or more units provide recreational facilities or open space, in addition to paying adopted impact fees. | The SP requires that all condominium and multi-family developments within the project provide private recreational areas and/or pocket parks for residents of the development in addition to the payment by the developer of adopted impact fees. |

| *Environmental Resources Element* | |
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| **GOAL ER1: A reliable and cost effective system that permits the City to manage its diverse water resources and needs.** | |
| ER1-3 Conservation. We require conservation strategies that reduce water usage. | All SP development will meet CALgreen low flow fixture requirements. All irrigation systems will be designed per AB 325 guidelines and/or the City of Ontario's Water Conservation Ordinance. |
| ER1-5 Groundwater Management. We protect groundwater quality by incorporating strategies that prevent pollution, require remediation where necessary, capture and treat urban run-off, and recharge the aquifer. | The SP development will comply with all applicable regulations in regards to protecting groundwater quality. |
| ER1-6 Urban Run-off Quantity. We encourage the use of low impact development strategies to intercept run-off, slow the discharge rate, increase infiltration and ultimately reduce discharge volumes to traditional storm drain systems. | SP development shall be designed to detain, filter and treat surface runoff, in a manner and combination which is practical, to comply with the most recent requirements of the San Bernardino County NPDES Stormwater Program's Water Quality Management (WQMP) for significant new development projects. Low impact development strategies will be implemented as part of source control best management practices. |
| ER1-7 Urban Run-off Quality. We require the control and management of urban run-off, consistent with Regional Water Quality Control Board regulations. | The project is obligated to control urban run-off, consistent with Regional Water Quality Control Board regulations as part of the regional NPDES Permit. |
| ER1-8 Wastewater Management. We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board. | The project is obligated to comply with wastewater discharge and collection requirements adopted by the Regional Water Quality Control Board. |
| **GOAL ER3: Cost-effective and reliable energy system sustained through a combination of low impact building, site and neighborhood energy conservation and diverse sources of energy generation that collectively helps to minimize the region's carbon footprint.** | |
| ER3-1 Conservation Strategy. We require conservation as the first strategy to be employed to meet applicable energy-saving standards. | All development within the SP will meet California's stringent CALgreen and Energy Codes. |
| ER3-2 Green Development- Communities. We require the use of best practices identified in green community rating systems to guide the planning and development of all new communities. | The SP contains a broad mix of land uses, density, trails and proximity to planned transit as identified in the best practices of several rating systems. |
| R3-3 Building and Site Design. We require new construction to incorporate energy efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar and natural ventilation. | All development within the SP will meet California's stringent CALgreen and Energy Codes. |
| **GOAL ER4: Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.** | |
| ER4-4 Indoor Air Quality. We will comply with State Green Building Codes relative to indoor air quality. | SP development will be required to comply with all State laws in regards to indoor air quality. |
| **GOAL ER5: Protected high value habitat and farming and mineral resource extraction activities that are compatible with adjacent development.** | |
| ER5-2 Entitlement and Permitting Process. We comply with state and federal regulations regarding protected species. | The project will comply with all mitigation measures identified in the project EIR with regard to biological resources. |

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| ER5-3 Right to Farm. We support the right of existing farms to continue their operations within the New Model Colony. | N/A, this refers to a City function. |
| ER5-4 Transition of Farms. We protect both existing farms and sensitive uses around them as agricultural areas transition to urban uses. | N/A, this refers to a City function. |
| *Community Economics Element* | |
| **GOAL CE1: A complete community that provides for all incomes and stages of life.** | |
| CE1-7 Retail Goods and Services. We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community. | The SP contains an approximately 12.1-acre neighborhood commercial site to provide goods and services to the community as well as surrounding areas. |
| CE1-12 Circulation. We continuously plan and improve public transit and non-vehicular circulation for the mobility of all, including those with limited or no access to private automobiles. (Link to Mobility Public Transit) | The SP multipurpose trails throughout the community. A bus turnout is provided on Merrill Avenue. |
| **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. (Link to Community Design Element) | The SP sets forth criteria for creating high-quality places. |
| 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. | The SP provides a framework for high quality architecture and urban design. |
| *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. | All habitable buildings within the SP will be required to meet the California Building Code. |
| **Goal S3: Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.** | |
| S3-8: Fire Prevention through Environmental Design. We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open space and buildings. (Link to Community Design Element) | All development within the SP incorporates fire prevention considerations in the design of streetscapes, sites, open spaces and buildings and will be verified for compliance during the review process. |
| **Goal S5: Reduced risk of injury, property damage and economic loss resulting from windstorms and wind- related hazards.** | |
| S5-2 Dust Control Measures. We require the implementation of Best Management Practices for dust control at all excavation and grading project. | Construction within the Specific Plan will comply with all mitigation measures identified in the project EIR with regard to dust control. |

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| **Goal S6: Reduced potential for hazardous materials exposure and contamination.** | |
| S6-9 Remediation of Methane. We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines. | The project will comply with all mitigation measures identified as part of the venting to address the potential existence of methane gases within the project. |
| **Goal S7: Neighborhoods and commercial and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, community involvement and a system of continuous monitoring.** | |
| S7-4 Crime Prevention through Environmental Design (CPTED). We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings. | The Specific Plan requires all new development to be reviewed and approved pursuant to the provisions of the City's Subdivision Ordinance and Development Plan Review process which provides for review by the City's Police Department which may require the development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings. |
| *Mobility Element* | |
| **GOAL M1: A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.** | |
| Ml-1: Roadway Design and Maintenance. We require our roadways to:<br>* Comply with federal, state and local design and safety standards.<br>* Meet the needs of multiple transportation modes and users.<br>* Handle the capacity envisioned in the Functional Roadway Classification Plan.<br>* Maintain a peak hour Level of Service (LOS) E or better at all intersections.<br>* Be compatible with the streetscape and surrounding land uses.<br>* Be maintained in accordance with best practices and our Right-of-Way Management Plan. | The SP is consistent with the requirements of the City's Functional Roadway Classification Plan. The City will maintain arterial streets and curb-to-curb internal streets through the creation of an Community Facilities District. Parkway improvements within the ROW along interior streets and alleys shall be maintained by an HOA. |
| Ml-2: Mitigation of Impacts. We require development to mitigate its traffic impacts. | Development within the SP will implement all traffic mitigation measures, standard conditions and project design features identified in the project EIR. |
| **GOAL M2: A system of trails and corridors that facilitate and encourage bicycling and walking.** | |
| M2-3: Pedestrian Walkways. We require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, and other key destination points. (Link to Community Design CD3-1) | Pedestrian walkways, as shown in the roadway plans and sections, exist throughout the SP area promoting safe and convenient travel between destination points. |
| **GOAL M3: A public transit system that is a viable alternative to automobile travel and meets the basic transportation needs of the transit dependent.** | |
| M3-2 Transit Facilities at New Development. We require new development to provide transit facilities, such as bus shelters, transit bays and turnouts, as necessary. | A bus turnout in Merril Avenue is being developed. |

| *Community Design Element* | |
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| **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.** | |
| CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes. | The Design Guidelines set forth a clear and cohesive design theme by providing design criteria for site planning, architectural styles, landscaping, and walls and fences. |
| CD1-5 View Corridors. We require all major north- south streets be designed and redeveloped to feature views of the San Gabriel Mountains, which are part of the City's visual identity and a key to geographic orientation. Such views should be free of visual clutter, including billboards and may be enhanced by framing with trees. | The major north-south streets are designed to feature views of the San Gabriel Mountains and comply with City standards for these streets. |
| **GOAL CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and district.** | |
| CD2-1: Quality Architecture. We encourage all development projects to convey visual interest and character through:<br>* building volume, massing, and height to provide appropriate scale and proportion;<br>* 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<br>* exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style. | The Design Guidelines set forth a clear and cohesive design theme by providing design criteria for architecture, landscaping, and walls and fences. |
| 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:<br>* a pattern of smaller, walkable blocks that promote access, activity and safety;<br>* variable setbacks and parcel sizes to accommodate a diversity of housing types;<br>* traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;<br>* 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<br>* landscaped parkways, with sidewalks separated from the curb. | The Design Guidelines provide for distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places. |
| 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 Circulation Plan is designed to accommodate pedestrians, bicycles and autos equally. |

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| CD2-6: Connectivity. We promote development of local street patterns and pedestrian networks that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent "islands" through the following means:<br>local street patterns that provide access between subdivisions and within neighborhoods and discourage through traffic;<br>a local street system that is logical and understandable for the user. A grid system is preferred to avoid circuitous and confusing travel paths between internal neighborhood areas and adjacent arterials; and neighborhoods, centers, public schools, and parks that are linked by pedestrian greenways open space networks. These may also be used to establish clear boundaries between distinct neighborhoods and/or centers. | The Circulation Plan is designed for connectivity that unifies neighborhoods. |
| CD 2-7: 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. | All buildings will meet or exceed California's stringent CALgreen and California Energy Codes reducing energy demand. |
| 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. | The SP encourages "eyes on the street" for neighborhood safety and security. |
| 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 SP landscape enhances the aesthetics of structures, created and defines public and private spaces and provides shade. |
| CD2-11: Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places. | The SP contains guidelines for neighborhood entries and monumentation. |
| 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. | The SP contains guidelines for neighborhood entries and monumentation. |
| **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. (Link to Bicycle and Pedestrians Section of the Mobility Element and Policies M2-3 and M2-4) | The SP is designed for bicycle and pedestrian accessibility throughout the community through a network of off-street bike and pedestrian trails. |

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| 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. | Landscaping and paving are used to maintain a visual connectivity between streets, sidewalks, and walkways for pedestrians. |
| CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces. (Link to Safety Element Policy S7-4) | The SP guidelines for doors and entries promote the interface between public and private 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. | Sidewalks and road surfaces contribute to the appearance of streets and public spaces. |
| **GOAL CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages 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. | A master Home Owner Association (HOA) will be established to maintain common areas and other areas as shown in the Maintenance Responsibility Matrix. |
| CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure. | The HOA will maintain infrastructure elements as shown in the Maintenance Responsibility Matrix and in accordance with City rules and regulations. |
| *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. | The SP provides a wide array of residential product types, including single family detached, single family attached to provide housing opportunities for a variety of stages of life and price points to foster a socially 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. | The SP provides for 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. | The SP requires all new development to be reviewed and approved pursuant to the provisions of the City's Subdivision Ordinance and Development Plan Review process. |
| CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values. | Maintenance will be ensured by the HOA. |
| CE2-6 Public Maintenance. We require the establishment and operation of maintenance districts or other vehicles to fund the long-term operation and maintenance of the public realm whether on private land, in rights-of-way, or on publicly-owned property. | A Community Facilities District (CFD) may be established in conjunction with the Master Homeowners Association to maintain the public realm at the Avenue. |

# Appendix

# Appendix

## Appendix A—Legal Description

### *Subarea 29*

Section 23, Township 2 South, Range 7 West, San Bernardino Meridian, in the County of San Bernardino, State of CALIFORNIA, according to official plat thereof.

Together with the northeast quarter of Section 22, Township 2 South, Range 7 West, San Bernardino meridian, in the County of San Bernardino, state of CALIFORNIA, according to official plat thereof.

Excepting therefrom that portion lying westerly of the easterly line of that portion conveyed to the San Bernardino County Flood Control District by deed recorded September 9, 1977 in book 9259, page 335 of official records.

Also Excepting therefrom that portion lying westerly of the easterly line of that portion conveyed to the San Bernardino County Flood Control District by deed recorded November 18, 1977 in book 9308, page 683 of official records.

## Appendix B—Glossary of Specific Plan Terms

### *A. Glossary of Specific Plan terms*

***Accessory Structures*** —"Accessory structures" shall mean a detached subordinate structure located on the same lot, which is devoted exclusively to a use customarily incidental and subordinate to the principal structure.

***Building Height*** – "Building" Height shall mean the vertical distance measured from the average level of the highest and lowest point of the building site covered by the building, to the highest point of the structure.

***Casita***—An additional bedroom, home office, or use area located on the same lot as a single-family detached residence, which does not require subdivision. A Casita may contain its own bathroom facilities but not a kitchen. It also may not, by deed restriction, be rented or sold separately from the appurtenant residence.

A Casita shall meet main building setbacks, standard height limits, overall lot coverage, floor area ratios, and other applicable requirements.

***Conditional Use*** – "Conditional Use" shall mean a use permitted on a particular site and within a zoning district only upon finding that such use in a specified location will comply with all the conditions and standards for the location or operation of such use.

***Front Yard*** – "Front Yard" shall mean a yard extending across the full width of the lot, having at no point a depth of less than the minimum required, horizontal distance between the front lot line, or its tangent, and the closest permissible locations of the main building. A line at right angle to the front lot line or its tangent shall measure said distance. Front yard setbacks shall be measured from back of walk or R/W, if no walk.

***Home Occupations*** – "Home Occupations" shall mean an occupation customarily conducted as a secondary use entirely within a dwelling by the occupant of the dwelling in connection with which there is not display, no stock in trade, or commodity sold on the premises, and no persons employed: and which is conducted in such a manner that the outward appearance of the premise gives no indication of other than residential use, and which is not detrimental to the residential character of the neighborhood by virtue of traffic flow, noise, odor, or other adverse conditions.

***Lot Coverage*** – "Lot Coverage" shall mean that portion of the area of a lot, expressed as a percentage, occupied by all buildings or structures which are roofed or otherwise covered (exclusive of eaves or overhangs) and which extend more than three (3) feet above grade level).

***Lot Size*** – "Lot Size" shall mean the total area exclusive of public streets within the boundary lines of the lot.

***Lot Width*** – "Lot Width" shall mean the horizontal distance between the side lot line measured at right angles to the line comprising the depth of the lot at a point midway between the front and rear lot lines.

***Minimum Floor Area*** – "Minimum Floor Area" shall mean the minimum total horizontal area expressed in square feet, of all the floors of a building included within the surrounding walls, including shafts and enclosed exterior stairwells.

***Rear Yard*** – "Rear Yard" shall mean a yard extending across the full width of the lot, having at no point a depth of less than the minimum required horizontal distance as measured from the part of the main building nearest the rear lot line towards the rear lot line, and such measurement shall be along a line representing the shortest distance between said part of the main building and the rear lot line.

***Side Yard*** – "Side Yard" shall mean a yard between the main building and the side lot lines extending from the required front yard, or the front lot line where not front yard is required, to the rear yard, the width of which side yard shall be measured horizontally from, and at right angles to, the nearest point of a side lot line toward the nearest part of a main building.

***Temporary Uses*** – "Temporary Uses" shall mean residential or commercial construction activities, including necessary construction offices and materials and equipment storage, subdivision sales and leasing offices, sales information centers, sales pavilions, model home complexes, and signage located within the subdivision.

## Appendix C—Summary of Key Specific Plan Background Information

### *Technical appendices*

- Traffic Study and/or TIA (Traffic Impact Analysis);
- Hydrology/Drainage Study and drainage master plan for the Specific Plan area;
- Sewer Master Plan for the Specific Plan area;
- Water Master Plan for the Specific Plan area; and
- Geotechnical/Soils study (if applicable) for the Specific Plan area.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**PUBLIC HEARINGS** |
|---|---|
| Department: Integrated Waste<br>Prepared By: Benjamin Mayorga<br>Staff Member Presenting:<br>Tito Haes, Executive Director Public Works<br>Reviewed By: Fabiola Contreras<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 18 |

**SUBJECT: A PUBLIC HEARING TO CONSIDER AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA AMENDING CHAPTER 3 OF THE TITLE 6 OF THE ONTARIO MUNICIPAL CODE RELATING TO INTEGRATED SOLID WASTE MANAGEMENT**

**RECOMMENDATION:** That the City Council conduct a public hearing to introduce and waive further reading of an ordinance adopting standards for mandatory organic waste disposal reduction for commercial businesses and residential customers to meet requirements of California legislative bills AB 1826 and SB 1383, and associated CalRecycle regulations.

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

**FISCAL IMPACT:** The fiscal impact associated with implementation of SB 1383 is difficult to assess at this time. However, Staff estimates initial program costs to be over $1,000,000 for the purchase of 1.5 and 3 cubic yard bins (for commercial businesses) and for the additional integrated waste trucks needed to collect commercial organic recycling. The City will also realize increased disposal fees to divert food waste from the trash stream. Organic waste disposal is projected to cost $88.79 per ton, as opposed to the current trash disposal rate at $25.52 per ton. If the City does not implement the California Department of Resources Recycling and Recovery (CalRecycle) SB 1383 regulations, CalRecycle may impose fines as high as $10,000 per day.

**BACKGROUND & ANALYSIS:** California Senate Bill 1383, adopted in 2016, directed CalRecycle to reduce organic waste (food and green waste) disposal by 75% and increase edible food recovery by 20% by 2025. CalRecycle adopted regulations related to organic waste that require cities to take specific measures to divert organic waste from landfills by January 1, 2022. In order to meet these requirements, it is necessary to amend the Ontario Municipal Code (OMC) Chapter 3: Integrated Solid Waste Management. The major amendments to the OMC include:

1. Provide Organic Waste Recycling Program- By January 2022, residents and businesses are required to participate in an organics recycling program. All residents will be required to separate food waste to include in their "green containers." Businesses must participate if they generate two or more yards of commercial solid waste per week.
2. Implementation of an Edible Food Recovery Program- Cities must work with food banks and restaurants, supermarkets, and other "commercial edible food generators" to prevent edible food from entering the waste stream.

3. Adopt a Procurement Policy for Recovered Organic Waste Products – Cities must procure a quantity of organic waste products including compost, renewable gas, electricity from biomass conversion, or mulch. Cities must also procure recycled paper products.
4. Engage in Education and Outreach Activities – Cities must engage in various education and outreach activities.
5. Compliance and Enforcement – By January 1, 2024, cities must take enforcement action including issuing Notices of Violation and imposing penalties for non-compliance with SB 1383 regulations. The penalties for first violation shall be $50 to $100, second violation $100 to $200, third and subsequent violation $250 to $500.

The new law further states that should cities fail to implement CalRecycle's SB 1383 regulations, CalRecycle may impose fines as high as $10,000 per day to the City.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 3 OF TITLE 6 OF THE ONTARIO MUNICIPAL CODE RELATING TO INTEGRATED SOLID WASTE MANAGEMENT.

WHEREAS, SB 1383 (Chapter 395, Statutes of 2016) directed the California Department of Resources Recycling and Recovery ("CalRecycle) to adopt regulations to reduce organic waste by 50 percent from its 2014 baseline level by 2020 and 75 percent by 2025; and

WHEREAS, SB 1383 also requires the regulations to recover, for human consumption, at least 20 percent of edible food that is currently thrown away; and

WHEREAS, CalRecycle promulgated regulations as directed in SB 1383 in Chapter 12 (Short-Lived Climate Pollutants) of Division 7 of Title 14 of the California Code of Regulations ("SB 1383 Regulations"); and

WHEREAS, the SB 1383 Regulations take effect January 1, 2022, and requires the City of Ontario to adopt an ordinance to enforce the SB 1383 Regulations by said date, and

WHEREAS, the City Council desires to amend its Integrated Solid Waste Management Ordinance to comply with the SB 1383 Regulations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ONTARIO DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 3 of Title 6 is repealed in its entirety and replaced in its entirety as set forth in Exhibit A, incorporated by this reference.

SECTION 2. 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 fifteen (15) days of 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 _____ 2021.

_____
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 June 15, 2021 and adopted at the regular meeting held _____, 2021 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

# TITLE 6: SANITATION AND HEALTH

## CHAPTER 3: INTEGRATED SOLID WASTE MANAGEMENT

### Article 1: General Provisions


6-3.101 Declaration of policy
6-3.102 Purpose and objectives
6-3.103 Administration
6-3.104 Applicability
6-3.105 Exclusive jurisdiction
6-3.107 Definitions


### Article 2: Prohibitions


6-3.201 Accumulations
6-3.202 Burning of solid waste
6-3.203 Contamination of green waste and commingled recycling
6-3.204 Dangerous and infected substances
6-3.205 Dead animals
6-3.206 Dumping and burying
6-3.207 Scavenging
6-3.208 Solid waste not subject to routine collection
6-3.209 Unauthorized containers


### Article 3: Solid Waste Services


6-3.301 Responsibility to provide for collection
6-3.302 Placement of solid waste in containers
6-3.303 Maintenance of collection containers
6-3.304 Responsibility to provide for and use integrated waste collection services
6-3.305 Exemption from service
6-3.306 Residential collection containers
6-3.307 Residential collection frequency
6-3.308 Residential containers, placement
6-3.309 Residential collections of bulky items
6-3.310 Responsibility to provide for and use collection services
6-3.311 Commercial collection containers
6-3.312 Commercial collection frequency
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## Article 1: General Provisions

### Sec. 6-3.101. Declaration of policy.

The City Council of the City of Ontario hereby finds and declares:

(a) The intent and purpose of this chapter is to comply with state law on solid waste management as it is found in California Public Resources § 40000 et seq.

(b) State law requires local agencies such as the City to control and reduce their waste streams, and to meet per capita waste generation goals each year. This reduction requires an ongoing evolution of the practices within the City to include elements that reduce waste generation, promote reuse, and require collection of recyclables and organic waste.

(c) The accumulation, collection, removal, disposal, composting, and recycling of solid waste shall be controlled by the City for the protection of the public health, safety and welfare, and to contribute toward the diminution of health hazards and pollution in the City. The City Council finds that to give practical effect to this policy, a comprehensive system for the periodic collection, removal, disposal, composting and/or recycling of integrated waste from all premises in the City is essential and benefits all residents of the City; therefore, all such occupants are made responsible for the collection, disposal, composting, and/or recycling of solid waste.

(d) The provisions of this chapter shall control in the event of any inconsistencies between this chapter and any other City ordinances, resolutions, or other written arrangements.

(e) Nothing in this chapter shall limit the right of an individual person, organization, or other entity to donate, sell or otherwise dispose of recyclables or organics, provided that any such donation, sale or disposal is in accordance with the provisions of this chapter.

(f) The City Manager shall be responsible for reviewing solid waste collection services, contracts, permits, fees and rates, and for making recommendations on the administration of the above to the City Council for final approval.

### Sec. 6-3.102. Purpose and objectives.

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

Sec 6-3.103. Administration.

Except as otherwise provided in this chapter, the City Manager shall administer, implement, direct and cause enforcement of the provisions of this chapter. Whenever any power is granted to or a duty is imposed upon the City Manager, the City Manager or his or her designee shall exercise this power or perform this duty.

Sec 6-3.104. Applicability.

This chapter shall apply to all waste generators within the City, and to waste generators outside the City who are, by permit, contract, or agreement with the City, users of the City's non-organic waste, recycling and green waste and other organics collection services, or are conducting business or activities within the City which fall under the provisions of this chapter.

Sec 6-3.105. Exclusive jurisdiction.

(a) The collection of all solid waste within the City shall be performed under the direction of the City Manager, and for such purposes, the City may use City personnel, enter into contract agreements with private hauling firms or approve franchise agreements to perform such collection, provided that the City shall respect all continuation rights required by the Public Resources Code.

(b) Residential, integrated, waste management collection services and commercial, integrated, waste management collection services shall be provided exclusively by or under the direction of the City. A solid waste enterprise may not provide waste collection services except as authorized by the City pursuant to § 6-3.105(a). This section does not prohibit the commercial collection of recyclables or organics pursuant to §§ 6-3.502 through 6-3.510, provided all such commercial collection of recyclables or organics complies with the provisions of this chapter.

(c) Each violation of this section will be considered an infraction and subject to penalties listed in § 1-2.01.

Sec. 6-3.107. Definitions.

For the purpose of this chapter, unless otherwise apparent from context, certain words and phrases used in this chapter shall have the meanings hereinafter designated. The definitions in this chapter are included for reference purposes only and are not intended to narrow the scope of definitions set forth in federal or state laws or regulations. Words used in this chapter in the singular may include the plural, and the plural may include the singular. Use of the masculine shall also mean the feminine and neuter.

"Account." A statement or record utilized by the City for billing customers that receive integrated waste services.

"Administrator." The City Utilities Manager or his or her designee.

“Bin.” City-provided or privately-owned, integrated waste containers, generally with a lid, that are collected by a front-loading collection vehicle.

“Blue Container” has the same meaning as in 14 CCR § 18982.2(a)(5) and shall be used for the purpose of storage and collection of Source Separated Recyclable Materials or Source Separated Blue Container Waste.

“Bulky item.” Any item unable to be collected through normal collection methods, such as an appliance, furniture or bundled brush.

“Business recycling plan.” A business recycling plan as set forth in § 6-3.601.

“C & D” or “construction and demolition debris.” Lumber, paper, cardboard, metals, masonry (brick, concrete, and the like), carpet, plastic, pipe (plastic, metal, and clay), drywall, rocks, dirt, and green waste related to land development. These materials produce debris that is not hazardous waste, as defined by Cal. Pub. Resources Code § 40141.

“California Code of Regulations” or “CCR” means the State of California Code of Regulations.

“CalRecycle” means California's Department of Resources Recycling and Recovery.

“Cart.” The City-provided, plastic, solid waste container with a tight-fitting lid and wheels, collected by an automated, side-loading collection vehicle. Carts may be in the sizes and colors determined by the City.

“City.” The City of Ontario, California.

“City Manager.” The chief administrative officer of the City or his or her designee.

“Collection.” The operation of gathering together and transporting of discarded materials subject to this chapter to a point of disposal and/or a recycling or composting center/facility.

“Collector.” A person employed by the City or any other person (or the agents or employees thereof) with whom the City shall have contracted to collect, carry, transport, compost, and/or recycle non-organic waste, recyclables and organics within the City.

“Commercial” or “Commercial Business.” A business, industrial, commercial establishment, or construction site, and any multiple-family, residential dwelling with five (5) units or more on one (1) account.

“Commercial Edible Food Generator” includes a Tier One or a Tier Two Commercial Edible Food Generator as defined in CCR §§ 18982(a)(73) and (a)(74).

“Commercial Recycler Collection Permit.” A permit issued by the Integrated Waste Department of the Ontario Municipal Utilities Company, pursuant to Article 5 herein, for the hauling of commercial recyclables.

“Compactor.” A privately-owned receptacle for compressing waste used in commercial establishments, collected by a front-loading or a roll-off vehicle.

“Community Composting” means any activity that composts green material, agricultural material, food material, and vegetative food material, alone or in combination, and the total amount of feedstock and Compost on-site at any one time does not exceed 100 cubic yards and 750 square feet, as specified in 14 CCR § 17855(a)(4); or, as otherwise defined by 14 CCR § 18982(a)(8).

“Compliance Review” means a review of records by the City to determine compliance with Article 8.

“Compost.” The product resulting from the controlled biological decomposition of organic wastes that are source separated from the municipal waste stream, or that are separated at a centralized facility.

“Container.” A cart, bin, roll-off, compactor or similar receptacle used to temporarily store solid waste, organics or recyclables for collection service.

“Container Contamination” or “Contaminated Container” means a container, regardless of color, that contains Prohibited Container Contaminants, or as otherwise defined in 14 CCR § 18982(a)(55).

“Customer.” The owner and/or occupant of any property within the City that is required to participate in the City’s integrated waste collection program, including green waste, other organics and recyclables.

“Designated Source Separated Organic Waste Facility”, shall have the same definition as 14 CCR § 18982(14.5). Designee” means an entity that the City contracts with or otherwise arranges to carry out any of the City’s responsibilities as authorized in 14 CCR § 18981.2. A Designee may be a government entity, a hauler, a private entity, or a combination of those entities.

“Divert.” To use material for any purpose other than disposal in a landfill or transformation facility.

Edible Food” means food intended for human consumption, or as otherwise defined in 14 CCR § 18982(a)(18). “Edible Food” is not Solid Waste if it is recovered and not discarded.

“Enforcement Action" means an action of the City to address non-compliance including, but not limited to, issuing administrative citations, fines, penalties, or using other remedies.

“Enforcement Officer" means the city manager, county administrative official, chief operating officer, executive director, or other executive in charge or their authorized Designee(s) who is/are partially or whole responsible for enforcing Article 8.

“Food Recovery” means actions to collect and distribute food for human consumption that otherwise would be disposed, or as otherwise defined in 14 CCR § 18982(a)(24).

“Food Recovery Organization” means an entity that engages in the collection or receipt of Edible Food from Commercial Edible Food Generators and distributes that Edible Food to the public for Food Recovery either directly or through other entities or as otherwise defined in 14 CCR § 18982(a)(25), including, but not limited to:

(1) A food bank as defined in Section 113783 of the Health and Safety Code;
(2) A nonprofit charitable organization as defined in Section 113841 of the Health and Safety code; and,
(3) A nonprofit charitable temporary food facility as defined in Section 113842 of the Health and Safety Code.

“Food Recovery Service” means a person or entity that collects and transports Edible Food from a Commercial Edible Food Generator to a Food Recovery Organization or other entities for Food Recovery, or as otherwise defined in 14 CCR § 18982(a)(26).

“Food waste.” Discarded raw, cooked, or processed edible substances, ices, beverages, ingredients used or intended for use or for sale, in whole or in part, for human consumption, and chewing gum. Food waste includes compostable plastics. Food waste is a subset of organics.

“Generator” or “Waste Generator” means a person or entity that is responsible for the initial creation of waste

“Gray Container” has the same meaning as in 14 CCR § 18982.2(a)(28) and shall be used for the purpose of storage and collection of Gray Container Waste.

“Gray Container Waste” means Solid Waste that is collected in a Gray Container that is part of a three-container Organic Waste collection service that prohibits the placement of Organic Waste in the Gray Container as specified in 14 CCR §§ 18984.1(a)-(b), or as otherwise defined in 14 CCR § 17402(a)(6.5).

“Green building.” The use of materials in a more efficient manner. Green building practices can include salvaging dimensional lumber from structures, using reclaimed aggregates, or designing a structure in a way that requires less material.

“Green Container” has the same meaning as in 14 CCR § 18982.2(a)(29) and shall be used for the purpose of storage and collection of Source Separated Green Container Organic Waste.

“Green waste.” Tree and shrubbery trimmings, tree roots less than six (6) inches in diameter, vegetation matter resulting from land clearing, grass, weeds, straw, or leaves,

wood chips, sawdust and other household garden, organic materials that have been segregated from other solid waste materials for the purpose of deposit at a designated collection location, including curbside location, for collection and transportation to a compost facility. Green waste does not include palm fronds, cactus or tree limbs, roots or stumps larger than six (6) inches in diameter. Green waste is a subset of organics.

“Grocery Store” means a store primarily engaged in the retail sale of canned food; dry goods; fresh fruits and vegetables; fresh meats, fish, and poultry; and any area that is not separately owned within the store where the food is prepared and served, including a bakery, deli, and meat and seafood departments, or as otherwise defined in 14 CCR § 18982(a)(30).

“Hazardous waste.” A waste, or combination of wastes, which, because of its quantity, concentration or physical, chemical, or infectious characteristics, may do either of the following:

(1) Cause or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or
(2) Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or disposed of, or otherwise managed. Unless expressly provided otherwise, “hazardous waste"” includes extremely hazardous waste and acutely hazardous waste.

“High Diversion Organic Waste Processing Facility” means a facility that is in compliance with the reporting requirements of 14 CCR § 18815.5(d) and meets or exceeds an annual average Mixed Waste organic content Recovery rate of 50 percent between January 1, 2022 and December 31, 2024, and 75 percent after January 1, 2025, as calculated pursuant to 14 CCR § 18815.5(e) for Organic Waste received from the “Mixed waste organic collection stream” as defined in 14 CCR § 17402(a)(11.5); or, as otherwise defined in 14 CCR § 18982(a)(33).

“Inspection” means a site visit where a City reviews records, containers, and an entity’s collection, handling, recycling, or landfill disposal of Organic Waste or Edible Food handling to determine if the entity is complying with requirements set forth in Article 8, or as otherwise defined in 14 CCR § 18982(a)(35).

“Integrated Waste.” The City’s Integrated Waste Department.

“Integrated Waste Collection.” means the collection of Source Separated Green Container Organic Waste in the Green Container, Source Separated Recyclable Materials in the Blue Container; and Gray Container Waste in the Gray Container.

“Large Event” means an event, including, but not limited to, a sporting event or a flea market, that charges an admission price, or is operated by a local agency, and serves an average of more than 2,000 individuals per day of operation of the event, at a location that includes, but is not limited to, a public, nonprofit, or privately owned park, parking lot, golf course, street system, or other open space when being used for an event.

“Large Venue” means a permanent venue facility that annually seats or serves an average of more than 2,000 individuals within the grounds of the facility per day of operation of the venue facility. A venue facility includes, but is not limited to, a public, nonprofit, or privately owned or operated stadium, amphitheater, arena, hall, amusement park, conference or civic center, zoo, aquarium, airport, racetrack, horse track, performing arts center, fairground, museum, theater, or other public attraction facility. A site under common ownership or control that includes more than one Large Venue that is contiguous with other Large Venues in the site, is a single Large Venue. “Local Education Agency” means a school district, charter school, or county office of education that is not subject to the control of city or county regulations related to Solid Waste, or as otherwise defined in 14 CCR § 18982(a)(40).

“Mixed Waste Organic Collection Stream” or “Mixed Waste” means Organic Waste collected in a container that is required by 14 CCR §§ 18984.1, 18984.2 or 18984.3 to be taken to a High Diversion Organic Waste Processing Facility or as otherwise defined in 14 CCR § 17402(a)(11.5).

“Multi-Family Residential Dwelling” or “Multi-Family” means of, from, or pertaining to residential premises with five (5) or more dwelling units. Multi-Family premises do not include hotels, motels, or other transient occupancy facilities, which are considered Commercial Businesses.

“Non-organic waste.” Solid waste that does not include recyclables and organics.

“Notice of Violation” or “NOV means a notice that a violation has occurred that includes a compliance date to avoid an action to seek penalties, or as otherwise defined in 14 CCR § 18982(a)(45) or further explained in 14 CCR § 18995.4

“Occupant.” One who has certain legal rights to or control over the premises occupied; a tenant or owner.

“Organics,” “Organic Waste,” “organic waste” and “organic material.” Solid wastes containing material originated from living organisms and their metabolic waste products, including, but not limited to, food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges.

“Organic Waste Generator” means a person or entity that is responsible for the initial creation of Organic Waste, or as otherwise defined in 14 CCR § 18982(a)(48).

Paper Products” include, but are not limited to, paper janitorial supplies, cartons, wrapping, packaging, file folders, hanging files, corrugated boxes, tissue, and toweling, or as otherwise defined in 14 CCR § 18982(a)(51).

“Person.” An individual, firm, limited liability company, association, partnership, political subdivision, government agency, municipality, industry, public or private corporation, or any other entity whatsoever.

“Printing and Writing Papers” include, but are not limited to, copy, xerographic, watermark, cotton fiber, offset, forms, computer printout paper, white wove envelopes, manila envelopes, book paper, note pads, writing tablets, newsprint, and other uncoated writing papers, posters, index cards, calendars, brochures, reports, magazines, and publications, or as otherwise defined in 14 CCR § 18982(a)(54).

“Prohibited Container Contaminants” means the following: (i) discarded materials placed in the Blue Container that are not identified as acceptable Source Separated Recyclable Materials for the City’s Blue Container; (ii) discarded materials placed in the Green Container that are not identified as acceptable Source Separated Green Container Organic Waste for the City’s Green Container; (iii) discarded materials placed in the Gray Container that are acceptable Source Separated Recyclable Materials and/or Source Separated Green Container Organic Wastes to be placed in the City’s Green Container and/or Blue Container; and, (iv) non-Solid Waste items placed in any container.

“Property owner.” The record owner of a property, including the homeowner/business owner association of a residential/business condominium project.

“Recovered Organic Waste Products” means products made from California, landfill-diverted recovered Organic Waste processed in a permitted or otherwise authorized facility, or as otherwise defined in 14 CCR § 18982(a)(60).

“Recovery” means any activity or process described in 14 CCR § 18983.1(b), or as otherwise defined in 14 CCR § 18982(a)(49).

“Recyclable materials” or “recyclables.” Non-organic, reusable waste materials, including, but not limited to, metal, glass, and plastic, that are to be collected, separated or processed and used as raw materials. “Recyclables” may include paper products, printing and writing paper, wood, dry lumber and textiles. Recyclables are a subset of solid waste.

“Recycle” or “recycling.” The process of collecting, sorting, cleansing, treating, and reconstructing materials that would otherwise become refuse or garbage, and returning them to the economic mainstream in the form of raw material for new, revised, or reconstituted products that meet the quality standards necessary to be used in the marketplace. This includes, without limitation, items intended for “re-use” or “personal use,” irrespective of their intended return to the economic mainstream or marketplace.

“Recycled-Content Paper” means Paper Products and Printing and Writing Paper that consists of at least 30 percent, by fiber weight, postconsumer fiber, or as otherwise defined in 14 CCR § 18982(a)(61).

"Residential.” Any residential dwelling or apartment house.

“Reuse.” Further or repeated use of construction or demolition debris.

“Roll-off bin” or “roll-off.” A compactor or open-top, City-owned or private container collected by a roll-off collection vehicle.

“Route Review” means a visual Inspection of containers along a Hauler Route for the purpose of determining Container Contamination, and may include mechanical Inspection methods such as the use of cameras, or as otherwise defined in 14 CCR § 18982(a)(65).

“SB 1383” means Senate Bill 1383 of 2016 approved by the Governor on September 19, 2016.

“SB 1383 Regulations” or “SB 1383 Regulatory” means the Short-Lived Climate Pollutants: Organic Waste Reduction regulations developed by CalRecycle and adopted in 2020 that created 14 CCR, Division 7, Chapter 12 and amended portions of regulations of 14 CCR and 27 CCR.

“Scavenging.” The removal of any solid waste material without authorization of the property owner and/or the City.

“Self-Hauler” means a person, who hauls Solid Waste, Organic Waste or recyclable material he or she has generated to another person. Self-hauler also includes a person who back-hauls waste, or as otherwise defined in 14 CCR § 18982(a)(66). Back-haul means generating and transporting Organic Waste to a destination owned and operated by the generator using the generator’s own employees and equipment, or as otherwise defined in 14 CCR § 18982(a)(66)(A).

“Single-Family” means of, from, or pertaining to any residential premises with fewer than five (5) units.

“Solid waste.” All putrescible and non-putrescible solid, semisolid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, construction and demolition wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge that is not hazardous waste, manure, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes. Solid waste does not include hazardous, radioactive waste or medical waste.

“Solid waste enterprise.” An entity authorized by the County of San Bernardino or other regulatory authority to provide integrated waste services in such area prior to its annexation by the City.

“Source Separated” means materials, including commingled recyclable materials, that have been separated or kept separate from the Solid Waste stream, at the point of generation, for the purpose of additional sorting or processing those materials for recycling or reuse in order to return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products, which meet the quality standards necessary to be used in the marketplace, or as otherwise defined in 14 CCR § 17402.5(b)(4). Source Separated shall include separation of materials by the generator, property owner, property owner’s employee, property manager, or property manager’s employee into different containers for the purpose of collection such that Source Separated materials are separated from Gray Container Waste/Mixed Waste or other Solid Waste for the purposes of collection and processing.

“Source Separated Blue Container Waste” means Source Separated Wastes that can be placed in a Blue Container that is limited to the collection of those Organic Wastes and Non-Organic Recyclables as defined in 14 CCR § 18982(a)(43), or as otherwise defined by 14 CCR § 17402(a)(18.7).

Source Separated Green Container Organic Waste” means Source Separated Organic Waste that can be placed in a Green Container that is specifically intended for the separate collection of Organic Waste by the generator, excluding Source Separated Blue Container Waste, carpets, non-compostable Paper, and textiles.

“Supermarket” means a full-line, self-service retail store with gross annual sales of two million dollars ($2,000,000), or more, and which sells a line of dry grocery, canned goods, or nonfood items and some perishable items, or as otherwise defined in 14 CCR § 18982(a)(71).

“Tier One Commercial Edible Food Generator” means a Commercial Edible Food Generator that is one of the following:

(1) Supermarket.
(2) Grocery Store with a total facility size equal to or greater than 10,000 square feet.
(3) Food Service Provider.
(4) Food Distributor.
(5) Wholesale Food Vendor.

“Tier Two Commercial Edible Food Generator” means a Commercial Edible Food Generator that is one of the following:

(1) Restaurant with 250 or more seats, or a total facility size equal to or greater than 5,000 square feet.
(2) Hotel with an on-site Food Facility and 200 or more rooms.
(3) Health facility with an on-site Food Facility and 100 or more beds.
(4) Large Venue.
(5) Large Event.
(6) A State agency with a cafeteria with 250 or more seats or total cafeteria facility size equal to or greater than 5,000 square feet.
(7) A Local Education Agency facility with an on-site Food Facility.

“Wholesale Food Vendor” means a business or establishment engaged in the merchant wholesale distribution of food, where food (including fruits and vegetables) is received, shipped, stored, prepared for distribution to a retailer, warehouse, distributor, or other destination, or as otherwise defined in 14 CCR § 189852(a)(76).

## Article 2. Prohibitions

### Sec. 6-3.201. Accumulations.

(a) Every person owning or occupying any building, lot or premises in the City shall keep such property in a clean and sanitary condition; this includes placing all solid waste, with the exception of bulky items, in the appropriate container. The property owner or occupant shall not cause or permit organic waste to collect or accumulate for more than one (1) week, or cause or permit any other solid waste to accumulate for a period in excess of one (1) month; provided, however, the provisions of this section shall not be construed to interfere with any occupant keeping building materials upon premises during construction, reconstruction, or repair of a building or structure thereon under a valid building permit, nor with the keeping of wood neatly piled upon such premises for household use.

(b) The Administrator may require a greater number of collections per week or may require placement of additional containers upon finding that an unhealthful, unsightly, or public nuisance exists under the current service level. In such an event, the customer shall pay for additional collections and/or containers at the current fee schedule. Prior to imposing such a requirement and rate adjustment, the City shall provide at least two (2) written notifications, at least seven (7) days apart, to the customer as listed on the City billing. The customer may appeal such a determination in writing to the City Manager within seven (7) days of the second notice. The City shall not impose the service adjustments until the seven (7) day appeal period has passed, or if appealed, until the City Manager determines the outcome of the appeal.

(c) If a member of the Integrated Waste staff observes that a property owner or occupant will violate this section, Integrated Waste will notify Code Enforcement. If the Code Enforcement officer determines a violation of this section, the Code Enforcement officer will tag the container or property with a notice of violation, requiring the property owner or occupant to bring the property into compliance. It is expected that the property owner's or occupant's attempt to comply with the directives of the notice of violation will require input from the Integrated Waste Department. If the property owner or occupant does not respond to or comply with the notice of violation, the City will take the necessary steps to bring the property into compliance, including, if necessary, cleaning and sanitizing the container and area. The property owner shall be held responsible for all fees and costs incurred as a result of the City bringing the property into compliance.

### Sec. 6-3.202. Burning of solid waste.

No solid waste shall be burned within the City.

### Sec. 6-3.203. Contamination of green waste and commingled recycling.

(a) No person shall place in any container identified for refuse, recyclables, green waste, food waste or organics, any material other than that identified material. The containers set aside for refuse, recyclables, green waste, food waste or organics

shall be used only for refuse, recyclables, green waste, food waste or organics, and for no other materials. Generator shall place Source Separated Green Container Organic Waste, including Food Waste, in the Green Container; Source Separated Recyclable Materials in the Blue Container; and refuse in the Gray Container. Generators shall not place materials designated for the Gray Container into the Green Container or Blue Container, nor place materials designated for the Green Container or Blue Container into the Gray Container.

(b) If, upon inspection by the Collector, it is determined that the recyclables, green waste, food waste or organics container is contaminated, it shall be tagged and the container shall not be collected. If the customer wishes a special return collection prior to the next scheduled collection day, the customer may be charged for the special collection in accordance with § 6-3.812(d)(3) and § 6-3.402 of this chapter.

Sec. 6-3.204. Dangerous and infected substances.

(a) No person shall place or deposit in any container for collection, pursuant to the provisions of this chapter, any unbroken and exposed hypodermic needles, medicines, pills, poisons, caustic acids, explosives or similar dangerous substances that may cause human injury or harm.

(b) No person shall place or deposit in any container for collection, pursuant to the provisions of this chapter, wearing apparel, bedding or other articles from any home or place where any infectious or contagious disease has prevailed. The owner or occupant of any premises where an infectious or contagious disease has prevailed shall forthwith notify the San Bernardino County Health Officer, and shall dispose of such articles in accordance with his or her directions.

Sec. 6-3.205. Dead animals.

(a) No person shall place or deposit upon any public street, park or alley, or in any container for the collection pursuant to the provisions of this chapter, any dead animal.

(b) The bodies of any dead animals within the City shall be promptly removed to such place as may be designated by the Administrator. In the event the owner of such dead animal is known, such owner shall pay the cost of removal of the dead animal. If such animal is found upon any public street, park or alley, or upon private property, the City shall arrange for its removal in the event its owner is not found.

Sec. 6-3.206. Dumping and burying.

No person shall dump, place or deposit upon, or bury in any lot, land, street, alley, water or waterway within the City, any solid waste or substance condemned by the San Bernardino County Health Department, or any other deleterious or offensive substance; provided, however, the provisions of this section shall not apply to any land used as a properly-permitted landfill, transfer station, materials-recovery facility, organic waste-processing facility or similar use.

Sec. 6-3.207. Scavenging.

(a) Only the City or a holder of a Commercial Recycler Collection Permit shall remove any recyclables or organics, which have been segregated from other solid waste, and placed at the curbside or at a location designated for the collection of recyclables or organics.

(b) The recyclables or organics are the property of the City or the holder of a Commercial Recycler Collection Permit upon the placement of the container for collection. No unauthorized person shall remove non-organic waste, recyclables or organics from City containers.

(c) In any civil action by the City against a person alleged to have violated any provision of this section, the court may award a civil penalty of not more than One Thousand Dollars ($1,000.00) for each unauthorized removal against the unauthorized person removing the solid waste.

(d) Violation of this section is unlawful and shall be a misdemeanor. Each separate unauthorized removal shall be a separate violation.

Sec. 6-3.208. Solid waste not subject to routine collection.

Solid waste not subject to routine collection shall include large household appliances, furniture, logs, stumps, construction waste, dirt, or junked automobiles or automobile parts.

Sec. 6-3.209. Unauthorized containers.

(a) Containers used to collect solid waste placed in the City by unauthorized haulers are subject to impoundment. Containers shall be placed in a storage facility and the hauler shall be responsible for all fees incurred as a result of the impoundment.

(b) Containers violating this section of the chapter shall be tagged by Code Enforcement, or Integrated Waste Department staff, for removal within twenty-four (24) hours. If it is not removed within twenty-four (24) hours, the container will be impounded by the City without granting any further notice or warning. The confiscated container will be placed in a storage facility and the hauler shall be responsible for all fees incurred as a result of the impoundment.

Article 3. Solid Waste Services

Sec. 6-3.301. Responsibility to provide for collection.

The property owner or occupant of any residential unit within the City is responsible to provide for the removal of solid waste from such premises in accordance with provisions of this chapter.

Sec. 6-3.302. Placement of solid waste in containers.

(a) All solid waste shall be placed in suitable containers furnished by the City.

(b) Ashes shall be thoroughly moistened to prevent them from scattering and starting the container on fire.

(c) Dog droppings, sanitary napkins, and items that are unsanitary and offensive shall be securely wrapped and placed in the non-organic waste container.

(d) Hazardous wastes, such as, but not limited to, pesticides, used motor oil and other lubricants, car batteries, television and computer monitors, and tires, shall not be placed into the City's containers. Household hazardous waste may be disposed of properly by being taken to household hazardous waste collection centers or any other designated collection points.

(e) All lubricants, such as motor oil, shall be disposed of in the proper manner by being taken to a household hazardous waste drop-off center or any other officially designated collection point.

(f) All solid waste placed in a container shall be placed loosely in such container so as to ensure the ease of disposal.

(g) All materials placed into a container shall be contained within the container, and the lid, if applicable, shall be completely shut. Until removed by the Collector, the customer shall be responsible for the clean-up of any and all discards the customer has generated, dumped, spilled or otherwise lost or littered, notwithstanding human and animal interference, wind or other natural forces and weather during storage, collection, removal or transfer. The Collector shall be responsible for any discards spilled during collection, removal or transfer by the Collector.

Sec. 6-3.303. Maintenance of collection containers.

All collection containers shall be kept in clean and sanitary condition by the owner or person using the same.

Sec. 6-3.304. Responsibility to provide for and use integrated waste collection services.

(a) Every person owning or occupying a residential unit within the City shall provide for integrated waste collection services in accordance with the provisions of this chapter.

(b) It shall be unlawful for the owner or occupant of any residential unit within the City to fail or neglect to provide for the removal of non-organic waste, recyclables, green waste or other organics from such premises in accordance with provisions of this chapter.

Sec. 6-3.305. Exemption from service.

Any customer may make an application for exemption from integrated waste collection services on the basis that a developed property is unoccupied, and that no non-organic waste, green waste, other organics or recyclable materials shall be placed or offered for collection by the City or its authorized Collector, from such property. The Administrator may temporarily exempt such property from participation in the City's integrated waste collection program for the limited period while the property is unoccupied; provided, that any such statement or representation shall be made in affidavit form, fully sworn to by the person making such statement or representation, and filed with the Administrator. An exemption shall be valid only for the time that the statements made in the affidavit continue to be true. Any violation of provisions of the exemption shall result in termination of the exemption and shall require the customer to subscribe to the integrated waste collection services in accordance with this chapter.

Sec. 6-3.306. Residential collection containers.

As many needed City-provided carts may be used and shall be charged according to the integrated waste schedule of charges contained in § 6-3.401(a).

Sec. 6-3.307. Residential collection frequency.

All non-organic waste, recycling, green waste and other organics shall be collected from residential units a minimum of one (1) time per week. The City shall specify the number and different types of carts required.

Sec. 6-3.308. Residential containers, placement.

(a) Residential, non-organic waste, recycling, and green waste carts shall be placed for collection by 6:00 a.m. on the scheduled collection day, but not prior to the evening preceding the collection day. Carts shall be removed no later than the evening after collection day. Such carts shall be placed for collection along the alley where a useable alley exists. Where there is no useable alley, such carts shall be placed for collection near the street curb. Where no curbs or walks exist, such carts shall be placed in a location convenient for collection along the street right-of-way, and at least three (3) feet from any mailboxes, cars, or any other obstructions for safety and efficiency.

(b) Any obstructing object(s) that prevent the Integrated Waste Collector from collecting residential carts will be reported to Code Enforcement. The Code Enforcement officer will tag the obstructing object(s) (e.g., a basketball hoop) with a notice of violation requiring immediate removal. If the property owner is issued two (2) notice of violations for the same obstructing object(s), the City will impound the object(s) without granting any further notice or warning. The confiscated object(s) will be placed in a storage facility and the property owner shall be responsible for all fees incurred as a result of the impoundment.

(c) If the provisions of this section are not fully complied with, the Integrated Waste Collector shall place a tag indicating a violation on the cart. No collection shall be made until the provisions of this section are complied with. The resident may request a collection prior to the next scheduled collection date and shall be charged as listed in § 6-3.401(a) of this chapter.

(d) It shall be the customer's responsibility to provide means of entering and exiting premises, adequate collection vehicle turning radius, and vertical and horizontal clearance for the Integrated Waste Collectors and equipment.

(e) In all cases of dispute or complaints arising from or concerning the place where carts from residential units shall be placed while awaiting the removal of their contents, the Administrator shall forthwith designate the place and his or her decision shall be final.

(f) Residential customers may receive bin service when permitted by the Administrator. Except as otherwise determined by the Administrator, bin service shall be subject to the same provisions in this chapter for residential cart service.

Sec. 6-3.309. Residential collections of bulky items.

(a) Residential customers are entitled to four (4) bulky item pick-ups per calendar year as part of the regular residential monthly service fees, on an appointment basis that is to be made one (1) week prior to the desired collection day. Items are to be identified to ensure efficient and proper collection. Additional collections are subject to charges listed in § 6-3.401(a) of this chapter.

(b) Materials to be collected shall be limited to five (5) individual items that can be easily handled by two (2) persons.

(c) If the bulky item pick-up exceeds the customer's bulky item collection limits as specified in subsections (a) or (b), the City may pick up the bulky item and charge the customer according to fees listed in § 6-3.401(a).

Sec. 6-3.310. Responsibility to provide for and use collection services.

(a) The property owner or occupant of any commercial establishment within the City shall make arrangements for the removal of non-organic waste, recyclables, green waste and other organics from such premises in accordance with provisions of this chapter.

(b) It shall be unlawful for the owner or occupant of any commercial establishment within the City to fail or neglect to provide for the removal of non-organic waste, recyclables, green waste or other organics from such premises in accordance with provisions of this chapter.

Sec. 6-3.311. Commercial collection containers.

All commercial establishments shall utilize one (1) of the various sizes of bins, roll-offs or other containers available through the City for the collection of non-organic waste,

recyclables, green waste and other organics. The commercial establishment may utilize cart service with the Administrator's consent, and the Administrator shall otherwise establish the minimum level of required collection service pursuant to the procedures in § 6-3.201.

Sec. 6-3.312. Commercial collection frequency.

All non-organic waste, recycling, green waste and other organics generated at commercial establishments shall be collected a minimum of one (1) time per week. Roll-off service shall be provided a minimum of one (1) time every fourteen (14) days if the collection material is free from putrescible material, or the container may be removed. The Administrator may otherwise establish the minimum level of required collection service pursuant to the procedures in § 6-3.201.

Sec. 6-3.313. Commercial containers, placement.

(a) All commercial collection carts, bins, roll-offs or other containers shall be placed in an area approved by the City, which shall be easily accessible to the Integrated Waste Collector.

(b) In all cases of disputes or complaints arising from or concerning the placement of carts, bins, roll-offs or other containers, a written notice shall be given to the City. In all cases of disputes or complaints, the Administrator shall designate the placement, and his or her decision shall be final.

Sec. 6-3.314. Commercial storage standards.

All new development projects utilizing commercial collection bins, rather than cart collection of non-organic waste, which:

(a) Have submitted a site plan on or after September 1, 1993, for development plan review as prescribed by Title 9, Development Code;

(b) Are existing development projects which will be adding thirty percent (30%) or more to the existing floor area; or

(c) Are existing development projects which will be adding one thousand (1,000) square feet or more; shall meet the requirements of this section.

All qualifying development projects shall include an area set aside for the provision of adequate and accessible enclosures for the storage of recyclables, non-organic waste and organics in proper containers. The design, construction and accessibility of the enclosures shall be shown on the site plan in conformance with the standards and specifications of the Integrated Waste Department, the design guidelines adopted by the City's Planning Department, and §§ 4.408.1, 4.410.2, 5.408.1, and 5.410.1 of the California Green Building Standards Code, 24 CCR, Part 11.

## Article 4. Rates and Provisions for Services and Billing

### Sec. 6-3.401. Integrated waste collection charges.

(a) In addition to other fees, assessments or charges provided by the Municipal Code or adopted by the City Council, the owner or occupant of any residential unit or any commercial establishment shall pay monthly integrated waste service charges as established from time to time by a resolution of the City Council.

(b) The Revenue Services Department shall collect all charges authorized by the City Council pursuant to this section.

(c) The City Council may require any person liable for payment of integrated waste service charges to make a reasonable, advanced payment with the Revenue Services Department as security for the payment of such charges.

(d) All monies received from the collection of integrated waste shall be deposited in the integrated waste fund of the City.

### Sec. 6-3.402. Special service charges.

(a) Charges for special services shall be based on actual costs of collection and disposal as determined by the Administrator.

(b) The Administrator may establish charges for integrated waste collection services for special events or other special circumstances.

### Sec. 6-3.403. Waiver of advanced payment or deposit.

(a) Any customer may make a request for a waiver of the advanced payments required for temporary, residential and construction-site, commercial bin service, residential, roll-off service, and commercial, roll-off service. The Administrator has the authority, in his or her sole discretion, to grant a waiver of any such advanced payments. In exercising such discretion, the Administrator shall take into account the following conditions:

(1) Whether the customer has maintained an active, water or integrated waste account for at least six (6) months;
(2) Whether the customer has kept the water or integrated waste account current and has a good payment history; and
(3) That the weekend and construction-site bin service shall not be used by the customer for cleaning up the property for the purpose of vacating said property.

(b) Any customer may request a waiver for deposit fees for residential, integrated waste services if the customer resides in a newly annexed area of the City and integrated waste service to the customer was previously provided by a solid waste enterprise. Customer shall be required to provide proof of previous service in the form of a bill in order to obtain a waiver. The Administrator has the authority, in his or her sole discretion, to grant a waiver of any such deposits.

Sec. 6-3.404. Physically challenged/elderly discount.

Eligible customers may apply for and receive a physically challenged or senior citizen's discount pursuant to § 6-8.50.

Sec. 6-3.405. Set-out/set-back service.

Physically challenged and/or elderly customers with infirmities, who do not have an able-bodied person assisting with their household or business activities, may receive set-out/set-back service for automated containers, upon written request, on the proper form to and approval by the Administrator. The request shall describe the infirmity and/or other factors, and the care they are receiving from a family member, a service provider or other assistant, for their infirmity, which require the applicant to receive such service. For those persons approved for the service, there shall be no additional charge. The applicant may be requested to re-certify to the City upon notice. If the City deems it necessary, the applicant may be required to provide proof from a physician of the physical challenge or infirmity.

Sec. 6-3.406. Excess tonnage, weight violations.

All roll-offs and compactors are limited to a maximum of twelve (12) tons. It is the customer’s responsibility to ensure that the containers are not overloaded, and the load contents are balanced for safe collection. If the contents are not balanced, or excess tonnage is apparent, the City may require excess tonnage to be off-loaded by the customer prior to City collection. In the event the City hauls excess tonnage, charges for violation of weight limitations in excess of twelve (12) tons of solid waste matter per commercial roll-off shall be imposed, in addition to the existing disposal charges in effect at the time of disposal for actual weight over twelve (12) tons.

Sec. 6-3.408. Abatement collection charges.

All forms of solid waste not otherwise collected through normal, integrated waste service may be collected by the City for such charges as the Administrator shall determine as reasonable.

Sec. 6-3.409. Collection fees, customers to be billed.

The fees established by the City Council shall be billed to and paid for by the property owner; provided, however, that the owner shall have the right to reimbursement from the respective occupants or proprietor for whose benefit the charge is paid. For residential users, such fees may be billed to and paid for by the owner, occupant, tenant or lessor. Fees may be established or amended by resolution.

Sec. 6-3.410. Collection and payment.

The City may use a unified billing system for City-furnished services. The charges for water, integrated waste, storm water abatement and wastewater services may be billed on the water bill and collected as one (1) item. Failure to pay the amount due in full will result in penalties listed in § 1-2.07.

Sec. 6-3.411. Collection, delinquent fees.

Any delinquent fees are subject to the provisions of § 1-2.07.

## Article 5. Allowable Composting and Recycling

Sec. 6-3.501. Backyard residential composting.

(a) Notwithstanding any other provision of this chapter, residents are encouraged to compost green wastes, including grass clippings, leaves, plant trimmings, wood ashes and vegetable kitchen scraps (but not including other household refuse or animal wastes). The following conditions regarding composting must be met:

(1) Compost piles or containers are located in the rear or side yard, not visible from a public street, and no greater than five (5) feet in height;
(2) The compost piles or containers are at least five (5) feet from the property line or separated from adjacent property by a solid wall;
(3) Compost piles are maintained so that they do not generate an offensive odor or harbor rodents;
(4) The maximum size of any pile or container is five (5) feet in height by five (5) feet in width by five (5) feet in length;
(5) The compost is enclosed, screened or otherwise maintained to minimize insects or pests; and
(6) The pile or container shall not permit surface run-off or leachate to another property.

(b) The Administrator may authorize, for educational purposes, the creation of a composting demonstration area visible to the public at a City park or other facility.

(c) No composting shall be permitted at any location that is determined to be a fire hazard by the City's Fire Department.

Sec. 6-3.502. Commercial collection of recyclables and organics.

Written authorization to collect recyclables or organics within the City is required. This written authorization shall be in the form of a Commercial Recycler Collection Permit. No vested right shall be given by issuance of permits provided for in this section. The City reserves the right to establish by Municipal Code or in Commercial Recycler Collection Permits, requirements on collection for recyclables and organics, if deemed appropriate by the Administrator.

Sec. 6-3.503. Permit required.

Businesses seeking to conduct business as a commercial collection recycler to collect and haul recyclables and organics within the City shall obtain a Commercial Recycler Collection Permit.

Sec. 6-3.504. Permit application.

(a) Businesses seeking to obtain a Commercial Recycler Collection Permit shall complete and file with the City, prior to commencing collection efforts, an application on the forms prescribed by the City, and pay any applicable application fees. Any such business collecting recyclables and organics in the City shall have a business license pursuant to OMC § 3-1.105, and shall be registered with any other applicable regulatory authorities.

(b) Applicants may also be required to submit information related to the applicant's anticipated destination of material and potential annual tonnages as may be requested by the City to properly evaluate the permit application.

(c) The permit application may be denied if the applicant fails to establish to the City's satisfaction that the business has failed to obtain a business license, has failed to comply with the health and sanitation regulations of the City, San Bernardino County and the State of California, or if the applicant has, in the past, demonstrated an inability or unwillingness to comply with state or federal solid waste law, or the requirements set forth in this article.

(d) After evaluation of the data, the Administrator may issue a Commercial Recycler Collection Permit, subject to terms and conditions set forth in this chapter, and as otherwise determined by the Administrator to be appropriate to comply with applicable law.

Sec. 6-3.505. Permit conditions.

(a) All permits shall be expressly subject to all provisions of this chapter and all other regulations, charges for use, term and fees established by the City. Commercial Recycler Collection Permit conditions shall be enforced by the City in accordance with this chapter and all applicable county, state and federal regulations.

(b) Any such business collecting recyclables or organics in the City shall furnish, at a frequency established by the City, a report of the amount of recyclables, organics and contaminated materials collected from within the City. The report shall contain the weight and type of recyclables and organics collected, the names and addresses of businesses from which the recyclables or organics were collected, and the final destination of the recyclables or organics collected. The report shall be submitted in a format necessary to meet state criteria. The report shall be considered late if submitted thirty (30) days after the date due. Failure to provide the report within thirty (30) days from the due date is hereby declared an infraction and subject to penalties listed in OMC § 1-2.01.

(c) All such businesses holding a Commercial Recycler Collection Permit shall keep recycling and organics containers in good condition and free from graffiti. Recycling containers must be kept in a clean and sanitary condition and must be appropriately sanitized upon notification from the City.

(d) Such bins, roll-offs or other containers to collect recyclables or organics by businesses holding a Commercial Recycler Collection Permit must be placed according to the standards set by the City. Such containers shall not be placed in the public right-of-way. The containers shall be placed in enclosure(s) which meet City standards when applicable. Separate containers for recyclables and organics shall be provided if applicable. Bins, roll-offs or other containers utilized by the holder of a Commercial Recycler Collection Permit shall be clearly identified by the name of the permittee and other information the Administrator may require. The Administrator may regulate the colors and look of such containers as necessary to ensure they are distinguishable from those utilized by the Collector.

(e) Bins, roll-offs or other containers to collect recyclables or organics by businesses holding a Commercial Recycler Collection Permit must be used exclusively for the collection of recyclable materials or organics, as applicable. Residual material must not exceed five percent (5%) in any container, as determined at the discretion of the Administrator.

(f) Each violation of this section will be considered an infraction and subject to penalties listed in OMC § 1-2.01, and will be considered by the City cause for revocation of the Commercial Recycler Collection Permit.

(g) The Administrator may issue a permit revocation order, whereby the user must comply with all directives, conditions and requirements therein within the time prescribed. The revocation order shall contain terms and conditions to ensure compliance with this chapter. The Administrator may revoke a permit when it is determined that a permittee:

(1) Fails to comply with the terms and conditions of the permit, any provision of this chapter, a City administrative order, or a City compliance agreement;
(2) Knowingly provides a false statement, representation, record, report, or document to the City;
(3) Refuses to provide records or other documents required by the City to determine compliance with the permit or this chapter.

(h) Notice of hearing. When the Administrator has reason to believe that grounds exist for permit revocation, he or she shall give written notice thereof by personal delivery or by certified mail to the permittee, setting forth a statement of the facts and grounds deemed to exist, together with the time and place where the charges shall be heard by the Administrator's designee. The hearing date shall not be less than fifteen (15) calendar days or more than forty-five (45) calendar days after mailing of such notice.

(1) At the revocation hearing, the permittee shall have an opportunity to respond to the allegations set forth in the notice by presenting written or oral evidence.
(2) After the conclusion of the hearing, the Administrator's designee shall make his or her determination and submit a written report to the City Manager, setting forth a brief statement of facts found to be true, a determination of the issues presented, conclusions, and a recommendation. Upon receipt of

the written report, the City Manager shall make his or her determination, and should he or she find that grounds exist for permanent revocation of the permit, he or she shall issue his or her decision and order in writing, within thirty (30) calendar days after the conclusion of the hearing by his or her designee. The written decision and order of the City Manager shall be sent by certified mail to the permittee or its legal counsel/representative at the permittee's business address.

(3) In the event the City Manager determines to not revoke the permit, he or she may order other enforcement actions, including, but not limited to, a temporary suspension of the permit, under terms and conditions that he or she deems appropriate.

(i) Any future application for a permit by any user subject to an order of revocation will be considered by the Administrator after fully reviewing the records of the revoked permit. Such records may be the basis for denial of a new permit.

Sec. 6-3.506. Appeal.

(a) Pursuant to § 1-4.01, any affected permittee may appeal in writing to the City Council, by filing with the City Clerk a written notice of such appeal, setting forth grounds thereof. The appellant shall file such notice within fourteen (14) days after receipt of the notice of the administrative decision concerned.

(b) The order of the City Council shall be deemed final upon its adoption.

(c) If the user fails to appeal to the City Council, or the City Council fails to reverse or modify the administrative decision, the Administrator's administrative decision shall be deemed final.

Sec. 6-3.507. Public access to information and confidentiality.

(a) Any information in a permittee's file, which includes, but is not limited to, permits, permit applications, questionnaires or manifests, shall be available to other public or governmental agencies without restriction.

(b) If the disclosure of the permittee's file, or a portion thereof, would divulge trade secrets or secret processes, the permittee shall have the right to request that such information be kept confidential. Any such claim must be made at the time of submittal of the information by marking the submittal "confidential business information" on each page containing such information.

(c) Information demonstrated to be confidential shall not be transmitted to anyone other than a governmental agency bound by the confidentiality requirements for uses related to this chapter, and for use by the state or federal agency in judicial review or exercise of their valid regulatory authority.

Sec. 6-3.508. Commercial collection of recyclables, property owner responsibility.

For recyclables or organics collected by businesses other than the City, the property owner shall be responsible for contracting with the recycling broker(s) or commercial recycling collector(s) for regular pick-up and collection of the recyclable materials and organics. Recyclables and organics shall not be permitted to accumulate such that a visual or public health and safety nuisance is created. The City shall have the authority to abate any such nuisance and charge the property owner, recycling broker, or commercial recycling collector for the expense of abating the nuisance.

Sec. 6-3.509. Charitable organizations.

Charitable organizations conducting fund-raising events for a public purpose are exempt from § 6-3.502.

Sec. 6-3.510. Disposal of recyclables and organics.

No person, expressly including, but not limited to, anyone possessing a current, valid Commercial Recycler Collection Permit issued pursuant to this chapter, may charge a fee or receive any compensation for the collection, transport, disposal, processing or recycling of recyclable materials or organics, or any other materials including solid waste, or charge a rental fee for a container of any items to be collected within the City, and shall collect only those materials that are sold or donated by the generator thereof. Nothing in this chapter limits the right of any person to donate, sell, or otherwise dispose of his or her recyclable materials or organics.

Article 6. Business Recycling Requirements

Sec. 6-3.600. Purpose.

(a) The purpose of this article is to:

(1) Promote recycling and diversion of commercial solid waste by requiring certain specified businesses, non-residential properties, commercial buildings and construction and demolition projects to divert recyclable materials from the landfill.
(2) Comply with California Green Building Standards Code (CalGreen), requiring diversion of waste from specified construction and demolition projects.
(3) Comply with state commercial recycling laws, requiring recycling by certain specified businesses.
(4) Comply with state commercial organic waste recycling laws, requiring organic waste recycling for certain specified businesses.

(b) Each violation of this article will be considered an infraction and subject to penalties listed in § 1-2.01.

Sec. 6-3.601. Business recycling plan.

(a) A business recycling plan shall be submitted by customers using commercial collection service and proposing to conduct the following business activity:

(1) Addition of a new development for which a site plan for development review has been submitted as prescribed by Title 9, Development Code;
(2) Addition of thirty percent (30%) or more to the existing floor area of any existing development; or
(3) Addition of one thousand (1,000) square feet or more to any existing development projects.

(b) Submitted plans shall include, but not be limited to, the following information:

(1) A written description of the projected annual waste generation rates;
(2) The estimated type of generated waste by volume;
(3) The measures to be taken to reduce waste;
(4) The methods to be used to separate recyclable material from the waste stream and temporarily store them inside the building prior to transport to the outside storage area for collection by an authorized recycler; and
(5) Identification of the proposed business used to collect or receive recycled material.

(c) All customers subject to the provisions of this chapter shall submit a business recycling plan to the Administrator within thirty (30) days of receipt of written notice. Business recycling plans shall be considered complete once final approval is made by the Administrator.

(d) All customers subject to the provisions of this chapter, and regardless of permit status, shall implement, at a minimum, the measures identified in the business recycling plan for reduction of waste.

(e) Business recycling plans shall be updated at a frequency as determined by the City.

Sec. 6-3.602. Construction and demolition recycling plan.

Wastes going to landfill from construction and demolition activities must be minimized to the greatest extent possible by recycling, deconstruction for reuse, or by use of “green building” practices. Material targeted for recycling shall include concrete, asphalt, clean wood (unpainted or untreated), brick, metal, cardboard and sheetrock. The City Manager may modify the targeted materials based on available markets.

(a) A construction and demolition recycling plan shall be submitted for conducting the following types of development activities:

(1) The construction of any structure;
(2) Additions or alterations of non-residential structures;
(3) Additions or alterations of residential structures that increase the structure’s conditioned area, volume or size.

(b) In preparing the construction and demolition recycling plan, customers for building or demolition permits involving the removal of all or part of an existing structure shall consider deconstruction to the maximum extent feasible.

(c) Plans may be required to be submitted on City-approved forms. Plans shall ensure the diversion of at least sixty-five percent (65%) of the total construction and demolition debris generated by the project for reuse or recycling, and shall include, but not be limited to, the following information:

(1) The estimated volume or weight of the project construction and demolition debris to be generated, by materials type, the estimated volume or weight of construction and demolition debris that can feasibly be diverted for reuse or recycling, and the estimated volume or weight of construction and demolition debris that will be hauled as refuse. In estimating the volume or weight of materials identified in the construction and demolition recycling plan, the customer shall use the standardized conversion rates approved by the City for this purpose;
(2) A drawing that identifies an area for the loading and collection of recyclable materials, with appropriate access for collection vehicles;
(3) A description of how the materials will be separated at the source and/or recycled by utilizing the services of a processor;
(4) Identification of the recycled materials to be used in the construction or remodeling of the facility;
(5) Identification of the proposed vendor or facility proposed to collect or receive recycled material; and
(6) A description of green building practices in use, if any.

(d) All customers with projects subject to the provisions of this chapter shall implement, at a minimum, the measures identified in the construction and demolition recycling plan, and shall demonstrate compliance with the following construction-site requirements:

(1) Construction waste and demolition debris shall be removed from the construction site on a regular basis, and shall not be stored on site and in the open for a period in excess of four (4) weeks, provided that such waste is not hazardous or noxious and does not constitute a nuisance, in which case it must be appropriately secured and regularly removed from the construction site;
(2) Reasonable efforts shall be demonstrated to provide for segregation of recyclable construction materials and demolition debris for diversion from landfills; and
(3) Construction waste and demolition debris that may become windblown shall be containerized to prevent litter.

(e) No demolition permit or building permit shall be issued for any development activity subject to this chapter, unless the construction and demolition recycling plan has been approved by the City.

(f) The issuance of the certificate of occupancy will be conditional on submittal of a report that documents the construction and demolition debris recycled. The report shall be submitted to the Administrator and shall contain the following information:

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

Sec. 6-3.603. Alternate compliance.

As an alternative to the sixty-five percent (65%) diversion requirement, a customer may meet the diversion requirements by ensuring that the combined weight of new construction disposal does not exceed three and four tenths (3.4) pounds per square foot of the building area for low-rise residential structures, and two (2) pounds per square foot of building area for other structures.

Sec. 6-3.604. Mandatory business recycling.

(a) The following commercial customers shall recycle and divert from the landfill recyclable materials generated by the customer in accordance with this § 6-3.604:

(1) A commercial business that generates four (4) cubic yards or more of solid waste per week;
(2) A multi-family dwelling of five (5) units or more.

(b) Businesses subject to this § 6-3.604 shall arrange for recycling services from the Collector or anyone holding a valid Commercial Recycler Collection Permit. A customer subject to this § 6-3.604 shall take at least one (1) of the following actions:

(1) Source separate recyclable materials from other solid waste and subscribe to a basic level of recycling service that includes collection, self-hauling, or other arrangements for the pickup of the recyclable materials.

(2) Subscribe to a recycling service that may include mixed-waste processing that yields diversion results comparable to source separation.

(c) A customer meeting the conditions of § 6-3.604(a) may request an exemption from the requirements of § 6-3.604(b) by submitting an application on a form prescribed by the Administrator. After reviewing the exemption request, the Administrator shall either approve or disapprove the exemption request. To be eligible for an exemption from requirements of this section, the business must demonstrate that:

(1) There are no recyclable materials being generated by any activities of the customer;
(2) There is inadequate storage space for the storage of recyclable materials;
(3) There is no viable market for the recycling materials or recycling facility available.

Sec. 6-3.605. Mandatory commercial business organics service.

(a) A customer meeting the conditions of § 6-3.604(a)(1) that generates four (4) cubic yards of solid waste per week shall recycle and divert from the landfill organics generated by the customer.

(b) A customer subject to this section shall arrange for organics service from the Collector or anyone holding a valid Commercial Recycler Collection Permit. A customer subject to this section shall take at least one (1) of the following actions:

(1) Source separate organic waste from other solid waste and subscribe to a basic level of organics recycling service that includes collection and recycling of organics.
(2) Recycle its organics onsite or self-haul its own organics for recycling.
(3) Subscribe to an organics service that may include mixed-waste processing that specifically recycles organics.

(c) A customer subject to this section may request an exemption from the requirements of § 6-3.605(b) by submitting an application on a form prescribed by the Administrator. After reviewing the exemption request, the Administrator shall either approve or disapprove the exemption request. To be eligible for an exemption from the requirements of § 6-3.605(b), the customer must demonstrate that:

(1) There is less than one half (½) of a cubic yard per week of organics being generated by any activities of the customer;
(2) There is inadequate storage space for the storage of organics;
(3) There is no viable market for the organics or organic recycling facility available.

## Article 7. Reduction and Reuse Provisions

Sec. 6-3.701 City recycled goods policy.

(a) In procurement of goods for the City, a preference shall be given to purchase recycled goods. Special emphasis shall be placed on the purchase of products manufactured with post-consumer recycled materials. Fitness and quality being equal, the City shall purchase recycled products instead of non-recycled products whenever available at no more than the total cost of non-recycled products. Recycled goods are defined and provided for in such state legislation as the State Agency Buy Recycled Campaign (commencing with Cal. Pub. Con. Code § 12153) and the California Integrated Waste Management Act of 1989 (commencing with Cal. Pub. Res. Code § 40000).

(b) All City departments and direct service providers to the City, as applicable, must comply with the City's Recovered Organic Waste Product procurement policy and Recycled-Content Paper procurement policy.

(c) All City departments may, at their option and with purchasing concurrence, require procurement of designated recycled products or recycled products as specified in § 6-3.701(a).

(d) The City shall require its contractors and consultants to use and specify recycled products in fulfilling contractual obligations whenever practicable.

(e) The City shall promote the use of recycled products, publicizing its procurement policy whenever practicable.

Article 8: Mandatory Organic Waste Disposal Reduction

6-3.801 Requirements for Single-Family Generators (Standard Compliance Approach)

(a) Single-Family Organic Waste Generators shall comply with the following requirements

(1) Shall subscribe to the City's green waste or Organic Waste collection services for all Organic Waste generated as described below in § 6-3.801(a)(2) unless exempt by § 6-3.305. The City shall have the right to review the number and size of a generator's containers to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials; and, Single-Family generators shall adjust its service level for its collection services as requested by the City. Generators may additionally manage their Organic Waste by preventing or reducing their Organic Waste, managing Organic Waste through backyard residential composting pursuant to § 6-3.501, and/or using a community composting site.

(2) Shall participate in the City's green waste or Organic Waste collection service(s) by placing designated materials in designated containers in accordance with § 6-3.203.

(b) City may choose to comply with § 6-3.802 instead of this § 6-3.801.

6-3.802 Requirements for Single-Family Generators (Performance-Based Compliance Approach)

(a) Single-Family Organic Waste Generators

(1) Shall be automatically enrolled in the City's integrated waste collection services in accordance with § 6-3.304 and § 6-3.307 with a minimum Source Separated Recyclable Materials service level of 32 gallons per week, and with a minimum Source Separated Green Container Organic Waste service level of 32 gallons per week, approved by the City Manager or his or her designee. City shall have the authority to change this minimum required levels of service over time. City shall have the right to review the number, size, and location of a generator's containers to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials; and, generator shall adjust its service level for its collection services as requested by the City.

(2) Shall participate in the City's three-container system for Source Separated Blue Container Recyclable Materials, Source Separated Green Container organic materials, and Gray Container Waste collection services. Generator participation in the collection programs requires that generators place Source Separated Green Container Organic Waste, including Food Waste, in the Green Container; Source Separated Recyclable Materials in the Blue Container; and Gray Container Waste in the Gray Container. Generators shall not place materials designated for the Gray Container into the Green Container or Blue Container, nor place materials designated for the Green Container or Blue Container into the Gray Container.

(3) Nothing in this section prohibits a generator from preventing or reducing waste generation, managing Organic Waste through backyard residential composting pursuant to § 6-3.501, and/or using a community composting site.

(b) City may choose to comply with § 6-3.801 instead of this § 6-3.802.

6-3.803 Requirements for Commercial Businesses (Standard Compliance Approach)

(a) Generators that are Commercial Businesses, including Multi-Family Residential Dwellings, shall:

(1) Subscribe to the City's three-container collection services and comply with requirements of those services as described below in §6-3.803(a)(2). The City shall have the right to review the number and size of a generator's containers and frequency of collection to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials; and, Commercial Businesses shall adjust their service level for their collection services as requested by the City.

(2) Participate in the City's three-container collection services by placing Source Separated Green Container Organic Waste, including Food Waste, in the Green Container; Source Separated Recyclable Materials in the Blue Container; and Gray Container Waste in the Gray Container. Generator shall

not place materials designated for the Gray Container into the Green Container or Blue Container, nor place materials designated for the Green Container or Blue Container into the Gray Container.

(3) Supply and allow access to an adequate number, size and location of collection containers with sufficient labels or colors (conforming with § 6-3.803(a)(4)(i) and § 6-3.803(a)(4)(ii) below) for employees, contractors, tenants, and customers, consistent with the City's Blue Container, Green Container, and Gray Container collection service or, if self-hauling, per the Commercial Businesses' instructions to support its compliance with its self-haul program, in accordance with § 6-3.605(b)(2).

(4) Excluding Multi-Family Residential Dwellings, provide containers for the collection of Source Separated Green Container Organic Waste and Source Separated Recyclable Materials in all indoor and outdoor areas where disposal containers are provided for customers, for materials generated by that business. Such containers do not need to be provided in restrooms. If a Commercial Business does not generate any of the materials that would be collected in one type of container, then the business does not have to provide that particular container in all areas where disposal containers are provided for customers. Pursuant to 14 CCR § 18984.9(b), the containers provided by the business shall have either:

(A) A body or lid that conforms with the container colors provided through the collection service provided by City, with either lids conforming to the color requirements or bodies conforming to the color requirements or both lids and bodies conforming to color requirements. A Commercial Business is not required to replace functional containers, including containers purchased prior to January 1, 2022, that do not comply with the requirements of the subsection prior to the end of the useful life of those containers, or prior to January 1, 2036, whichever comes first.

(B) Container labels that include language or graphic images, or both, indicating the primary material accepted and the primary materials prohibited in that container, or containers with imprinted text or graphic images that indicate the primary materials accepted and primary materials prohibited in the container. Pursuant 14 CCR § 18984.8, the container labeling requirements are required on new containers commencing January 1, 2022.

(5) Multi-Family Residential Dwellings are not required to comply with container placement requirements or labeling requirement in § 6-3.803(a)(4) pursuant to 14 CCR § 18984.9(b).

(6) To the extent practical through education, training, Inspection, and/or other measures, excluding Multi-Family Residential Dwellings, prohibit employees from placing materials in a container not designated for those materials in accordance with § 6-3.203, or if recycling organics onsite or self-hauling under § 6-3.605(b)(2) per the Commercial Businesses' instructions to support its compliance with its onsite recycling or self-haul program, in accordance with § 6-3.809.

(7) Excluding Multi-Family Residential Dwellings, periodically inspect containers for contamination and inform employees if containers are contaminated and of the requirements to keep contaminants out of those containers pursuant to 14 CCR § 18984.9(b)(3).
(8) Annually provide information to employees, contractors, tenants, and customers about Organic Waste Recovery requirements and about proper sorting of Source Separated Green Container Organic Waste and Source Separated Recyclable Materials.
(9) Provide education information before or within fourteen (14) days of occupation of the premises to new tenants that describes requirements to keep Source Separated Green Container Organic Waste and Source Separated Recyclable Materials separate from Gray Container Waste (when applicable) and the location of containers and the rules governing their use at each property.
(10) Provide or arrange access for the City or its agent to their properties during all Inspections conducted in accordance with § 6-3.809 to confirm compliance with the requirements of this Article 8.
(11) If a Commercial Business wants to self-haul, meet the Self-Hauler requirements in § 6-3.809.
(12) Nothing in this Section prohibits a generator from preventing or reducing waste generation, managing Organic Waste on site, or using a community composting site).
(13) Commercial Businesses that are Tier One or Tier Two Commercial Edible Food Generators shall comply with Food Recovery requirements, pursuant to § 6-3.806.

(b) City may choose to comply with § 6-3.804 instead of this § 6-3.803.

6-3.804 Requirements for Commercial Businesses (Performance-Based Compliance Approach)

(a) Commercial Businesses, which includes Multi-Family Residential Dwellings, shall:

(1) With the exception of Self-Haulers subject to § 6-3.809, be automatically enrolled in the City's three-container collection services with a Source Separated Recyclable Materials service level of 32 gallons and with a Source Separated Green Container Organic Waste service level of 32 gallons, approved by the City Manager or his or her designee. The City shall have the authority to change the minimum required service levels over time.
(2) With the exception of Self-Haulers subject to § 6-3.809, participate in the City's three-container collection services by placing Source Separated Green Container Organic Waste, including Food Waste, in the Green Container; Source Separated Recyclable Materials in the Blue Container; and Gray Container Waste in the Gray Container. Generator shall not place materials designated for the Gray Container into the Green Container or Blue Container, nor place materials designated for the Green Container or Blue Container into the Gray Container.

(3) Supply and allow access to adequate number, size, and location of collection containers with sufficient labels or colors, for employees, contractors, tenants and customers, consistent with the City's three-container collection services. The containers provided by the Commercial Business must have either:

(A) A body or lid that conforms with the container colors provided through the collection service provided by City, with either lids conforming to the color requirements or bodies conforming to the color requirements or both lids and bodies conforming to color requirements. A Commercial Business is not required to replace functional containers, including containers purchased prior to January 1, 2022, that do not comply with the requirements of the subsection prior to the end of the useful life of those containers, or prior to January 1, 2036, whichever comes first.

(B) Container labels that include language or graphic images, or both, indicating the primary material accepted and the primary materials prohibited in that container, or containers with imprinted text or graphic images that indicate the primary materials accepted and primary materials prohibited in the container. Pursuant 14 CCR § 18984.8, the container labeling requirements are required on new containers commencing January 1, 2022.

(4) Excluding Multi-Family Residential Dwellings, provide containers for the collection of Source Separated Green Container Organic Waste, and Source Separated Recyclable Materials in all indoor and outdoor areas where disposal containers are provided for customers, for materials generated by that business. Such containers do not need to be provided in restrooms. If a Commercial Business does not generate any of the materials that would be collected in one type of container, then the business does not have to provide that particular container in all areas where disposal containers are provided for customers.

(5) Excluding Multi-Family Residential Dwellings, prohibit employees from placing materials in a container not designated for those materials to the extent practical through education, training, Inspection, and/or other measures.

(6) Excluding Multi-Family Residential Dwellings, periodically inspect Blue Container, Green Container, and Gray Containers for contamination and inform employees if containers are contaminated and of the requirements to keep contaminants out of those containers.

(7) Annually provide information to employees, contractors, tenants, and customers about Organic Waste Recovery requirements and about proper sorting of Source Separated Green Container Organic Waste and Source Separated Recyclable Materials. This information shall also be provided to new tenants within 14 days of occupation of the premises.

(8) Provide or arrange access for the City or its agent to their properties during all Inspections to confirm compliance with SB 1383 Regulations.

(b) City may choose to comply with § 6-3.803 instead of this § 6-3.804.

6-3.805 Waivers for Generators

(a) De Minimis Waivers. The City may waive a Commercial Business' obligation (including Multi-Family Residential Dwellings) to comply with some or all of the Organic Waste requirements if the Commercial Business provides documentation that the business generates below a certain amount of Organic Waste material as described in § 6-3.805(a)(2) below. Commercial Businesses requesting a de minimis waiver shall:

(1) Submit an application specifying the services that they are requesting a waiver from and provide documentation as noted in § 6-3.805(a)(2) below.
(2) Provide documentation that either:

(A) The Commercial Business' total Solid Waste collection service is two cubic yards or more per week and Organic Waste subject to collection in a Blue Container or Green Container comprises less than 20 gallons per week per applicable container of the business' total waste; or,

(B) The Commercial Business' total Solid Waste collection service is less than two cubic yards per week and Organic Waste subject to collection in a Blue Container or Green Container comprises less than 10 gallons per week per applicable container of the business' total waste.

(3) Notify City if circumstances change such that Commercial Business's Organic Waste exceeds threshold required for waiver, in which case waiver will be rescinded.
(4) Provide written verification of eligibility for de minimis waiver every 5 years, if the City has approved de minimis waiver.

(b) Physical Space Waivers. The City may waive a Commercial Business' or property owner's obligations (including Multi-Family Residential Dwellings) to comply with some or all of the recyclable materials and/or Organic Waste collection service requirements if the City has evidence from its own staff, a hauler, licensed architect, or licensed engineer demonstrating that the premises lacks adequate space for the collection containers required for compliance with the Organic Waste collection requirements.

A Commercial Business or property owner may request a physical space waiver through the following process:

(1) Submit an application form specifying the type(s) of collection services for which they are requesting a compliance waiver.
(2) Provide documentation that the premises lacks adequate space for Blue Containers and/or Green Containers including documentation from its hauler, licensed architect, or licensed engineer.

(3) Provide written verification to the City that it is still eligible for physical space waiver every five years, if the City has approved application for a physical space waiver.

(c) Additional Waivers. The City may provide any additional waivers of the requirements of this Chapter to the extent permitted by applicable law. The City Manager or his or her designee shall be responsible for determining the grounds for the waiver, its scope, and appropriate administration.

(d) Review and Approval of Waivers by City. Review and approval of waivers will be the responsibility of the City Manager or his or her designee

6-3.806 Requirements for Commercial Edible Food Generators

(a) Tier One Commercial Edible Food Generators must comply with the requirements of this § 6-3.806 commencing January 1, 2022, and Tier Two Commercial Edible Food Generators must comply commencing January 1, 2024.

(b) Large Venue or Large Event operators not providing food services, but allowing for food to be provided by others, shall require Food Facilities operating at the Large Venue or Large Event to comply with the requirements of this § 6-3.806, commencing January 1, 2024.

(c) Commercial Edible Food Generators shall comply with the following requirements:

(1) Arrange to recover the maximum amount of Edible Food that would otherwise be disposed.
(2) Contract with, or enter into a written agreement with Food Recovery Organizations or Food Recovery Services for: (i) the collection of Edible Food for Food Recovery; or, (ii) acceptance of the Edible Food that the Commercial Edible Food Generator self-hauls to the Food Recovery Organization for Food Recovery.
(3) Shall not intentionally spoil Edible Food that is capable of being recovered by a Food Recovery Organization or a Food Recovery Service.
(4) Allow the City's designated enforcement entity or designated third party enforcement entity to access the premises and review records pursuant to 14 CCR § 18991.4.
(5) Keep records that include the following information, or as otherwise specified in 14 CCR § 18991.4:

(A) A list of each Food Recovery Service or organization that collects or receives its Edible Food pursuant to a contract or written agreement established under 14 CCR § 18991.3(b).

(B) A copy of all contracts or written agreements established under 14 CCR § 18991.3(b).

(C) A record of the following information for each of those Food Recovery Services or Food Recovery Organizations:

(i) The name, address and contact information of the Food Recovery Service or Food Recovery Organization.

(ii) The types of food that will be collected by or self-hauled to the Food Recovery Service or Food Recovery Organization.

(iii) The established frequency that food will be collected or self-hauled.

(iv) The quantity of food, measured in pounds recovered per month, collected or self-hauled to a Food Recovery Service or Food Recovery Organization for Food Recovery.

(d) Nothing in this article shall be construed to limit or conflict with the protections provided by the California Good Samaritan Food Donation Act of 2017, the Federal Good Samaritan Act, or share table and school food donation guidance pursuant to Senate Bill 557, Chapter 557, Statutes of 2017.

6-3.807 Requirements for Food Recovery Organizations and Services

(a) Food Recovery Services collecting or receiving Edible Food directly from Commercial Edible Food Generators, via a contract or written agreement established under 14 CCR § 18991.3(b), shall maintain the following records, or as otherwise specified by 14 CCR § 18991.5(a)(1):

(1) The name, address, and contact information for each Commercial Edible Food Generator from which the service collects Edible Food.
(2) The quantity in pounds of Edible Food collected from each Commercial Edible Food Generator per month.
(3) The quantity in pounds of Edible Food transported to each Food Recovery Organization per month.
(4) The name, address, and contact information for each Food Recovery Organization that the Food Recovery Service transports Edible Food to for Food Recovery.

(b) Food Recovery Organizations collecting or receiving Edible Food directly from Commercial Edible Food Generators, via a contract or written agreement established under 14 CCR § 18991.3(b), shall maintain the following records, or as otherwise specified by 14 CCR §18991.5(a)(2):

(1) The name, address, and contact information for each Commercial Edible Food Generator from which the organization receives Edible Food.
(2) The quantity in pounds of Edible Food received from each Commercial Edible Food Generator per month.
(3) The name, address, and contact information for each Food Recovery Service that the organization receives Edible Food from for Food Recovery.

(c) Food Recovery Organizations and Food Recovery Services that have their primary address physically located in the City and contract with or have written agreements with one or more Commercial Edible Food Generators pursuant to 14 CCR § 18991.3(b) shall report to the City it is located in the total pounds of Edible Food recovered in the previous calendar year from the Tier One and Tier Two Commercial Edible Food Generators they have established a contract or written agreement with pursuant to 14 CCR § 18991.3(b) no later than December 31 annually.

(d) Food Recovery Capacity Planning

(1) Food Recovery Services and Food Recovery Organizations. In order to support Edible Food Recovery capacity planning assessments or other studies, Food Recovery Services and Food Recovery Organizations operating in the City shall provide information and consultation to the City, upon request, regarding existing, or proposed new or expanded, Food Recovery capacity that could be accessed by the City and its Commercial Edible Food Generators. A Food Recovery Service or Food Recovery Organization contacted by the City shall respond to such request for information within 60 days, unless a shorter timeframe is otherwise specified by the City.

6-3.808 Requirements for Commercial Recycler Collection Permit Holders and Facility Operators

(a) Requirements for Commercial Recycler Collection Permit Holders

(1) Commercial Recycler Collection Permit holders shall meet the following requirements and standards as a condition of approval of a permit or other authorization with the City to collect Organic Waste:

(A) Through written notice to the City annually on or before December 31, identify the facilities to which they will transport Organic Waste including facilities for Source Separated Recyclable Materials, and Source Separated Green Container Organic Waste.

(B) Transport Source Separated Recyclable Materials or Source Separated Green Container Organic Waste, and Mixed Waste to a facility, operation, activity, or property that recovers Organic Waste as defined in 14 CCR, Division 7, Chapter 12, Article 2.

(C) Obtain approval from the City to haul Organic Waste, unless it is transporting Source Separated Organic Waste to a Community Composting site or lawfully transporting C&D.

(2) Commercial Recycler Collection Permit Holders authorized to collect Organic Waste shall comply with education, equipment, signage, container labeling, container color, contamination monitoring, reporting, and other requirements contained within its permit or other agreement entered into with the City.

(b) Requirements for Facility Operators and Community Composting Operations

(1) Owners of facilities, operations, and activities that recover Organic Waste, including, but not limited to, Compost facilities, in-vessel digestion facilities, and publicly-owned treatment works shall, upon the City's request, provide information regarding available and potential new or expanded capacity at their facilities, operations, and activities, including information about throughput and permitted capacity necessary for planning purposes. Entities contacted by the City shall respond within 60 days.
(2) Community Composting operators, upon the City's request, shall provide information to the City to support Organic Waste capacity planning, including, but not limited to, an estimate of the amount of Organic Waste anticipated to be handled at the Community Composting operation. Entities contacted by the City shall respond within 60 days.

6-3.809 Self-Hauler Requirements

(a) Self-Haulers shall source separate all recyclable materials and Organic Waste generated on-site from Solid Waste in a manner consistent with 14 CCR §§ 18984.1 and 18984.2, or shall haul Organic Waste to a High Diversion Organic Waste Processing Facility.

(b) Self-Haulers shall haul their Source Separated Recyclable Materials to a facility that recovers those materials; and haul their Source Separated Green Container Organic Waste to a Solid Waste facility, operation, activity, or property that processes or recovers Source Separated Organic Waste. Alternatively, Self-Haulers may haul Organic Waste to a High Diversion Organic Waste Processing Facility.

(c) Self-Haulers that are Commercial Businesses (including Multi-Family Residential Dwellings) shall keep a record of the amount of Organic Waste delivered to each Solid Waste facility, operation, activity, or property that processes or recovers Organic Waste; this record shall be subject to Inspection by the City. The records shall include the following information:

(1) Delivery receipts and weight tickets from the entity accepting the waste.
(2) The amount of material in cubic yards or tons transported by the generator to each entity.
(3) If the material is transported to an entity that does not have scales on-site, or employs scales incapable of weighing the Self-Hauler's vehicle in a manner that allows it to determine the weight of materials received, the Self-Hauler is not required to record the weight of material but shall keep a record of the entities that received the Organic Waste.

(d) Self-Haulers that are Commercial Businesses (including Multi-Family Self-Haulers) shall provide information collected in § 6-3.809(c) to the City if requested.

(e) A residential Organic Waste Generator that self-hauls Organic Waste is not required to record information in § 6-3.809(c) or report information in § 6-3.809(d).

6-3.810 Inspections and Investigations

(a) City representatives and/or its designated entity, including Designees are authorized to conduct Inspections and investigations, at random or otherwise, of any collection container, collection vehicle loads, or transfer, processing, or disposal facility for materials collected from generators, or Source Separated materials to confirm compliance with this Article 8 by Organic Waste Generators, Commercial Businesses (including Multi-Family Residential Dwellings), property owners, Commercial Edible Food Generators, Commercial Recycler Collection Permit Holders, Self-Haulers, hauler, Food Recovery Service, and Food Recovery Organizations, subject to applicable laws. This Section does not allow the City to enter the interior of a private residential property for Inspection.

(b) The regulated entity shall provide or arrange for access during all Inspections (with the exception of residential property interiors) and shall cooperate with the City's employee or its designated entity/Designee during such Inspections and investigations. Such Inspections and investigations may include confirmation of proper placement of materials in containers, Edible Food Recovery activities, records, or any other requirement described herein. Failure to provide or arrange for: (i) access to an entity's premises; or (ii) access to records for any Inspection or investigation is a violation of this Article 8 and may result in penalties described in § 6-3.812.

(c) Any records obtained by the City during its Inspections, and other reviews shall be subject to the requirements and applicable disclosure exemptions of the Public Records Act as set forth in Government Code Section 6250 et seq.

(d) City representatives, its designated entity, and/or Designee are authorized to conduct any Inspections, or other investigations as reasonably necessary to further the goals of this Article, subject to applicable laws.

(e) City shall receive written complaints from persons regarding an entity that may be potentially non-compliant with SB 1383 Regulations, including receipt of anonymous complaints.

6-3.811 Enforcement

(a) Violation of any provision of this Article shall constitute grounds for issuance of a Notice of Violation and assessment of a fine by a Enforcement Officer. Enforcement Actions under this Article are issuance of an administrative citation and assessment of a fine. The procedures in § 1.2.01 et seq. shall govern the imposition, enforcement, collection, and review of administrative citations issued to enforce this Article 8 and any rule or regulation adopted pursuant to this Article 8, except as otherwise indicated in this Article 8.

(b) Other remedies allowed by law may be used, including civil action or prosecution as misdemeanor or infraction. City may pursue civil actions in the California courts to seek recovery of unpaid administrative citations.

(c) Penalty Amounts for Types of Violations

The penalty levels are as follows:

(1) For a first violation, the amount of the base penalty shall be $50 to $100 per violation.
(2) For a second violation, the amount of the base penalty shall be $100 to $200 per violation.
(3) For a third or subsequent violation, the amount of the base penalty shall be $250 to $500 per violation.

(d) Factors Considered in Determining Penalty Amount

The following factors shall be used to determine the amount of the penalty for each violation within the appropriate penalty amount range:

(1) The nature, circumstances, and severity of the violation(s).
(2) The violator's ability to pay.
(3) The willfulness of the violator's misconduct.
(4) Whether the violator took measures to avoid or mitigate violations of this chapter.
(5) Evidence of any economic benefit resulting from the violation(s).
(6) The deterrent effect of the penalty on the violator.
(7) Whether the violation(s) were due to conditions outside the control of the violator.

(e) Appeals Process

Persons receiving an administrative citation containing a penalty for an uncorrected violation may request a hearing to appeal the citation pursuant to § 1-4.01 et seq.

(f) Education Period for Non-Compliance

Beginning January 1, 2022 and through December 31, 2023, the City will conduct Inspections, Route Reviews or waste evaluations, and Compliance Reviews, depending upon the type of regulated entity, to determine compliance, and if the City determines that Organic Waste Generator, Self-Hauler, hauler, Commercial Recycler Collection Permit Holder, Tier One Commercial Edible Food Generator, Food Recovery Organization, Food Recovery Service, or other entity is not in compliance, it shall provide educational materials to the entity describing its obligations under this Article 8 and a notice that compliance is required by January 1, 2022, and that violations may be subject to administrative civil penalties starting on January 1, 2024.

(g) Civil Penalties for Non-Compliance

Beginning January 1, 2024, if the City determines that an Organic Waste Generator, Self-Hauler, hauler, Commercial Recycler Collection Permit Holder, Tier One or Tier Two Commercial Edible Food Generator, Food Recovery Organization, Food Recovery Service, or other entity is not in compliance with this Article 8, it shall document the noncompliance or violation, issue a Notice of Violation, and take Enforcement Action pursuant to this § 6-3.812.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**PUBLIC HEARINGS** |
|---|---|
| Department: Public Works<br>Prepared By: Fabiola Contreras<br>Staff Member Presenting:<br>Tito Haes, Executive Director Public Works<br>Reviewed By: Fabiola Contreras<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 19 |

**SUBJECT: A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY OF ONTARIO MUNICIPAL CODE ADDING SECTION 4-6.1019 TO ADOPT STANDARDS FOR PARKING RESTRICTIONS ON PUBLIC STREETS FOR STREET SWEEPING SERVICES**

**RECOMMENDATION:** That the City Council introduce and waive further reading of an ordinance adopting standards for parking restrictions on public streets for street sweeping services.

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

**FISCAL IMPACT:** There is not a direct fiscal impact associated with the adoption of this ordinance. If the ordinance is approved and the resident generated street sweeping parking restrictions are enacted, there will be nominal administrative costs for signage installation.

**BACKGROUND & ANALYSIS:** The majority of streets in the City do not include parking restrictions on street sweeping service days. Unfortunately, this prevents the street sweeper from thoroughly cleaning the curb of debris as the sweeper must maneuver around parked vehicles. Staff has received complaints from residents regarding debris against the curb after the street sweeper has passed. In response to this feedback received from the public, Staff has developed the proposed ordinance amendment and program to implement resident generated street sweeping parking restrictions.

The proposed program will operate as follows:

1. A resident will initiate a request for street sweeping restrictions on their street.
2. A survey of the residents on that street will be conducted to determine the level of support for street sweeping parking restrictions on the street. Should the survey determine two-thirds (or greater) of the residents support the restrictions, Staff will recommend implementing the street sweeping restrictions.
3. Staff will prepare a Resolution and a City Council agenda report that details the area and days/times for the proposed street sweeping parking restrictions. This will be presented to City Council at a regular meeting for approval.
4. Should the City Council approve the street sweeping parking restriction(s), Staff will install signage.
5. Following installation of signage, Police Department will enforce the No Parking restrictions.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING SECTION 4-6.1019 TO ARTICLE 10 OF CHAPTER 6 OF TITLE 4 OF THE ONTARIO MUNICIPAL CODE, ADOPTING STANDARDS FOR PARKING RESTRICTIONS ON PUBLIC STREETS FOR STREET SWEEPING SERVICES.

WHEREAS, the general provisions governing stopping, standing, and parking for certain purposes or in certain places within the City of Ontario are set forth in Article 10 of Chapter 6 of Title 4 of the Ontario Municipal Code; and

WHEREAS, the City's Public Works Agency provides street sweeping services throughout various streets and portions of streets, and the ability to provide such services on a consistent basis is inhibited by the presence of stopped, standing or parked vehicles; and

WHEREAS, the City has received requests for parking restrictions on public streets in residential neighborhoods for street sweeping services; and

WHEREAS, at present, the City has not established a standard process for the review and determination of residents' requests for parking restrictions on public streets in residential neighborhoods for street sweeping services; and

WHEREAS, California Vehicle Code Section 22507.6 authorizes the city to prohibit or restrict the parking or standing of vehicles on designated streets, or portions thereof, for the purposes of street sweeping; and

WHEREAS, the City wishes to amend Article 10 of Chapter 6 of Title 4 of the Ontario Municipal Code to add Section 4-6.1019 to establish standards specific to stopping, standing or parking restrictions for street sweeping services and a process to impose such restrictions; and

WHEREAS, on June 15, 2021, the City Council conducted a public hearing to introduce and waive further reading of an ordinance relating to authorize parking restrictions for street sweeping services.

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

SECTION 1. The forgoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. *Development of Review and Determination Administration Process.* An application process for review of resident requests for parking restrictions on street sweeping days will be enacted in coordination with Traffic Engineering. Determination of the required times and limits on the parking restrictions will be finalized by the Public Works Agency with final approval for presentation to City Council being enacted by the Executive Director Public Works.

SECTION 3. Article 10 of Chapter 6 of Title 4 of the Ontario Municipal Code is hereby amended to add Section 4-6.1019 to read as follows:

**"Sec. 4-6.1019. Restricted Parking for Street Sweeping Services.**

(a) When the City Council determines the stopping, standing or parking of any vehicle upon any street, or portion of the street, impedes street sweeping services and effects public health, safety and welfare, a restricted parking area may be established within the city.

(b) The Public Works Agency Executive Director is authorized to establish a process for public input to propose designated restricted parking zones for street sweeping services.

(c) The City Council may establish a designated restricted parking zone for street sweeping services by resolution."

SECTION 4. *CEQA.* This proposed Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the guidelines promulgated thereunder, pursuant Section 15061(b)(3) of the CEQA Guidelines, in that the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 5. *Custodian of Records.* The documents and materials that constitute the record of proceedings on which these findings and this Ordinance are based are located at the City Clerk's office located at 303 East "B" Street, Ontario, CA 91764. The custodian of these records is the City Clerk.

SECTION 6. *Severability.* If any section, sentence, clause or phrase of this Ordinance of 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 the 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 by declared invalid or unconstitutional.

SECTION 7. *Effective Date.* This Ordinance shall become effective thirty (30) calendar days following its adoption.

SECTION 8. 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 fifteen (15) days of 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 _____, 2021.

_____
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 Ordinance No. ____ was duly introduced at a regular meeting of the City Council of the City of Ontario held June 15, 2021 and adopted at the regular meeting held _____, 2021 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)

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**June 15, 2021** | **SECTION:**<br>**PUBLIC HEARINGS** |
|---|---|
| Department: Utilities<br>Prepared By: Courtney Jones<br>Staff Member Presenting:<br>Scott Burton, Utilities General Manager<br>Reviewed By: Dennice Raygoza, Albert G Gastelum, Dennice Raygoza<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 20 |

**SUBJECT: A PUBLIC HEARING TO RECEIVE AND RESPOND TO PUBLIC COMMENTS ON THE DRAFT 2020 URBAN WATER MANAGEMENT PLAN, DRAFT WATER SHORTAGE CONTINGENCY PLAN, AND ADDENDUM TO THE 2015 URBAN WATER MANAGEMENT PLAN AND RESOLUTIONS ADOPTING THE 2020 URBAN WATER MANAGEMENT PLAN, WATER SHORTAGE CONTINGENCY PLAN, AND ADDENDUM TO THE 2015 URBAN WATER MANAGEMENT PLAN**

**RECOMMENDATION:** That the City Council:

A. Conduct a public hearing to receive and respond to public comments on the Draft 2020 Urban Water Management Plan, Draft Water Shortage Contingency Plan, and Addendum to the 2015 Urban Water Management Plan (on file with Records Management); and
B. Adopt Resolutions adopting the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, and Addendum to the 2015 Urban Water Management Plan.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**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 water programs described in the Draft 2020 Urban Water Management Plan are consistent with City Council approved work plans and budgets for water recycling, conservation and planning programs, and other related activities. There is no impact to the General Fund.

**BACKGROUND & ANALYSIS:** The California Urban Water Management Planning Act (Water Code Section 10610, et. seq. (the Act)) mandates that every urban water supplier providing water for municipal purposes to more than 3,000 customers, or annually supplying more than 3,000 acre-feet of water, prepare an Urban Water Management Plan (UWMP) every five years to specify long-term water resource planning objectives and ensure adequate water supplies to meet existing and future demands. The Act also mandates the preparation and adoption of a Water Shortage Contingency Plan (WSCP) as part of the UWMP to provide a detailed approach of how the City intends to act, or respond, in the case of an actual water shortage contingency.

The Sacramento-San Joaquin Delta Reform Act of 2009 (Water Code Section 85000, et seq.), the Delta Plan, and Water Code section 85021 declares that the State's policy is to "reduce reliance on the Delta

in meeting California's future water needs through a statewide strategy of investing in improved regional supplies, conservation, and water use efficiency". Urban water suppliers are encouraged by the California Department of Water Resources (DWR) and the Delta Stewardship Council (DSC) to consider adopting an Addendum to their 2015 UWMPs to demonstrate consistency with the Delta Plan Policy WR P1 to Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance [California Code of Regulations (CCR), Title 23, § 5003]. The 2020 UWMP, WSCP, and addendum to the 2015 UWMP is required to be adopted by City Council and submitted to the State DWR by July 1, 2021.

Ontario Municipal Utilities Company (OMUC) participated in a joint effort as a part of entering the Regional Water Policy Memorandum of Understanding to have Stetson Engineers Inc. develop the Draft 2020 UWMP, Draft WSCP, and addendum to the 2015 UWMP in accordance with State guidelines and requirements. The Act requires an UWMP to describe and evaluate sources of supply, reasonable and practical efficient water uses, such as recycling, and water demand management activities. It also requires an UWMP to evaluate the capability to supply water in drought periods, as well as normal years. The Draft 2020 UWMP also outlines the City's compliance with Senate Bill SB X7-7 which required a 20% reduction in per capita water consumption by 2020. In addition, the Draft 2020 UWMP can be used as a foundation for preparing water supply assessments and written verifications as required by Senate Bills 610 and 221 for new projects subject to CEQA consisting of more than 500 dwelling units or equivalent water use. The Draft WSCP is incorporated within the Draft 2020 UWMP as a chapter.

As a recipient of imported water from the State Water Project (SWP) delivered via the Water Facilities Authority (WFA), an imported water treatment plant jointly owned by the City, purchased from the Inland Empire Utilities Agency (IEUA), the regional imported water wholesaler, the City may indirectly receive water through a proposed covered action, such as a multi-year water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Delta. Through Appendix B in the Draft 2020 UWMP and addendum to the 2015 UWMP as Appendix C, the City is providing information that may be used in the covered action process, to demonstrate consistency with the Delta Plan Policy WR P1.

The City has always actively managed its water resources for the population that it serves to ensure the quality, quantity, and reliability of its water supply in a cost-effective manner. In accordance with "The Ontario Plan," the City has developed its own Water, Recycled Water and Sewer Master Plans; as well as a Regional Resources Plan and Water Use Efficiency Business Plan. Collectively, these planning documents act as the City's road map for ensuring reliable, cost-effective, and environmentally responsible water supplies for the next 25 years. This approach follows the City's vision goal of "A sustained, community-wide prosperity which continuously adds value and yields benefits." The Draft 2020 UWMP meets the City's vision goal by proactively analyzing the present, past and future state of the water supply and builds upon the foundations laid out by "The Ontario Plan."

Staff has coordinated the Draft 2020 UWMP with UWMP's prepared by the WFA, IEUA, and the Chino Basin Desalter Authority (local water supply wells and treatment plant jointly owned by the City) for consistency. This provides a solid framework for water supply assessment and planning for the City.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE 2020 URBAN WATER MANAGEMENT PLAN.

WHEREAS, The California Urban Water Management Planning Act, (Wat. Code § 10610, et seq. (the Act)), mandates that every urban supplier of water providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre feet of water annually, prepare, and adopt an Urban Water Management Plan (Plan); and

WHEREAS, the Act generally requires that said Plan be updated and adopted at least once every five years on or before July 1, in years ending in six and one; and

WHEREAS, pursuant to recent amendments to the Act, urban water suppliers are required to update and electronically submit their 2020 Plans to the California Department of Water Resources (DWR) by July 1, 2021; and

WHEREAS, pursuant to Water Conservation Act of 2009, also referred to as SB X7-7 (Wat. Code § 10608 et seq.), an “urban retail water supplier” is defined as a water supplier that directly provides potable municipal water to more than 3,000 end users or that supplies more than 3,000 acre feet of potable water annually at retail for municipal purposes, and an “urban wholesale water supplier” is defined as a water supplier that provides more than 3,000 acre feet of water annually at wholesale for potable municipal purposes; and

WHEREAS, the City of Ontario meets the definition of an urban retail water supplier for purposes of the Act and SB X7-7; and

WHEREAS, the City of Ontario has prepared an 2020 Plan in accordance with the Act and SB X7-7, and in accordance with applicable legal requirements, has undertaken certain coordination, notice, public involvement, public comment, and other procedures in relation to its 2020 Plan; and

WHEREAS, in accordance with the Act and SB X7-7, the City of Ontario has prepared its 2020 Plan with its own staff, with the assistance of consulting professionals, and in cooperation with other governmental agencies, and has utilized and relied upon industry standards and the expertise of industry professionals in preparing its 2020 Plan, and has also utilized DWR’s Urban Water Management Plan Guidebook 2020, including its related appendices, in preparing its 2020 Plan; and

WHEREAS, in accordance with applicable law, including Water Code sections 10608.26 and 10642, and Government Code section 6066, a Notice of a Public Hearing regarding the City of Ontario’s 2020 Plan was published within the jurisdiction of the City of Ontario on June 1, 2021 and June 8, 2021; and

WHEREAS, in accordance with applicable law, including but not limited to Water Code sections 10608.26 and 10642, a public hearing was held on June 15, 2021 at 6:30 PM, or soon thereafter, in City of Ontario City Hall in order to provide members of the public and other interested entities with the opportunity to be heard in connection with proposed adoption of the 2020 Plan and issues related thereto; and

WHEREAS, pursuant to said public hearing on City of Ontario's 2020 Plan, City of Ontario, among other things, encouraged the active involvement of diverse social, cultural, and economic members of the community within City of Ontario's service area with regard to the 2020 Plan and encouraged community input regarding City of Ontario's 2020 Plan; and

WHEREAS, the City Council of the City of Ontario has reviewed and considered the purposes and requirements of the Act and SB X7-7, the contents of the 2020 Plan, and the documentation contained in the administrative record in support of the 2020 Plan, and has determined that the factual analyses and conclusions set forth in the 2020 Plan are legally sufficient; and

WHEREAS, the City Council of the City of Ontario desires to adopt the 2020 Plan prior to July 1, 2021 in order to comply with the Act and SB X7-7; and

WHEREAS, Section 10652 of the California Water Code provides that the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) (CEQA) does not apply to the preparation and adoption of the 2020 Plan pursuant to this part.

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

SECTION 1. The City of Ontario's 2020 Plan is hereby adopted as amended by changes incorporated by the City Council of the City of Ontario as a result of input received (if any) at the public hearing and ordered filed with the Secretary of the City Council of the City of Ontario.

SECTION 2. The Utilities General Manager is hereby authorized and directed to include a copy of this Resolution in the City of Ontario's 2020 Plan.

SECTION 3. The Utilities General Manager is hereby authorized and directed, in accordance with Water Code sections 10621(d) and 10644(a)(1)-(2), to electronically submit a copy of the 2020 Plan to the DWR no later than July 1, 2021.

SECTION 4. The Utilities General Manager is hereby authorized and directed, in accordance with Water Code section 10644(a), to submit a copy of the 2020 Plan to the California State Library, and any city of county within which the City of Ontario provides water supplies no later than thirty (30) days after this adoption date.

SECTION 5. The Utilities General Manager is hereby authorized and directed, in accordance with Water Code section 10645, to make the 2020 Plan available for public review at the City of Ontario's offices during normal business hours or on its website at https://www.ontarioca.gov/OMUC/Utilities no later than thirty (30) days after filing a copy of the Plan with DWR.

SECTION 6. The Utilities General Manager is hereby authorized and directed, in accordance with Water Code Section 10635(c), to provide that portion of the 2020 Plan prepared pursuant to Water Code Section 10635(a)-(b) to any city or county within which the City of Ontario provides water supplies no later than sixty (60) days after submitting a copy of the Plan with DWR.

SECTION 7. The Utilities General Manager is hereby authorized and directed to implement the 2020 Plan in accordance with the Act and SB X7-7 and to provide recommendations to the City Council of the City of Ontario regarding the necessary budgets, procedures, rules, regulations, or further actions to carry out the effective and equitable implementation of the 2020 Plan.

SECTION 8. The City Council of the City of Ontario finds and determines that this resolution is not subject to CEQA pursuant to Water Code Section 10652 because CEQA does not apply to the preparation and adoption, including addenda thereto, of an urban water management plan or to the implementation of the actions taken pursuant to such plans. Because this resolution comprises the City of Ontario's adoption of its Addendum to the 2020 Plan and involves its implementation, no CEQA review is required.

SECTION 9. Pursuant to CEQA, the City Council of the City of Ontario directs staff to file a Notice of Exemption with the San Bernardino County Clerk of the Board of Supervisors within five (5) working days of adoption of this resolution.

SECTION 10. The document and materials that constitute the record of proceedings on which this resolution and the above findings have been based are located at City Hall, 303 East "B" Street, Ontario, CA 91764. The custodian for these records is the City Clerk of the City of Ontario.

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

PASSED, APPROVED, AND ADOPTED this 15th day of June 2021.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2021- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held June 15, 2021 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. 2021- duly passed and adopted by the Ontario City Council at their regular meeting held June 15, 2021.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

EXHIBIT A
2020 URBAN WATER MANAGEMENT PLAN

EXHIBIT A

# CITY OF ONTARIO

CITY OF ONTARIO

JUNE 2021

FINAL DRAFT

# 2020 URBAN WATER MANAGEMENT PLAN

STETSON ENGINEERS INC.

Northern California • Southern California • Arizona • Colorado • Oregon

EXHIBIT A

**FINAL DRAFT**

# City of Ontario
# 2020 Urban Water Management Plan

**JUNE 2021**

STETSON ENGINEERS INC.

861 Village Oaks Drive, Suite 100 • Covina , California 91724
Phone: (626) 967-6202 • FAX: (626) 331-7065 • Web site: www.stetsonengineers.com

Northern California • Southern California • New Mexico • Arizona • Nevada • Colorado

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|---|---|
| 1,2,3-TCP | 1,2,3-Trichloropropane |
| AB | Assembly Bill |
| AF | Acre-feet |
| AFY | Acre-feet per year |
| Annual Assessment | Annual Water Supply and Demand Assessment |
| AWWA | American Water Works Association |
| CBWCD | Chino Basin Water Conservation District |
| CCWRF | Carbon Canyon Water Recycling Facility |
| CEQA | California Environmental Quality Act |
| CDA | Chino Basin Desalter Authority |
| CIMIS | California Irrigation Management Information System |
| City | City of Ontario |
| CPUC | California Public Utilities Commission |
| CWC | California Water Code |
| DACs | Disadvantaged Communities |
| Delta | Sacramento-San Joaquin Delta |
| DMMs | Demand Management Measures |
| DOF | Department of Finance |
| DRA | Drought Risk Assessment |
| DWR | Department of Water Resources |
| DYYP | Dry-Year Yield Program |
| ERP | Emergency Response Plan |
| ETo | Evapotranspiration |
| FEMA | Federal Emergency Management Agency |
| FY | Fiscal Year |
| GCMs | General Circulation Models |
| GIS | Geographical Information Systems |
| GPCD | Gallons per capita per day |
| GSP | Groundwater Sustainability Plan |
| IEUA | Inland Empire Utilities Agency |
| JPA | Joint Exercise of Powers Agreement |
| kWh | Kilowatt Hours |
| LSLS | Local Storage Limitation Solution |
| M&I | Municipal and Industrial |
| MGD | Million Gallons Per Day |
| MWD | Metropolitan Water District of Southern California |
| NRWS | Non-Reclaimable Wastewater System |
| OBMP | Optimum Basin Management Program |
| OMC | Old Model Colony |
| OR | Ontario Ranch |
| Plan | Urban Water Management Plan |
| RCP | Representative Concentration Pathway |
| PCE | Perchloroethylene |
| RP-1 | Regional Water Recycling Plant No. 1 |

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| RP-4 | Regional Water Recycling Plant No. 4 |
| RP-5 | Regional Water Recycling Plant No. 5 |
| RRA | Risk and Resilience Assessment |
| RWQCB | Regional Water Quality Control Board |
| SAWCo | San Antonio Water Company |
| SB | Senate Bill |
| SBCFCD | San Bernardino County Flood Control District |
| SCAG | Southern California Association of Governments |
| SGMA | Sustainable Groundwater Management Act of 2014 |
| SWRCB | State Water Resources Control Board |
| SWRCB - DDW | State Water Resources Control Board – Division of Drinking Water |
| TCE | Trichloroethylene |
| TDS | Total Dissolved Solids |
| USEPA | U.S. Environmental Protection Agency |
| UWMP | Urban Water Management Plan |
| VOCs | Volatile Organic Compounds |
| WFA | Water Facilities Authority |
| WRCC | Western Regional Climate Center |
| WSAP | Water Supply Allocation Plan |
| WSCP | Water Shortage Contingency Plan |
| WUCA | Water Utilities Climate Alliance |
| WUE | Water Use Efficiency |

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# Chapter 1

## URBAN WATER MANAGEMENT PLAN INTRODUCTION AND OVERVIEW

## INTRODUCTION

An urban water supplier is defined (pursuant to Section 10617 of the California Water Code or CWC[1]) as "*a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually. An urban water supplier includes a supplier or contractor for water, regardless of the basis of right, which distributes or sells for ultimate resale to customers.*"

The City of Ontario (City) is classified as an urban water supplier because it serves more than 3,000 customers (i.e. individual metered accounts) and it supplies more than 3,000 acre-feet of water annually to its customers for municipal purposes.

In accordance with the "Urban Water Management Planning Act", which was enacted by the California Legislature in 1983, every urban water supplier (including the City) is required to prepare and adopt an Urban Water Management Plan (UWMP), periodically review its UWMP, and incorporate updated and new information into an updated UWMP at least once every five years.

The City's most recent update was its 2015 UWMP (or 2015 Plan) which was submitted to, and approved by, the California Department of Water Resources (DWR) in 2016. Urban water suppliers (including the City) are required to complete and submit their 2020 UWMPs to DWR by July 1st, 2021.

The current requirements for preparing the UWMP are included in CWC Sections 10608 through 10657. The City's 2020 UWMP (or 2020 Plan) was prepared consistent with the CWC and the recommended organization provided in DWR's Final "Urban Water Management Plan Guidebook 2020" (Final 2020 UWMP Guidebook), dated March 2021.

The UWMP provides urban water suppliers (including the City) with a planning document for long-term resource planning to ensure adequate water supplies are available to meet existing and future water supply needs. In addition, the 2020 UMWP incorporates water supply reliability determinations resulting from potential prolonged drought, regulatory revisions, and/or changing climatic conditions.

[1] References to CWC Sections in this 2020 UWMP were obtained from https://leginfo.legislature.ca.gov/

The City's 2020 Plan consists of the following Chapters:

Chapter 1 Urban Water Management Plan Introduction and Overview
Chapter 2 Plan Preparation
Chapter 3 System Description
Chapter 4 Water Use Characterization
Chapter 5 SB X7-7 Baseline, Targets, and 2020 Compliance
Chapter 6 Water Supply Characterization
Chapter 7 Water Service Reliability and Drought Risk Assessment
Chapter 8 Water Shortage Contingency Plan
Chapter 9 Demand Management Measures
Chapter 10 Plan Adoption, Submittal, and Implementation

Lay descriptions are presented at the beginning of each of these Chapters that offer a succinct, executive summary type overview.

## LAY DESCRIPTION – CHAPTER 1

### URBAN WATER MANAGEMENT PLAN INTRODUCTION AND OVERVIEW

Chapter 1 (Urban Water Management Plan Introduction and Overview) of the City's 2020 Plan discusses and provides the following:

- An analysis of the City's ability to provide sufficient water supplies to meet the projected water demands of its customers, including during a five consecutive year drought period.
- An overall lay description of the 2020 Plan, including California Water Code and Urban Water Management Plan Act requirements, is provided. The City is required to prepare an Urban Water Management Plan.
- The City's 2020 Plan was prepared consistent with the recommended organization provided in DWR's Final "Urban Water Management Plan Guidebook 2020", dated March 2021. A description regarding the organization of the 2020 Plan, including a summary of each Chapter, is provided. The City's Water Shortage Contingency Plan (discussed in Chapter 8) is also included in the 2020 Plan.
- The 2020 Plan incorporates DWR's water use and supply tables (standardized tables) for the reporting and submittal of UWMP data. These tables are included within the respective sections of the 2020 Plan and in Appendix A.
- The City's coordination efforts with other planning agencies are discussed, including coordination efforts with the City of Ontario's Planning Division, Inland Empire Utilities Agency, Water Facilities Authority, and the Southern California Association of Governments
- The City's eligibility to receive grants and loans administered by the State of California and/or DWR, as a result of preparing the 2020 Plan, is discussed.

- Information is provided which demonstrates the City's prior, continued, and projected reduction on imported water supplies obtained (either directly or indirectly) from the Sacramento-San Joaquin Delta (Delta). The City has reduced its reliance on imported water supplies through a reduction of GPCD water demand and increased recycled water use for Fiscal Year 2014-15 through Fiscal Year 2019-2020. In addition, the City is projected to continue reducing its reliance on imported water supplies through Fiscal Year 2044-45. Further discussion which demonstrates the City's measurable reduction in imported water supplies and improvement in regional self-reliance is provided in Appendix B.
- The checklist developed by DWR and used by the City to incorporate the specific UWMP requirements is discussed. The completed checklist is provided in Appendix C.

## 1.1 RECOMMENDED UWMP ORGANIZATION

The City's 2020 Urban Water Management Plan (2020 Plan) was prepared consistent with the recommended organization provided in DWR's Final "Urban Water Management Plan Guidebook 2020" (Final 2020 UWMP Guidebook), dated March 2021. The City's 2020 Plan consists of the following Chapters:

| | |
|---|---|
| Chapter 1 | Urban Water Management Plan Introduction and Overview |
| Chapter 2 | Plan Preparation |
| Chapter 3 | System Description |
| Chapter 4 | Water Use Characterization |
| Chapter 5 | SB X7-7 Baselines, Targets, and 2020 Compliance |
| Chapter 6 | Water Supply Characterization |
| Chapter 7 | Water Service Reliability and Drought Risk Assessment |
| Chapter 8 | Water Shortage Contingency Plan |
| Chapter 9 | Demand Management Measures |
| Chapter 10 | Plan Adoption, Submittal, and Implementation |

Pursuant to CWC requirements, the City's 2020 Plan incorporates DWR's water use and supply tables (standardized tables) for the reporting and submittal of UWMP data. DWR's standardized tables are provided within the body of the 2020 Plan text as well as in Appendix A. The City also submitted the UWMP data (standardized tables) electronically through DWR's Online Submittal Tool.

The City's 2020 Plan also provides supporting documents (appendices) including notification letters of the Plan update, public notice of the Plan hearing, and adoption resolution from the City's governing body. Further discussions regarding these supporting documents are provided within the individual Chapters of the City's 2020 Plan.

## 1.2 UWMPS IN RELATION TO OTHER EFFORTS

The City's 2020 Plan was prepared in coordination with planning agencies including the City of Ontario's Planning Division and the Southern California Association of Governments (SCAG). In addition, the City's 2020 Plan was prepared using management documents including the City's "*2020 Water System Master Plan*", the City's *"2018 Hazard Mitigation Plan"*, and the San Bernardino County's "*2017 San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan*".

The City is a member agency of various wholesale agencies including the Chino Basin Desalter Authority (CDA), Inland Empire Utilities Agency (IEUA), and the Water Facilities Authority (WFA). CDA, IEUA, and WFA have each individually prepared a 2020 Plan which are incorporated in the City's 2020 Plan by reference. In addition, the City provided its 2020 Plan to CDA, IEUA, and WFA, which includes water use projections in five-year increments for a normal year, a single dry year, and a five consecutive year drought over the next 25 years.

The City is a shareholder in, and purchases water from, San Antonio Water Company (SAWCo). The City receives water from SAWCo based upon the City's proportional number of shares and the water supply available to SAWCo.

## 1.3 UWMPS AND GRANT OR LOAN ELIGIBILITY

Pursuant to DWR's Final 2020 UWMP Guidebook:

"*In order for a Supplier to be eligible for any water grant or loan administered by DWR, the Supplier must have a current UWMP on file that has been determined by DWR to address the requirements of the Water Code. A current UWMP must also be maintained by the Supplier throughout the term of any grant or loan administered by DWR. A UWMP may also be required in order to be eligible for other state funding, depending on the conditions that are specified in the funding guidelines. Suppliers are encouraged to seek guidance on the specifics of any state funding source from the respective funding agencies. The following sections of the Water Code are pertinent to Suppliers considering pursuit of grants or loans*."

The City's 2020 Plan has been prepared to meet eligibility requirements for grants and loans administered by the State and/or DWR.

## 1.4 DEMONSTRATION OF CONSISTENCY WITH THE DELTA PLAN FOR PARTICIPANTS IN COVERED ACTIONS

Pursuant to DWR, an urban water supplier that anticipates participating in or receiving water from a proposed project (or "covered action") such as a multi-year water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in

the Sacramento-San Joaquin Delta (Delta) should provide information in their 2015 and 2020 UWMPs for use in demonstrating consistency with Delta Plan Policy WR P1, "*Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance"*. In addition, pursuant to California Code of Regulations, Title 23, § 5003:

> *(c)(1) Water suppliers that have done all of the following are contributing to reduced reliance on the Delta and improved regional self-reliance and are therefore consistent with this policy:*
>
> > *(A) Completed a current Urban or Agricultural Water Management Plan (Plan) which has been reviewed by the California Department of Water Resources for compliance with the applicable requirements of Water Code Division 6, Parts 2.55, 2.6, and 2.8;*
> >
> > *(B) Identified, evaluated, and commenced implementation, consistent with the implementation schedule set forth in the Plan, of all programs and projects included in the Plan that are locally cost effective and technically feasible which reduce reliance on the Delta; and*
> >
> > *(C) Included in the Plan, commencing in 2015, the expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance. The expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance shall be reported in the Plan as the reduction in the amount of water used, or in the percentage of water used, from the Delta watershed. For the purposes of reporting, water efficiency is considered a new source of water supply, consistent with Water Code section 1011(a).*

The City has reduced its reliance on imported water supplies for FY 2014-15 and FY 2019-20. In addition, the City is projected to continue reducing its reliance on imported water supplies through FY 2044-45. A further discussion which demonstrates the City's measurable reduction imported water reliance and improvement in regional self-reliance is provided in Appendix B.

## 1.5 TIPS FOR UWMP PREPARERS

The City's 2020 Plan (which includes the City's 2020 Water Shortage Contingency Plan (WSCP) is considered an update to the City's 2015 Plan. However, the 2020 Plan and the WSCP are considered stand-alone documents. As discussed in Section 1.1, the City's 2020 Plan was prepared consistent with the recommended organization provided in DWR's Final 2020 UWMP Guidebook.

A checklist of specific UWMP requirements is included in Appendix C. The checklist includes the page number where the required elements are addressed to assist in DWR's review of the submitted Plan.

Chapter 2

# PLAN PREPARATION

## LAY DESCRIPTION – CHAPTER 2

**PLAN PREPARATION**

Chapter 2 (Plan Preparation) of the City's 2020 Plan discusses and provides the following:

- The basis for preparing an Urban Water Management Plan is provided. The City is required to prepare the 2020 Plan because it is an "urban water supplier" (the City serves more than 3,000 customers and it supplies more than 3,000 acre-feet of water annually to its customers for municipal purposes).
- The City is a "Public Water System" and is regulated by the State Water Resources Control Board - Division of Drinking Water. The City's Public Water System number is provided in Table 2-1.
- The City's Plan has been prepared as an "individual" plan rather than a "regional" plan in an effort to provide information specific to the City to best inform its employees, management, and customers.
- Information presented in the City's 2020 Plan is provided on "fiscal year" basis which is from July 1 through June 30 of the following year.
- Water quantities presented in the City's 2020 Plan are provided on an "acre-foot" basis.
- The City's coordination and outreach efforts with wholesale water agencies, other retail water agencies, and the community are described. The City coordinated the preparation of its 2020 Plan with the Chino Basin Watermaster, Chino Basin Desalter Authority, Cucamonga Valley Water District, Fontana Water Company, Inland Empire Utilities Agencies, Monte Vista Water District, Metropolitan Water District (MWD) of Southern California, Santa Ana Watershed Project Authority, San Antonio Water Company, and Water Facilities Authority.
- The City's notification process to the cities and county which the City provides water to is discussed.

## 2.1 PLAN PREPARATION

As discussed in Section 1.1, the City's 2020 UWMP was prepared consistently with the recommended organization provided in DWR's Final 2020 UWMP Guidebook. Pursuant to DWR's Final 2020 UWMP Guidebook:

"*The [CWC] specifies several requirements for preparing a UWMP, including who is required to prepare a UWMP; how to prepare a UWMP, depending on whether the Supplier choses to*

*participate in a regional or individual planning effort; selection of reporting year-type; and coordination, notification, and outreach.*"

Pursuant to CWC requirements, the City's 2020 Plan incorporates DWR's water use and supply tables (standardized tables) for the reporting and submittal of UWMP data.

## 2.2 BASIS FOR PREPARING A PLAN

**CWC 10617.**

*"Urban water supplier" means a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually. An urban water supplier includes a supplier or contractor for water, regardless of the basis of right, which distributes or sells for ultimate resale to customers. This part applies only to water supplied from public water systems subject to Chapter 4 (commencing with Section 116275) of Part 12 of Division 104 of the Health and Safety Code.*

**CWC 10620.**

*(b) Every person that becomes an urban water supplier shall adopt an urban water management plan within one year after it has become an urban water supplier.*

**CWC 10621.**

*(a) Each urban water supplier shall update its plan at least once every five years on or before July 1, in years ending in six and one, incorporating updated and new information from the five years preceding each update.*

The City's 2020 Plan was prepared in accordance with the UWMP Act which was established in 1983. The UWMP Act requires every "urban water supplier" to prepare and adopt a Plan, to review its Plan at least once every five years and make any amendments or changes which are indicated by the review. An "urban water supplier" is defined as "a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet (AF) of water annually." (CWC 10617.)

Section 10621(a) of the CWC states, "*[e]ach urban water supplier shall update its plan at least once every five years on or before July 1, in years ending in six and one, incorporating updated and new information from the five years preceding each update".* As a result, DWR requires the 2020 Plans be submitted by July 1, 2021.

The City is an "urban water supplier" pursuant to Section 10617 of the CWC and directly serves potable water to more than 3,000 customers and supplies more than 3,000 acre-feet per year (AFY) at retail for municipal purposes. The City's 2020 Plan is an update to the City's 2015 Plan.

### 2.2.1 PUBLIC WATER SYSTEMS

**CWC 10644.**

*(a)(2) The plan, or amendments to the plan, submitted to the department … shall include any standardized forms, tables, or displays specified by the department.*

**California Health and Safety Code 116275.**

*(h) "Public Water System" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year.*

Pursuant to CWC requirements, the City's 2020 Plan incorporates DWR's standardized tables for the reporting and submittal of UWMP data. The standardized tables are provided within the body of the 2020 Plan text as well as in Appendix A. The City also submitted the UWMP data (from the standardized tables) electronically through DWR's Online Submittal Tool.

In addition, the City is a Public Water System and is regulated by the State Water Resources Control Board - Division of Drinking Water (SWRCB-DDW). The SWRCB-DDW requires water agencies to provide the number of connections, water usage, and other information annually. The information provided to SWRCB-DDW indicates the City serves potable water to more than 3,000 customers and supplies more than 3,000 AFY. Table 2-1 provides the City's Public Water System name and number.

### 2.2.2 SUPPLIERS SERVING MULTIPLE SERVICE AREAS / PUBLIC WATER SYSTEMS

The City serves only a single Public Water System. Table 2-1 provides the City's Public Water System name and number.

**Table 2-1 Public Water Systems**

| Submittal Table 2-1 Retail Only: Public Water Systems | | | |
|---|---|---|---|
| Public Water System Number | Public Water System Name | Number of Municipal Connections 2020 | Volume of Water Supplied 2020 * |
| *Add additional rows as needed* | | | |
| 3610034 | Ontario Municipal Utilities Company | 36,514 | 39,921 |
| | | | |
| | | | |
| | **TOTAL** | 36,514 | 39,921 |
| **** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.* | | | |
| NOTES: Source for "Number of Municipal Connections 2020": https://sdwis.waterboards.ca.gov/PDWW/ | | | |

## 2.3 REGIONAL PLANNING

The City has developed its 2020 Plan reporting solely on its service area to address all requirements of the California Water Code. The City's 2020 Plan was not developed as a Regional Plan.

## 2.4 INDIVIDUAL OR REGIONAL PLANNING AND COMPLIANCE

As shown in Table 2-2, the City's 2020 Plan is an "Individual UWMP". The City has developed its 2020 Plan reporting solely on its service area to address all requirements of the California Water Code, including water use targets and baselines pursuant to SB X7-7 Water Conservation Act of 2009 reporting (discussed further in Chapter 5). The City notified and coordinated with appropriate regional agencies and constituents (See Section 2.6).

**Table 2-2 Plan Identification Type**

| Submittal Table 2-2: Plan Identification | | | |
|---|---|---|---|
| **Select Only One** | **Type of Plan** | | **Name of RUWMP or Regional Alliance** *if applicable* (select from drop down list) |
| ☑ | **Individual UWMP** | | |
| | ☐ | Water Supplier is also a member of a RUWMP | |
| | ☐ | Water Supplier is also a member of a Regional Alliance | |
| ☐ | **Regional Urban Water Management Plan (RUWMP)** | | |
| NOTES: | | | |

## 2.4.1 REGIONAL UWMP

**CWC 10620.**

*(d)(1) An urban water supplier may satisfy the requirements of this part by participation in area wide, regional, watershed, or basin wide urban water management planning where those plans will reduce preparation costs and contribute to the achievement of conservation and efficient water use.*

As indicated in Table 2-2, the City's 2020 Plan was developed as an "Individual UWMP" and not as part of a Regional Plan.

### 2.4.2 REGIONAL ALLIANCE

**CWC 10608.20.**

*(a)(1) …Urban retail water suppliers may elect to determine and report progress toward achieving these targets on an individual or regional basis, as provided in subdivision (a) of Section 10608.28…*

**CWC 10608.28.**

*(a) An urban retail water supplier may meet its urban water use target within its retail service area, or through mutual agreement, by any of the following:*

*(1) Through an urban wholesale water supplier.*

*(2) Through a regional agency authorized to plan and implement water conservation, including, but not limited to, an agency established under the Bay Area Water Supply and Conservation Agency Act (Division 31 (commencing with Section 81300)).*

*(3) Through a regional water management group as defined in Section 10537.*

*(4) By an integrated regional water management funding area.*

*(5) By hydrologic region.*

*(6) Through other appropriate geographic scales for which computation methods have been developed by the department.*

*(b) A regional water management group, with the written consent of its member agencies, may undertake any or all planning, reporting, and implementation functions under this chapter for the member agencies that consent to those activities. Any data or reports shall provide information both for the regional water management group and separately for each consenting urban retail water supplier and urban wholesale water supplier.*

As indicated in Table 2-2, the City's 2020 Plan was developed as an "Individual UWMP" and not part of a Regional Alliance.

## 2.5 FISCAL OR CALENDAR YEAR AND UNITS OF MEASURE

**CWC 10608.20.**

*(a)(1) Urban retail water suppliers…may determine the targets on a fiscal or calendar year basis.*

### 2.5.1 FISCAL OR CALENDAR YEAR

The data provided in the City's 2020 Plan is reported on a fiscal year (FY) basis, unless noted otherwise, as shown in Table 2-3. A fiscal year begins on July 1st of every year.

**Table 2-3 Supplier Identification**

| Submittal Table 2-3: Supplier Identification | |
|---|---|
| Type of Supplier (select one or both) | |
| ☐ | Supplier is a wholesaler |
| ☑ | Supplier is a retailer |
| Fiscal or Calendar Year (select one) | |
| ☐ | UWMP Tables are in calendar years |
| ☑ | UWMP Tables are in fiscal years |
| If using fiscal years provide month and date that the fiscal year begins (mm/dd) | |
| *07/01* | |
| Units of measure used in UWMP * (select from drop down) | |
| Unit | AF |
| **** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.* | |
| NOTES: | |

### 2.5.2 REPORTING COMPLETE 2020 DATA

The data provided in the City's 2020 Plan is provided on a fiscal year basis through June 30, 2020.

### 2.5.3 UNITS OF MEASURE

As shown in Table 2-3, the data provided in the City's 2020 Plan is reported in units of acre-feet (AF), unless noted otherwise.

## 2.6 COORDINATION AND OUTREACH

**CWC 10631.**

*(h) An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision (f). An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (f).*

### *2.6.1 WHOLESALE AND RETAIL COORDINATION*

The City is a member agency of CDA, IEUA, and WFA. As indicated in Table 2-4, the City has provided its 2020 Plan to CDA, IEUA, and WFA, which includes water use projections in five-year increments for a normal year, a single dry year, and a five consecutive year drought over the next 25 years.

The City is a shareholder in SAWCo, a private water company. The City obtains water supply based on its proportional number of shares and the amount of water available to SAWCo.

**Table 2-4 Water Supplier Information Exchange**

| Submittal Table 2-4 Retail: Water Supplier Information Exchange |
|---|
| The retail Supplier has informed the following wholesale supplier(s) of projected water use in accordance with Water Code Section 10631. |
| Wholesale Water Supplier Name |
| *Add additional rows as needed* |
| Chino Basin Desalter Authority |
| Inland Empire Utilities Agency |
| San Antonio Water Company |
| Water Facilities Authority |
| NOTES: |

### 2.6.2 COORDINATION WITH OTHER AGENCIES AND THE COMMUNITY

**CWC 10620.**

*(d)(3) Each urban water supplier shall coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.*

**CWC 10642.**

*Each urban water supplier shall encourage the active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of both the plan…*

The City of Ontario is a retail water supplier that serves customers in the City of Ontario. The City is required to coordinate the preparation of the Plan with appropriate agencies in the area, including appropriate water suppliers that share a common source. Therefore, the City coordinated the preparation of its 2020 Plan with the Chino Basin Watermaster, CDA, Cucamonga Valley Water District, Fontana Water Company, IEUA, Monte Vista Water District, MWD, Santa Ana Watershed Project Authority, SAWCo, and WFA. As discussed in Section 10.2, the City notified these agencies, as well as the cities and county within which the City provides water supplies, at least sixty (60) days prior to the public hearing of the preparation of the 2020 Plan and invited them to participate in the development of the 2020 Plan. A copy of the notification letters sent to these agencies is provided in Appendix D.

### 2.6.3 NOTICE TO CITIES AND COUNTIES

**CWC 10621.**

*(b) Every urban water supplier required to prepare a plan pursuant to this part shall, at least 60 days before the public hearing on the plan required by Section 10642, notify any city or county within which the supplier provides water supplies that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan.*

As discussed in Section 10.2, notification that the City was reviewing and considering amendments (updates) to the previous 2015 Plan, and preparing the 2020 Plan was provided to the cities and counties for which the City provides water supplies. Notification was provided at least 60 days prior to the public hearing (see Appendix D).

Chapter 3

# SYSTEM DESCRIPTION

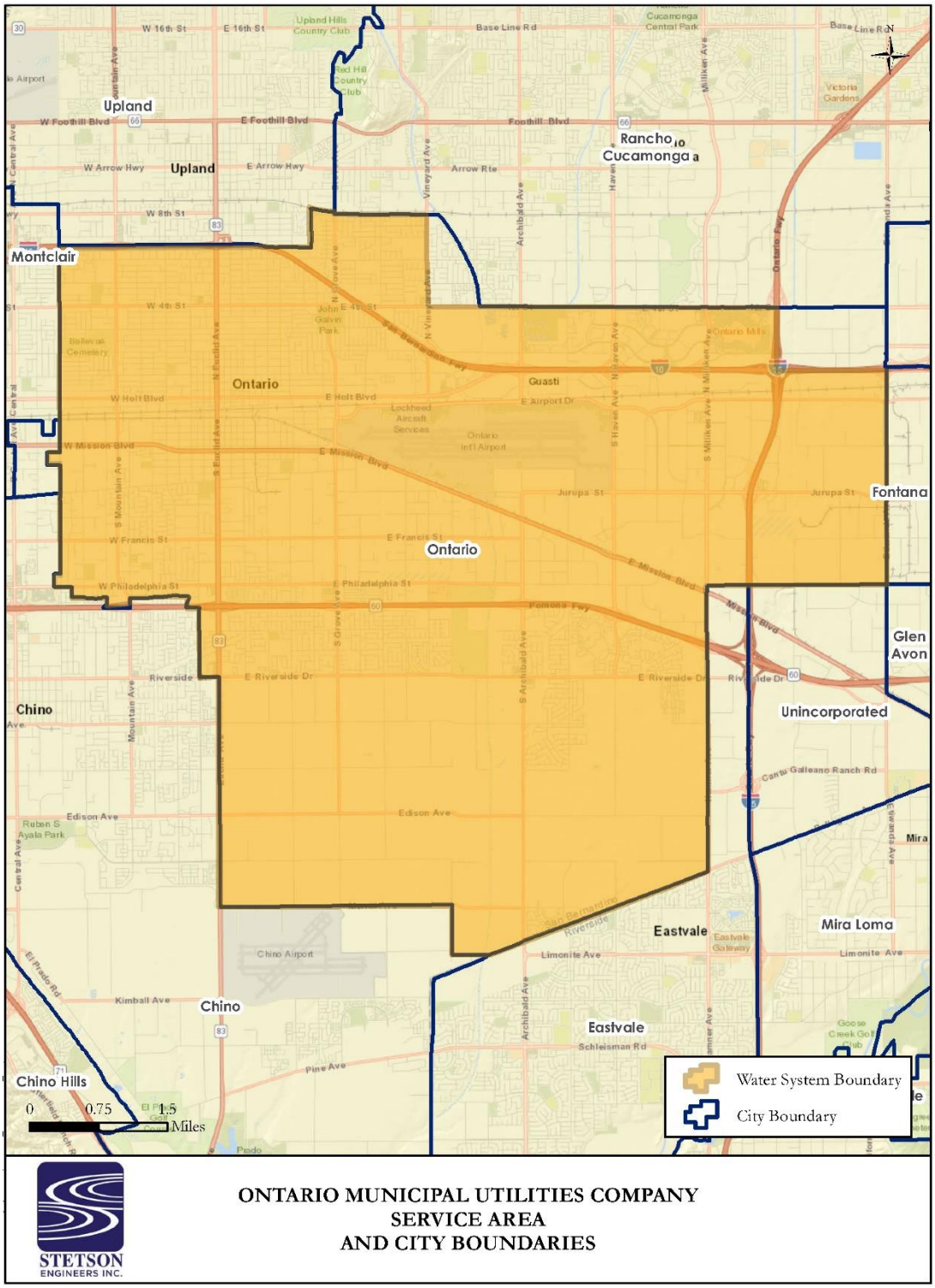
## LAY DESCRIPTION – CHAPTER 3

### SYSTEM DESCRIPTION

Chapter 3 (System Description) of the City's 2020 Plan discusses and provides the following:

- A description of the City's service area is provided. The City is located approximately 35 miles easterly of downtown Los Angeles in the County of San Bernardino. The City is bounded by the Cities of Chino and Montclair to the west; the Cities of Rancho Cucamonga and Upland to the north; the City of Fontana to the east; and the Cities of Chino and Eastvale to the south.
- The City's water service area encompasses an area of approximately 49 square miles. The location of the City's water service area is provided in Figure 1.
- A description regarding the City's water service area climate is provided. The monthly historical average temperatures (including minimum and maximum), monthly historical average rainfall, and monthly evapotranspiration (ETo) in the vicinity of the City's service area is summarized. The sources of the climate information are also discussed.
- The population within the City's water service area is discussed and projected. The sources of the population information are also discussed. The City provides water service to an area with a current population of 178,409. The City is projected to have a population of 362,903 by Fiscal Year 2044-45.
- A discussion of land use information used by the City to develop the 2020 Plan is provided. The City reviewed the current and projected land uses within its service area. The City also reviewed data provided by the Southern California of Governments, the Department of Finance, and the United States Census Bureau and prepared for counties, cities, and unincorporated areas within Southern California.

**Figure 1 – Water Service Area and City Boundaries**



## 3.1 GENERAL DESCRIPTION

**CWC 10631.**

*(a) Describe the service area of the supplier, including current and projected population, climate, and other social, economic, and demographic factors affecting the supplier's water management planning. The projected population estimates shall be based upon data from the state, regional, or local service agency population projections within the service area of the urban water supplier and shall be in five-year increments to 20 years or as far as data is available. The description shall include the current and projected land uses within the existing or anticipated service area affecting the supplier's water management planning. Urban water suppliers shall coordinate with local or regional land use authorities to determine the most appropriate land use information, including, where appropriate, land use information obtained from local or regional land use authorities, as developed pursuant to Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code.*

The City of Ontario was founded in 1881 and was officially incorporated in 1891. The City is located approximately 35 miles easterly of downtown Los Angeles in the County of San Bernardino. The City is bounded by the Cities of Chino and Montclair to the west; the Cities of Rancho Cucamonga and Upland to the north; the City of Fontana to the east; and the Cities of Chino and Eastvale to the south.

The predominant land developments found within the City's service area are residential, commercial, industrial, and agricultural. Since acquiring new land in 1999, the City's service area is divided between two districts known as the Old Model Colony (OMC) and the Ontario Ranch (OR). The OMC area is mostly composed of residential, commercial, and industrial developments, including the Ontario International Airport, whereas the OR area is predominantly an agricultural development with plans to be redeveloped for residential, commercial, industrial, and public uses. Large areas of the OR already have been or are currently undergoing redevelopment.

## 3.2 SERVICE AREA BOUNDARY MAPS

The City's service area covers approximately 49 square miles encompassing most of the City of Ontario. The City's water service area boundary relative to the City of Ontario's municipal boundary is provided in Figure 1.

The City's service area map was submitted online through DWR's Population Tool in a "KML" file format (i.e. Google Earth format). The KML file was originally created in a Geographical Information Systems (GIS) shape file format and converted into a KML format. To the extent information was available, metadata was included in the KML file (including map projection, contact information, start and end dates for which the map is valid, constraints, attribute table definitions, and digitizing base).

## 3.3 SERVICE AREA CLIMATE

**CWC 10631.**

*(a) Describe the service area of the supplier, including … climate…*

**CWC 10630.**

*It is the intention of the Legislature, in enacting this part, to permit levels of water management planning commensurate with the numbers of customers served and the volume of water supplied, while accounting for impacts from climate change.*

The monthly historical average temperatures (including minimum and maximum), monthly historical average rainfall, and monthly evapotranspiration in the vicinity of the City's service area is summarized in the tabulation below. Historical climate information was obtained from the Western Regional Climate Center (WRCC), the National Oceanic and Atmospheric Administration, and from DWR's California Irrigation Management Information System (CIMIS).

## Service Area Climate Information

| Month | Average Temperature (F) | Average Minimum Temperature (F) | Average Maximum Temperature (F) | Average Total Precipitation (Inches) | ETo (Inches) |
|---|---|---|---|---|---|
| **January** | 55.47 | 44.06 | 67.63 | 2.17 | 1.95 |
| **February** | 55.12 | 44.85 | 67.44 | 2.69 | 2.41 |
| **March** | 58.82 | 48.21 | 58.82 | 1.27 | 3.75 |
| **April** | 60.93 | 51.00 | 74.85 | 0.87 | 4.55 |
| **May** | 67.88 | 55.61 | 79.62 | 0.30 | 5.19 |
| **June** | 71.22 | 59.78 | 86.23 | 0.01 | 5.97 |
| **July** | 77.76 | 64.70 | 93.08 | 0.05 | 6.60 |
| **August** | 78.88 | 65.16 | 94.20 | 0.03 | 6.41 |
| **September** | 75.39 | 62.90 | 90.75 | 0.11 | 4.88 |
| **October** | 67.78 | 56.58 | 82.00 | 0.46 | 3.46 |
| **November** | 58.87 | 48.62 | 73.87 | 0.85 | 2.31 |
| **December** | 54.68 | 43.22 | 66.20 | 1.86 | 1.72 |
| **Annual** | 65.23 | 53.73 | 77.89 | 10.68 | 49.20 |

**Source:**

Historical average monthly precipitation and temperature information was obtained from the National Oceanic and Atmospheric Administration (https://search.usa.gov/search?utf8=%E2%9C%93&affiliate=noaa.gov&query=ontario+ca) from 1998 through 2020 (for Ontario International Airport). Historical monthly average ETo information was obtained from the California Irrigation Management Information Systems (http://wwwcimis.water.ca.gov) and is based on data collected from Station 255 (Chino).

The historical average rainfall in the vicinity of the City's service area is 10.68 inches. The City's service area has a dry climate and summers can reach average maximum daily temperatures in the high 80s to low 90s. The City's water supplies and demands are projected during average year, single dry year and a five consecutive year drought (See Chapter 7), and are based on historical data and projected demands. Nonetheless, it is recognized changes in climatic conditions may have an impact on water supplies (as discussed in Section 4.5). Precipitation within the vicinity of the City's service area is discussed further in Section 7.2.

A discussion of the City's sources of supply, how those sources may be impacted by climate change, and the proactive actions the City and other local/regional water managers may take to address the potential climate change on water supplies is provided in Section 4.5.

## 3.4 SERVICE AREA POPULATION AND DEMOGRAPHICS

### *3.4.1 SERVICE AREA POPULATION*

**CWC 10631.**

> *(a) Describe the service area of the supplier, including current and projected population… The projected population estimates shall be based upon data from the state, regional, or local service agency population projections within the service area of the urban water supplier and shall be in five-year increments to 20 years or as far as data is available.*

The City provides water service to an area with a current population of 178,409. Table 3-1 presents the current and projected population of the area encompassed by the City's service area from FY 2019-20 to FY 2044-45. The City is projected to have a population of 362,903 by FY 2044-45.

The City initially reviewed the available historical populations within its service area for population growth trends. The City determined historical U.S. Census populations within its service area using DWR's Population Tool (https://wuedata.water.ca.gov/). The City's service area boundary was uploaded to DWR's Population Tool in a "KML" file format (i.e., Google Earth format). The KML file was originally created in a GIS shapefile format and converted into a KML format. The uploaded KML file represents the City's service area boundary from 1990 to present (2020). DWR's Population Tool utilized U.S. Census data from 1990, 2000, and 2010. The calculated FY 2019-20 population (discussed in Section 5.4) was used to determine compliance with the City's SB X7-7 water use target for 2020 (discussed in Section 5.5).

Projected populations in the City's service area were based on growth rate projections obtained from data provided by SCAG. The data provided by SCAG was based on their "*The 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy of the SCAG*", dated September 2020, and incorporates demographic trends, existing land use, general plan land use policies, and input and projections through the year 2045 from the Department of Finance (DOF) and the US Census Bureau for counties, cities and unincorporated areas within Southern California.

**Table 3-1 Population – Current and Projected**

| Submittal Table 3-1 Retail: Population - Current and Projected | | | | | | |
|---|---|---|---|---|---|---|
| Population Served | 2020 | 2025 | 2030 | 2035 | 2040 | 2045*(opt)* |
| | 178,409 | 232,583 | 266,339 | 300,095 | 362,903 | 362,903 |
| NOTES: The 2020 population and the populations projected through 2045 were obtained the City of Ontario's 2020 Water Master Plan (See Section 3.4.1 and Section 5.4.1). Population is equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040. | | | | | | |

## 3.4.2 OTHER SOCIAL, ECONOMIC, AND DEMOGRAPHIC FACTORS

**CWC 10631.**

*(a) Describe the service area of the supplier, including… other social, economic, and demographic factors affecting the supplier's water management planning.*

Many families within the City's water service area have special housing needs. They are the severely low-income earners, single-parent families, large families, seniors, people with disabilities, and homeless persons. Pursuant to the California Census' "Census 2020 California Hard-to-Count Fact Sheet, Census 2020 California Hard-to-Count Fact Sheet" approximately 28.1 percent of the population within the City has an income level below 150 percent of the poverty level. The City current has a vacancy rate of approximately 6.2 percent. In addition, approximately 46.5 percent of households are renter occupied. Extremely low income earners account for most renters because homeownership is essentially infeasible for them. Significant financial subsidies are necessary to assist extremely low-income earners in acquiring affordable housing. The City's efforts in providing this assistance are concentrated on rental housing vouchers. Large families are typically more prone to overpayment since they require bigger houses. Those who live in cheaper, smaller apartments experience overcrowding and substandard living conditions. To solve the housing problem among large families and single-parent households, the City offers low cost units at mobile home parks, deed restricted apartments, and units in publicly assisted multi-family housing projects. Additional units, part of the Ontario Town Square project, are also planned to be built. The City has considered these demographic factors which can affect the City's water management planning. Increased population will also have an impact on water demand.

## 3.5 LAND USES WITHIN SERVICE AREA

**CWC 10631.**

*(a) The description shall include the current and projected land uses within the existing or anticipated service area affecting the supplier's water management planning. Urban water suppliers shall coordinate with local or regional land use authorities to determine the most appropriate land use information, including, where appropriate, land use information obtained from local or regional land use authorities.*

The City reviewed the current and projected land uses within its service area during the preparation of this 2020 Plan. Information regarding current and projected land uses is included in the City's General Plan and the City's 2020 Water Master Plan. Information regarding current and projected land uses identified in the City's 2020 Water Master Plan is provided in Appendix E. The existing land uses within the City's service area include residential (single-family and multi-family), commercial, industrial, and agricultural developments. Pursuant to the City's 2020 Water Master Plan Update, approximately 6,124 acres of the City's total land area use is currently attributed to residential use. Commercial and industrial use accounts for approximately 7,508 acres. Additionally, agricultural use comprises of 6,740 acres (184 acres within the Original Model Colony and 6,556 acres within the Ontario Ranch area).

The City anticipates the Ontario Ranch area will be converted from primarily agricultural land use to other land uses as the City transitions to buildout. As a result, land area for residential purposes is estimated to increase from its current amount of 6,124 acres to 10,869 acres at buildout. Additionally, land area for commercial and industrial purposes is projected to increase from 7,508 acres to 11,017 acres at buildout. In addition, the projected population within the City's service area is anticipated to increase (as discussed in Section 3.4). A discussion of the existing and projected water uses for the individual water use sectors within the City's service area, which includes the different land uses, is provided in Section 4.2. As discussed in Section 2.6, the City coordinated the preparation of the 2020 Plan with the City of Ontario, the County of San Bernardino, and other agencies.

As discussed in Section 3.4, the City obtained data from the Southern California Association of Governments document entitled "*The 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy of the SCAG*", dated September 2020. Projected populations in the City's service area were based on growth rate projections developed by SCAG. The data provided by SCAG incorporates demographic trends, existing land use, general plan land use policies, and input and projections through the year 2045 from the Department of Finance and the US Census Bureau for counties, cities and unincorporated areas within Southern California.

Chapter 4

# WATER USE CHARACTERIZATION

## LAY DESCRIPTION – CHAPTER 4

### WATER USE CHARACTERIZATION

Chapter 4 (Water Use Characterization) of the City's 2020 Plan discusses and provides the following:

- The City provides water service to individual "water use sectors". These water use sectors include single-family residential, multi-family, commercial, institutional (and governmental), landscape, and industrial. Individual descriptions for these water use sectors are provided in Section 4.2.1.
- The City's total water demands (including potable and recycled water) over the past 10 years have ranged from 36,036 AFY to 45,196 AFY, with an average of 40,831 AFY. The City currently measures its water use through meter data and billing records.
- The City conducts an annual water loss audit to identify distribution system water losses. Water losses can result from pipeline leaks and inaccurate metering due to faulty meters. Water loss estimates are incorporated into the City's projected water demands.
- The City's current and projected water demands are provided in five-year increments over the next 25 years are provided (through Fiscal Year 2044-45) as shown on Table 4-3.
- The City's water demand projections incorporate water savings which are the result of implementation of new plumbing codes along with consumer awareness of the need to conserve water.
- The projected water demands for lower income households are identified and are included in the City's total projected water demands
- The City's sources of water supply and how those sources may be impacted by climate change are discussed. The proactive actions the City and other local/regional water managers may take to address the potential climate change impacts on water supplies are also discussed.

The City will be able to provide sufficient water supplies to meet the projected water demands of its customers, including during a five consecutive year drought period.

## 4.1 NON-POTABLE VERSUS POTABLE WATER USE

The Water Code requires a description and quantification of water uses within the City's service area, including both non-potable and potable water. Recycled water (non-potable) uses are addressed in Section 6.5; however, a summary is provided in Table 4-3. Furthermore, Chapter 4 addresses the City's potable water demands.

## 4.2 PAST, CURRENT, AND PROJECTED WATER USES BY SECTOR

**CWC 10635.**

*(a) Every urban water supplier shall include, as part of its urban water management plan, an assessment of the reliability of its water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. The water service reliability assessment shall be based upon the information compiled pursuant to Section 10631, including available data from state, regional, or local agency population projections within the service area of the urban water supplier.*

**CWC 10631.**

*(d)(1) For an urban retail water supplier, quantify, to the extent records are available, past and current water use, over the same five-year increments described in subdivision (a), and projected water use, based upon information developed pursuant to subdivision (a), identifying the uses among water use sectors, including, but not necessarily limited to, all of the following…*

*(2) The water use projections shall be in the same five-year increments described in subdivision (a).*

*(4)(A) Water use projections, where available, shall display and account for the water savings estimated to result from adopted codes, standards, ordinances, or transportation and land use plans identified by the urban water supplier, as applicable to the service area.*

*(B) To the extent that an urban water supplier reports the information described in subparagraph (A), an urban water supplier shall do both of the following:*

*(i) Provide citations of the various codes, standards, ordinances, or transportation and land use plans utilized in making the projections.*

*(ii) Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.*

The City's current and projected water demands are provided in five-year increments over the next 25 years (through FY 2044-45) in Tables 4-1, 4-2, and 4-3. The City's total water demands were projected based on a review of the SB X7-7 calculations which are discussed in Chapter 5 (including the SB X7-7 water use target for 2020), current water use factors based on recent water

demands, the City of Ontario's Water Master Plan Update 2020, the City of Ontario Recycled Water Master Plan Update 2020, and the total population projections based on land use trends within the City.

The City provides water service to individual "water use sectors" as identified by the California Water Code. The water use sectors supplied by the City are discussed in Section 4.2.1. The water use for each of these sectors during FY 2019-20 is provided in Table 4-1. The projected water use for each individual water use sector is provided in Table 4-2 and is based on the percentage breakdown of water use from each individual water use sector in FY 2019-20 (the percentages were then applied to the projected total water use).

**Table 4-1 Demands for Potable and Non-Potable Water - Actual**

| Submittal Table 4-1 Retail: Demands for Potable and Non-Potable[1] Water - Actual | | | |
|---|---|---|---|
| Use Type | 2020 Actual | | |
| **Drop down list** May select each use multiple times These are the only Use Types that will be recognized by the WUEdata online submittal tool | Additional Description (as needed) | Level of Treatment When Delivered Drop down list | Volume[2] |
| Add additional rows as needed | | | |
| Single Family | | Drinking Water | 12,502 |
| Multi-Family | | Drinking Water | 5,068 |
| Commercial | | Drinking Water | 5,359 |
| Industrial | | Drinking Water | 2,078 |
| Institutional/Governmental | | Drinking Water | 538 |
| Landscape | | Drinking Water | 4,631 |
| Losses | | | 1,565 |
| Other | Hydrant | Drinking Water | 368 |
| | | **TOTAL** | 32,109 |

[1] *Recycled water demands are NOT reported in this table. Recycled water demands are reported in Table 6-4.*

[2] *Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Recycled water demands are provided in Table 4-3 and Table 6-4.

**Table 4-2 Use for Potable and Non-Potable Water - Projected**

| Submittal Table 4-2 Retail: Use for Potable and Non-Potable[1] Water - Projected | | | | | | |
|---|---|---|---|---|---|---|
| Use Type | Additional Description (as needed) | Projected Water Use[2] *Report To the Extent that Records are Available* | | | | |
| **Drop down list** May select each use multiple times These are the only Use Types that will be recognized by the WUEdata online submittal tool | | 2025 | 2030 | 2035 | 2040 | 2045 (opt) |
| Add additional rows as needed | | | | | | |
| Single Family | | 15,723 | 17,540 | 19,109 | 22,431 | 22,431 |
| Multi-Family | | 6,374 | 7,110 | 7,746 | 9,093 | 9,093 |
| Commercial | | 6,740 | 7,519 | 8,191 | 9,615 | 9,615 |
| Industrial | | 2,613 | 2,915 | 3,176 | 3,728 | 3,728 |
| Institutional/Governmental | | 677 | 755 | 822 | 965 | 965 |
| Landscape | | 5,824 | 6,497 | 7,078 | 8,309 | 8,309 |
| Losses | | 1,968 | 2,196 | 2,392 | 2,808 | 2,808 |
| Other | | 463 | 516 | 562 | 660 | 660 |
| | **TOTAL** | 40,382 | 45,048 | 49,076 | 57,609 | 57,609 |

[1] *Recycled water demands are NOT reported in this table. Recycled water demands are reported in Table 6-4.* [2] *Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Projected water use are equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040.

**Table 4-3 Total Gross Water Use (Potable and Non-Potable)**

| Submittal Table 4-3 Retail: Total Water Use (Potable and Non-Potable) | | | | | | |
|---|---|---|---|---|---|---|
| | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (opt) |
| Potable Water, Raw, Other Non-potable *From Tables 4-1R and 4-2 R* | 32,109 | 40,382 | 45,048 | 49,076 | 57,609 | 57,609 |
| Recycled Water Demand[1] *From Table 6-4* | 7,812 | 12,168 | 13,465 | 14,762 | 16,059 | 16,059 |
| Optional Deduction of Recycled Water Put Into Long-Term Storage[2] | | | | | | |
| **TOTAL WATER USE** | 39,921 | 52,550 | 58,513 | 63,838 | 73,668 | 73,668 |

*[1] Recycled water demand fields will be blank until Table 6-4 is complete*

*[2] Long term storage means water placed into groundwater or surface storage that is not removed from storage in the same year. Supplier **may** deduct recycled water placed in long-term storage from their reported demand. This value is manually entered into Table 4-3.*

NOTES: Projected total water use are equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040.

### 4.2.1 WATER USE SECTORS LISTED IN WATER CODE

**CWC 10631.**

*(d)(1) For an urban retail water supplier, quantify, to the extent records are available, past and current water use, over the same five-year increments described in subdivision (a), and projected water use, based upon information developed pursuant to subdivision (a), identifying the uses among water use sectors, including, but not necessarily limited to, all of the following:*

*(A) Single-family residential.*
*(B) Multifamily.*
*(C) Commercial.*
*(D) Industrial.*
*(E) Institutional and governmental.*
*(F) Landscape.*
*(G) Sales to other agencies.*
*(H) Saline water intrusion barriers, groundwater recharge, or conjunctive use, or any combination thereof.*
*(I) Agricultural.*
*(J) Distribution system water loss.*

As shown in Table 4-1, the City's service area includes the following water use sectors listed in the California Water Code:

- Single-family residential
  (A single-family dwelling unit is a lot with a free-standing building containing one dwelling unit that may include a detached secondary dwelling. Single-family residential water demands are included in retail demands.)

- Multi-family
  (Multiple dwelling units are contained within one building or several buildings within one complex. Multi-family residential water demands are included in retail demands.)

- Commercial
  (Commercial users are defined as water users that provide or distribute a product or service)

- Institutional (and governmental)
  (Institutional users are defined as water user dedicated to public service. Institutional users include, among other users, higher education institutions, schools, courts, churches, hospitals, government facilities, and nonprofit research institutions.)

- Landscape
  (Landscape connections supply water solely for landscape irrigation. Landscape users may be associated with multi-family, commercial, industrial, or institutional/governmental sites, but are considered a separate water use sector if the connection is solely for landscape irrigation. Landscape water demands are included in retail demands.)

- Industrial
  (Industrial users are defined as water users that are primarily a manufacturer or processor of materials as defined by the North American Industry Classification System (NAICS) code sectors 31 to 33, inclusive, or an entity that is a water user primarily engaged in research and development. Industrial water demands are included in retail demands.)

- Agricultural
  (Water used for commercial agricultural irrigation. Agricultural water demands are included in recycled water retail demands.)

- Distribution system losses
  (Distribution system losses represent the potable water losses from the pressurized water distribution system and water storage facilities, up to the point of delivery to the customers. Additional information is discussed in Section 4.2.4)

### *4.2.2 WATER USE SECTORS IN ADDITION TO THOSE LISTED IN WATER CODE*

The City's service area does not include other water demand sectors which are not listed in the California Water Code (including exchanges, surface water augmentation, transfers, and wetlands or wildlife habitat).

### *4.2.3 PAST WATER USE*

Chapter 6 provides a discussion of the sources of water supply the City uses to meet its water demands. Section 6.1 provides a tabulation of the City's historical annual water demands for each water supply source. Over the past ten years, the City's total water demands (including potable and recycled water demands) have ranged from 36,036 AFY to 45,196 AFY, with an average of 40,831 AFY. In addition, the City recently experienced a five-consecutive-year-drought within its service area from FY 2011-12 to FY 2015-16. The City also reviewed its historical water demands to determine the projected water demands and water supply reliability (discussed in Chapter 7). The City is able to provide sufficient water supplies to meet the projected water demands of its customers, including during a five consecutive year drought period.

## 4.2.4 DISTRIBUTION SYSTEM WATER LOSS

**CWC 10631.**

*(d)(1) For an urban retail water supplier, quantify, to the extent records are available, past and current water use, over the same five-year increments described in subdivision (a), and projected water use, based upon information developed pursuant to subdivision (a), identifying the uses among water use sectors, including, but not necessarily limited to, all of the following…*

*(J) Distribution system water loss.*

**CWC 10631.**

*(3)(A) The distribution system water loss shall be quantified for each of the five years preceding the plan update, in accordance with rules adopted pursuant to Section 10608.34.*

*(B) The distribution system water loss quantification shall be reported in accordance with a worksheet approved or developed by the department through a public process. The water loss quantification worksheet shall be based on the water system balance methodology developed by the American Water Works Association.*

*(C) In the plan due July 1, 2021, and in each update thereafter, data shall be included to show whether the urban retail water supplier met the distribution loss standards enacted by the board pursuant to Section 10608.34.*

Distribution system water losses represent the potable water losses from the pressurized water distribution system and water storage facilities, up to the point of delivery to the customers. Sources of distribution system water loss can include: inaccurate metering due to faulty meters; water use not metered such as firefighting, flushing of the water system; and pipeline leaks.

The California Water Code Section 10608.34(b)(1) requires "[o]n or before October 1of each year until October 1, 2023,, each urban retail water supplier shall submit a completed and validated water loss audit report for the previous calendar year or the previous fiscal year..." The water loss audits must follow American Water Works Association (AWWA) guidance and be validated by a certified water audit validator. The City has completed the annual water loss audit process through October 1, 2020, as required by the California Water Code (i.e. the City has completed water loss audits representing calendar years 2016, 2017, 2018, and 2019). The City's water loss audits were prepared and validated pursuant to DWR requirements. The annual water loss audit reports submitted by retail water agencies in California, including the City (provided in Appendix F), are available on DWR's website (https://wuedata.water.ca.gov/awwa_plans).

The City's annual water loss audits identify real water losses (e.g. leaks and main failures) and apparent water losses (e.g. customer meter inaccuracies, systematic data handling errors in customer billing systems, and unauthorized consumption). The City's distribution system water losses are based on the sum of the real and apparent water losses and are summarized in Table 4-4 for the past five years. Over the past five years, the City's average distribution system water

losses represent approximately 2.9 percent of its total water demands. This average water loss factor was incorporated into the City's total potable water demand projections (Tables 4-2 and 4-3).

**Table 4-4 12 Month Water Loss Audit Report**

| Submittal Table 4-4 Retail: Last Five Years of Water Loss Audit Reporting | |
|---|---|
| Reporting Period Start Date (mm/yyyy) | Volume of Water Loss [1,2] |
| 07/2015 | 618 |
| 07/2016 | 1,325 |
| 07/2017 | 1,282 |
| 07/2018 | 1,031 |
| 07/2019 | 1,565 |
| *[1] Taken from the field "Water Losses" (a combination of apparent losses and real losses) from the AWWA worksheet.* *[2] **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.* | |
| NOTES: The "Volume of Water Losses" from FY 2016-17 through FY 2018-19 are based on the field "Water Losses" (a combination of apparent losses and real losses) from the AWWA worksheets. Because the water loss audits are reported in calendar years, the volume of water losses were calculated to be an average of the two calendar years as part of that fiscal year. The volume of water losses for FY 2015-16 and FY 2019-20 (calendar years 2016 and 2020) were estimated based on water system metered production and sales data. | |

The California Water Code Section 10608.34(i) directs the SWRCB to "adopt rules requiring urban retail water suppliers to meet performance standards for the volume of water losses." Pursuant to this law, and as discussed above, urban retail water suppliers (including the City) have been submitting water loss audits to DWR annually since October 2017. Pursuant to (SB) Senate Bill 606, urban retail water suppliers are required to calculate an "urban water use objective" that includes indoor, outdoor, commercial, industrial and institutional irrigation uses, and allowed system water loss by November 1, 2023. The City will continue to develop its water loss standard and urban water use objective pursuant to SWRCB requirements.

### 4.2.5 CURRENT WATER USE

The City currently measures its water use through meter data and billing records. The water use for the City's individual water use sectors during FY 2019-20 are provided in Table 4-1. Recycled water uses are addressed separately in Section 6.5; however, a summary of projected recycled water uses is provided in Table 4-3. The City's total water uses during FY 2019-20 have been reviewed for compliance with the SB X7-7 water use target for 2020 adopted in the City's 2015 Plan (discussed in Section 5.5).

DWR has created an optional "Planning Tool Worksheet" for water suppliers to review and assess monthly water use trends. DWR has deemed the tool as optional, and the City is not required by DWR to use the tool. Section 6.1 provides a tabulation of the City's historical annual water uses for each water supply source. During the past 10 years, the City experienced a five-consecutive-year-drought within its service area from FY 2011-12 to FY 2015-16. Historical records indicate the City's annual water demands had been greater prior to FY 2011-12. The City has been able to provide sufficient water supplies to its customers, including during long-term droughts and years with historically high water demands. In addition, the City has been able to provide water service to meet maximum day water demands for these years, including during the summer months. A further discussion regarding the reliability of the City's water supply sources is provided in Chapter 7.

### 4.2.6 PROJECTED WATER USE

**CWC 10635.**

*(a) Every urban water supplier shall include, as part of its urban water management plan, an assessment of the reliability of its water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. The water service reliability assessment shall be based upon the information compiled pursuant to Section 10631, including available data from state, regional, or local agency population projections within the service area of the urban water supplier.*

**CWC 10631.**

*(h) An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision (f). An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (f).*

**CWC 10631.**

*(d)(4)(A) Water use projections, where available, shall display and account for the water savings estimated to result from adopted codes, standards, ordinances, or transportation and land use plans identified by the urban water supplier, as applicable to the service area.*

*(d)(4)(B) To the extent that an urban water supplier reports the information described in subparagraph (A), an urban water supplier shall do both of the following:*

*(i) Provide citations of the various codes, standards, ordinances, or transportation and land use plans utilized in making the projections.*
*(ii) Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.*

The City's projected water demands are provided in five-year increments over the next 25 years (through FY 2044-45) in Table 4-3. The City's projected water demands and water supplies during a normal year, a single dry year, and a five consecutive year drought are provided in Chapter 7. The projected water demands for each of the City's water use sectors are provided in Table 4-2.

The City's water demands were projected based on a review of the SB X7-7 calculations discussed in Chapter 5 (including the SB X7-7 water use target for 2020), existing water use factors based on recent water demands, the total population projections based on projected land uses; and information identified in the City's 2020 Water Master Plan. The projected ultimate water demands at buildout (anticipated to occur in year 2040) for the water use sectors were determined using projected land uses and water & recycled water demand factors obtained from the City's 2020 Water Master Plan (see Appendix E) and 2020 Recycled Water Master Plan (see Section 6.2.5.4). A discussion of the City's water supplies from wholesalers CDA, IEUA, and WFA, are discussed in Section 6.2. As discussed in Section 2.6, the City has coordinated its water demand projections with CDA, IEUA, and WFA for each water use sector.

The City's water demand projections incorporate water savings, or "passive savings", which are the result of implementation of new plumbing codes along with consumer awareness of the need to conserve water. The City's Municipal Code Title 6, Chapter 8A "Water Conservation Plan", which was created through the adoption of Ordinance No. 3027 in October 2015 (discussed in Section 9.2), includes methods for current and ongoing reduction in water use and water waste. Prior to adoption of Ordinance No. 3027, the City's water use rate ranged from approximately 224 gallons per capita day to 264 gallons per capita day (from 1995 through 2004). As identified in Section 5.5, the City's actual water use rate during FY 2019-20 was 161 gallons per capita per day which is a decrease of up to 103 gallons per capita per day from the recent historical water use . The City's projected water demands use GPCD water use rates which are less than the City's established SB X7-7 water use target for 2020 and incorporate ongoing water passive savings and reduced water use resulting from the City's existing Water Conservation Plan. As indicated in Table 4-5, estimated future water savings have been considered as part of the City's water use projections.

**Table 4-5 Inclusion in Water Use Projections**

| Submittal Table 4-5 Retail Only: Inclusion in Water Use Projections | |
|---|---|
| **Are Future Water Savings Included in Projections?**<br>(Refer to Appendix K of UWMP Guidebook)<br>*Drop down list (y/n)* | Yes |
| If "Yes" to above, state the section or page number, in the cell to the right, where citations of the codes, ordinances, or otherwise are utilized in demand projections are found. | Section 4.2.6 and Chapter 8 |
| **Are Lower Income Residential Demands Included In Projections?**<br>*Drop down list (y/n)* | Yes |
| NOTES: | |

## 4.2.7 CHARACTERISTIC FIVE-YEAR WATER USE

**CWC 10635.**

*(b) Every urban water supplier shall include, as part of its urban water management plan, a drought risk assessment for its water service to its customers as part of information considered in developing the demand management measures and water supply projects and programs to be included in the urban water management plan. The urban water supplier may conduct an interim update or updates to this drought risk assessment within the five-year cycle of its urban water management plan update. The drought risk assessment shall include each of the following. . .*

*(3) A comparison of the total water supply sources available to the water supplier with the total projected water use for the drought period.*

*(4) Considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.*

The City's projected water demands are provided in five-year increments over the next 25 years (and through FY 2044-45) in Table 4-3. The City's projected water demands and water supplies during a normal year, a single dry year, and a five consecutive year drought over the next 25 years (and through FY 2044-45) are provided in Chapter 7.

The City's "Drought Risk Assessment" (DRA) for the next five years (from FY 2020-21 through FY 2024-25) is discussed in Section 7.3. The DRA includes the City's projected annual water demands and supplies for each of the next five years and was prepared based on the five driest consecutive years on record. The DRA provides an assessment of the City's water service reliability during a drought lasting five years. The DRA reflects anticipated water demands and

supplies prior to any expected benefits associated with water supply shortage responses included in the City's Water Shortage Contingency Plan (provided in Chapter 8). In addition to historical drought hydrology, the City considered impacts to water supplies and demands based on climate change conditions (discussed in Section 4.5) and anticipated regulatory changes, including the urban water use objectives (discussed in Section 4.2.4)

## 4.3 WORKSHEETS AND REPORTING TABLES

The City's current and projected water demands, including the water demands for each of the City's water use sectors, are provided in five-year increments over the next 25 years (and through FY 2044-45) in Tables 4-1, 4-2, and 4-3.

### *4.3.1 OPTIONAL PLANNING TOOL USE ANALYSIS WORKSHEET*

As discussed in Section 4.2.5, DWR has deemed the "Planning Tool Worksheet" as optional and the City is not required by DWR to use the tool. In addition, the City has been able to provide sufficient water supplies to its customers, including during long-term droughts and years with historically high water demands. The City has also been able to provide water service to meet maximum day water demands for these years, including during the summer months. For these reasons, the City chose not to use the optional worksheet. A further discussion regarding the reliability of the City's water supply sources is provided in Chapter 7.

### *4.3.2 DWR 2020 UWMP SUBMITTAL TABLES*

The City's current water demands for each of the water use sectors during FY 2019-20 are provided in Table 4-1. The City's projected water demands for each of the water use sectors, in five-year increments over the next 25 years (and through FY 2044-45), are provided in Table 4-2. The City's total projected water demands, including potable and recycled water, in five-year increments over the next 25 years (and through FY 2044-45), are summarized in Table 4-3. The City's distribution system water losses over the past five years, based on the sum of the real and apparent water losses, are summarized in Table 4-4. The City's annual AWWA water loss audits are provided in Appendix F.

## 4.4 WATER USE FOR LOWER INCOME HOUSEHOLDS

**CWC 10631.1.**

*(a) The water use projections required by Section 10631 shall include projected water use for single-family and multifamily residential housing needed for lower income households, as defined in Section 50079.5 of the Health and Safety Code, as identified in the housing element of any city, county, or city and county in the service area of the supplier.*

**California Health and Safety Code 50079.5.**

> *(a) "Lower income households" means persons and families whose income does not exceed the qualifying limits for lower income families… In the event the federal standards are discontinued, the department shall, by regulation, establish income limits for lower income households for all geographic areas of the state at 80 percent of area median income, adjusted for family size and revised annually.*

The City's water demands projections provided in Table 4-3 include projected water demands for lower income single-family and multi-family households. A lower income household is defined as a household with an income less than 80 percent of the area median income, adjusted for family size. For the purpose of this evaluation the entire San Bernardino County was used for the "area median income". The median household income within San Bernardino County was $67,903. The total number of lower income households within the City's service area was estimated based on billing records provided by the City, a review of the City's General Plan, a review of median household income range statistics provided by the US Census Bureau, and a review of GIS maps of Disadvantaged Communities[2] (DACs), including block groups, tracts, and places, provided by DWR. The estimated number of lower income households (i.e. with a median household income less than 80 percent of $67,903) located within the City's service area is approximately 34.5 percent of the total number of households. As indicated in Table 4-2, the total projected residential (single family and multi-family) water demands within the City in 2045 is estimated at about 31,524 AFY. Based on a 34.5 percent use factor of total residential water demands, the projected water demand for lower income households will be about 10,876 AFY by the FY 2044-2045. The projected water demands for lower income households were included in the City's total projected water demands, as indicated in Table 4-5.

## 4.5 CLIMATE CHANGE CONSIDERATIONS

**CWC 10630.**

> *It is the intention of the Legislature, in enacting this part, to permit levels of water management planning commensurate with the numbers of customers served and the volume of water supplied, while accounting for impacts from climate change.*

**CWC 10635.**

> *(b) Every urban water supplier shall include, as part of its urban water management plan, a drought risk assessment for its water service to its customers as part of information considered in developing the demand management measures and water supply projects and programs to be included in the urban water management plan. The urban water supplier may conduct an interim update or updates to this drought risk assessment within the five-year cycle of its urban water management plan update. The drought risk assessment shall include each of the following…*

[2] GIS information for DACs is based on data from the US Census showing census block groups, tracts, and places identified as disadvantaged communities (less than 80 percent of the State's median household income) or severely disadvantaged communities (less than 60 percent of the State's median household income)

*(4) Considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.*

Climate is defined as "the average course or condition of the weather at a place usually over a period of years as exhibited by temperature, wind velocity and precipitation[3]". A change in the climate which produces a greater amount of precipitation (i.e. more runoff and/or snowpack) and lower temperatures is generally a benefit to water supplies. However, drought conditions which may result in decreased precipitation, decreased runoff, and increased temperature may adversely affect an urban water supplier's ability to meet demands by potentially impacting supplies. Consequently, the focus of impacts of climate change is on these adverse consequences.

Section 6.2 of this Plan describes the City's sources of water supply, management practices associated with those sources, and the long-term reliability of those sources. Section 7.3 includes a Drought Risk Assessment which considers the potential impacts of climate change to the City's water supply sources. Chapter 8 provides a detailed discussion of the City's Water Shortage Contingency Plan, including but not limited to, the six standard water shortage levels in the event climate change results in a reduction to water supplies associated with a periodic drought condition. The following is a discussion of the City's sources of supply, how those sources may be impacted by climate change, and the proactive actions the City and other local/regional water managers may take to address the potential climate change impacts on water supplies.

Imported Water Supplies

The City receives treated imported water (see Section 6.2.1 for a more in depth discussion). Consequently, the City directly and/or indirectly relies on the Metropolitan Water District of Southern California for those imported water supplies. MWD has prepared a Regional 2020 Urban Water Management Plan which includes a discussion (Section 2.6 in MWD's 2020 UWMP) of the reliability of its water supplies and the impacts of climate change and is incorporated by reference in this Plan. Furthermore, the City is a retail agency of the Inland Empire Utilities Agency which has also provided a discussion of climate change considerations and that discussion is included by reference. The following is a brief summary of MWD's efforts:

Resource Planning

- MWD has established the Robust Decision Making (RDM) approach to identify vulnerabilities to its water supplies. Climate change information was applied to MWD's simulated water supply scenarios to demonstrate the vulnerability of water supplies to climate change.

[3] www.merriam-webster.com

Knowledge Sharing and Research Support

- MWD is an active and founding member of the Water Utility Climate Alliance (WUCA) which includes 12 nationwide partners collaborating on climate change considerations. As such, MWD shares agency actions on climate change and adaptation. WUCA has also released numerous research papers on climate change.

Implementation of Programs and Policies

- MWD's programs include the use of solar energy, use of ride share programs, and reduction of greenhouse emissions. Collectively these actions are intended to impact the effects of climate change.

Groundwater Supplies

The City relies on groundwater produced from the Chino Basin as discussed in Section 6.2.2. The Chino Basin (Basin Number 8-2.01 pursuant to DWR Bulletin 118) has been identified by DWR as a very low-priority groundwater basin partially due to the fact it is adjudicated. In that regard, the Chino Basin is actively managed by the Chino Basin Watermaster and those management activities are described in detail in Section 6.2.2.

Recognizing the potential impacts of climate change on the Chino Basin groundwater supplies (decreased local runoff and replenishment, along with increased groundwater production which may lead to decreased groundwater levels), the City has used climate tools available on the California' Energy Commission's Cal-Adapt website (https://cal-adapt.org/) to identify potential future climate change cycles for the Chino Basin. The Cal-Adapt website has been developed by the Geospatial Innovation Facility at the University of California, Berkeley with funding and advisory oversight by the California Energy Commission and California Strategic Growth Council.

To address the uncertainty in future greenhouse gas emissions, Cal-Adapt has developed a Representative Concentration Pathway 4.5 (RCP 4.5) scenario and a Representative Concentration Pathway 8.5 (RCP 8.5) scenario. RCP 4.5 represents a scenario in which greenhouse gas emissions peak around 2040, then decline and stabilize. RCP 8.5 represents a scenario in which emissions continue to strongly rise through 2050 and plateau around 2100. RCP 4.5 is a "medium" emissions scenario that models in future in which there is an effort made by societies to reduce greenhouse gas emissions, whereas RCP 8.5 is a "business-as-usual" scenario. For the City's climate change analysis, the RCP 4.5 scenario was selected.

The Cal-Adapt climate tools also incorporate several General Circulation Models (GCMs), which represent physical processes in the atmosphere, ocean, and land surface. These GCMs projected future climates under conditions such as warm/dry, cooler/wetter, and average simulations. For the City's climate change analysis, the average condition GCM (CanESM2) was selected.

The climate tools available on the Cal-Adapt website were to simulate projected annual precipitation and annual average maximum temperature in the Chino Basin. An electronic boundary of the Chino Basin was submitted online through the Cal-Adapt website in a "KML" file format (i.e. Google Earth format) and data using several of the available climate tools was generated.

Based on the data generated by the Cal-Adapt simulations (see Appendix G), the average annual rainfall in the Chino Basin is projected to be 16.00 over the next 25 years (through 2045), inches compared to a historical average of 14.82 inches (from 1950 through 2019). In addition, the average maximum temperature is projected to be 82.1 degrees Fahrenheit compared to a historical average of 78.5 degrees Fahrenheit. Although there may be more precipitation in the future, it may be more likely to fall as rainfall compared to snowfall. The simulation does not denote the duration or intensity of the storms contributing to the annual precipitation. Notwithstanding, the Santa Ana River watershed (including the area of the Chino Bain) has a complex and interconnected series of dams, reservoirs and replenishment basins to capture stormwater runoff in the Santa Ana River watershed. Most if not all precipitation (whether it is rain or snowfall) likely will be captured during normal and dry year conditions and will not be adversely impacted by a potentially higher average annual temperature.

Recognizing these potential impacts to local hydrology resulting from climate change and the resultant impacts to the groundwater supplies, the Chino Basin Watermaster has taken (and may reinstate as needed) the following proactive actions to anticipate and circumvent the potential impacts of climate change. These actions will enable the City to rely on the Chino Basin as a reliable source of supply.

Chino Basin – Storage Management Plan

The Chino Basin Judgment parties adopted as part of the 2000 Chino Basin Peace Agreement a storage management plan, which consists of three types of storage agreements that result in five types of storage accounts: 1) Excess Carryover, 2) Local Supplemental-Recycled, 3) Local Supplemental-Imported, 4) Pre-2000 Quantified Supplemental, and 5) Storage and Recovery. An Excess Carryover account includes a Party's unproduced rights in the Safe Yield and Basin Water purchased or transferred from other Parties. A Local Supplemental Water account includes any imported and/or recycled water that is recharged by a producer and similar water acquired from other Parties. A Storage and Recovery Account includes Supplemental Water and is intended to produce a broad and mutual benefit to the Judgment Parties. The Chino Basin Watermaster maintains records of the replenishment, production, losses, and end-of-year storage totals for all storage accounts and reports this accounting on an annual basis.

Individual Parties are involved in water transfers of annual unproduced rights in the Safe Yield and water in their storage accounts. Chino Basin Watermaster has an application and review process for these transfers. The Parties engage in conjunctive-use activities individually by storing

Chino Basin and Supplemental Water that are in excess of their demands and may recover that water in the future as the need arises. These activities collectively cause temporary adjustment in the managed storage. The Parties' aggregate amount of water in managed storage was 541,845 AF during FY 2019-20.

MWD's Dry-Year Yield Program (DYYP), a water exchange, is the only active Storage and Recovery Program in the Chino Basin. The DYYP can store up to 100,000 AF with maximum replenishment of 25,000 AFY and maximum extraction of 33,000 AFY. During FY 2019-20, there was 45,961 AF within the DYYP account, resulting in a total managed storage volume of 587,806 AF (541,845 AF + 45,961 AF). The agreement that authorized the DYYP will expire in 2028.

Inland Empire Utilities Agency's "Addendum No. 2 to the Optimum Basin Management Program Project", completed in February 2021, amends the 2000 Chino Basin Peace Agreement's Programmatic Environmental Impact Report to address managed storage within the Chino Basin, consistent with the Local Storage Limitation Solution (LSLS). Consistent with Addendum No. 1, from July 1, 2017 through June 30, 2021, the Safe Storage Capacity of the Chino Basin is 600,000 AF. The LSLS proposes a change in the Safe Storage Capacity to 700,000 AF through June 30, 2030, and to 620,000 AFY from July 1, 2030 through June 30, 2035. Full utilization of the allowable increased storage space is expected to occur gradually as additional water is stored and less groundwater is produced. The Safe Storage Capacity of the Chino Basin will revert to 500,000 AF after June 30, 2035.

Chino Basin Safe Yield

The Chino Basin Judgment assessed the initial Safe Yield for the Chino Basin at 140,000 AFY, but reserved to re-determine the Safe Yield after ten years. Pursuant to the most recent Safe Yield reset effective July 2020, the Safe Yield in the Chino Basin is determined to be 131,000 AFY (through June 30, 2030). The Safe Yield is recalculated every 10 years and is defined in the Chino Basin Judgment as "the long-term average annual quantity of ground water (excluding replenishment of stored water but including return flow to the Basin from use of replenishment or stored water) which can be produced from the Chino Basin under conditions of a particular year without causing an undesirable result".

Chapter 5

# SB X7-7 BASELINES, TARGETS, AND 2020 COMPLIANCE

## LAY DESCRIPTION – CHAPTER 5

### SB X7-7 BASELINES, TARGETS, AND 2020 COMPLIANCE

Chapter 5 (SB X7-7 Baselines, Targets, and 2020 Compliance) of the City's 2020 Plan discusses and provides the following:

- The Water Conservation Act of 2009 (or SB X7-7) required the State of California achieve a 20 percent reduction in urban water use by the year 2020.
- SB X7-7 required urban water suppliers, including the City, to develop a "2020 Water Use Target" to assist the State of California to achieve the 20 percent reduction. The 2020 Water Use Target represents the amount of water each person should use per day (i.e. gallons per capita per day or GPCD) by the year 2020.
- The City previously determined its 2020 Water Use Target during the preparation of its 2015 Plan by completing standardized tables (or the SB X7-7 Verification Form) to demonstrate compliance with the Water Conservation Act of 2009. The City's SB X7-7 Verification Form has not been modified and is included as part of this 2020 Plan as Appendix H. The City's 2020 Water Use Target is 196 GPCD.
- The City's 2020 Plan incorporates the 2020 Water Use Target and determines compliance based on actual water use.
- The population within the City's service area during Fiscal Year 2019-20 is estimated at 178,409. The City's population was estimated using the City's 2020 Water Master Plan Update. The 2020 Water Master Plan Update reviewed population data from the Southern California Association of Governments and land use data for residential, retail/service, mixed use, and public use areas to estimate the FY 2019-20 population with the City's municipal boundaries.
- The City's "gross water" use represents the total volume of water entering its distribution system from its water supply sources. The City's gross water use excludes recycled water deliveries or water conveyed to another supplier. The City's annual gross water during Fiscal Year 2019-20 was 32,109 AF.
- The City's per-capita water use is based on the gross water use divided by the population. The City's per-capita water use during Fiscal Year 2019-20 was 161 GPCD. The City's confirmed 2020 Water Use Target is 196 GPCD. The City's per-capita water use during Fiscal Year 2019-20 meets the 2020 Water Use Target.
- The City has also demonstrated compliance with the 2020 Water Use Target by completing the SB X7-7 2020 Compliance Form (provided in Appendix I).

## 5.1 GUIDANCE FOR WHOLESALE SUPPLIERS

**CWC 10608.12.**

*(w) "Urban wholesale water supplier," means a water supplier, either publicly or privately owned, that provides more than 3,000 acre-feet of water annually at wholesale for potable municipal purposes.*

The City is not a wholesale agency and is not required by DWR to complete Section 5.1.

## 5.2 SB X7-7 FORMS AND SUMMARY TABLES

The City previously calculated its "Baseline" water periods and a "2020 Water Use Target" in its 2015 Plan. There were two different Baseline periods identified (consisting of a "10-year Baseline" period and a "5-year Baseline" period). The average water use for each of these two Baseline periods, expressed in GPCD, represents the Baseline water use for each period. A 10-year Baseline period was identified by the City and information regarding the starting year, ending year, and average year water use rate during this period is provided in Table 5-1. The City determined its 2020 Water Use Target by calculating 80 percent of the 10-year Baseline water use.

According to Section 10608.22 of the California Water Code, if an urban retail water supplier's 5-year Baseline period water use is greater than 100 GPCD, the calculated 2020 Water Use Target may need to be reduced. A 5-year Baseline period was identified by the City and information regarding the starting year, ending year, and average water use rate during this period is provided in Table 5-1. The average water use rate during the identified 5-year Baseline period was greater than 100 GPCD. As a result, the 5-year Baseline period was used to determine if the 2020 Water Use Target required any adjustments.

The City's calculated 2020 Water Use Target was compared with the 95 percent of the average water use within the 5-year Baseline to determine if any adjustments were required. As shown in Table 5-2, no adjustments were required. The Baseline water uses were used to confirm the City's 2020 Water Use Target (which represents the per capita water use target for 2020 pursuant to SB X7-7).

### *5.2.1 SB X7-7 VERIFICATION FORM (BASELINES AND TARGETS)*

The City's service area has not changed (i.e. expansion or contraction) since the 2015 Plan was prepared. The City's 2020 Plan incorporates the Baseline water uses and 2020 Water Use Target calculated in the 2015 Plan. The City previously prepared standardized tables (SB X7-7 Verification Form) to demonstrate compliance with the Water Conservation Act of 2009 in its 2015 Plan, including compliance with the City's 2015 Interim Water Use Target. The City's SB X7-7 Verification Form has not been modified and is included as part of this 2020 Plan as Appendix H.

### 5.2.2 SB X7-7 2020 COMPLIANCE FORM

The City's compliance with its 2020 Water Use Target is summarized in the following sections. The City has also demonstrated compliance with the 2020 Water Use Target by completing the SB X7-7 2020 Compliance Form (provided in Appendix I).

### 5.2.3 SUBMITTAL TABLES 5-1 AND 5-2

Summary information from the SB X7-7 Verification Form and from the SB X7-7 2020 Compliance Form is provided in Tables 5-1 and 5-2 below.

**Table 5-1 Baselines and Targets Summary from SB X7-7 Verification Form**

| **Submittal Table 5-1 Baselines and Targets Summary From SB X7-7 Verification Form** *Retail Supplier or Regional Alliance Only* | | | | |
|---|---|---|---|---|
| Baseline Period | Start Year * | End Year * | Average Baseline GPCD* | Confirmed 2020 Target* |
| 10-15 year | *1995* | *2004* | *245* | *196* |
| 5 Year | *2003* | *2007* | *237* | |
| **All cells in this table should be populated manually from the supplier's SBX7-7 Verification Form and reported in Gallons per Capita per Day (GPCD)* | | | | |
| NOTES: | | | | |

**Table 5-2 2020 Compliance from SB X7-7 2020 Compliance Form**

| **Submittal Table 5-2: 2020 Compliance From SB X7-7 2020 Compliance Form** *Retail Supplier or Regional Alliance Only* | | | | |
|---|---|---|---|---|
| **2020 GPCD** | | | | |
| Actual 2020 GPCD* | 2020 TOTAL Adjustments* | Adjusted 2020 GPCD* *(Adjusted if applicable)* | 2020 Confirmed Target GPCD* | Did Supplier Achieve Targeted Reduction for 2020? Y/N |
| *161* | *0* | *161* | *196* | *Y* |
| **All cells in this table should be populated manually from the supplier's SBX7-7 2020 Compliance Form and reported in Gallons per Capita per Day (GPCD)* | | | | |
| NOTES: | | | | |

### 5.2.4 REGIONAL UWMP/REGIONAL ALLIANCE

As discussed in Section 2.4, the City's 2020 Plan was not developed as part of a Regional Alliance. Information from the City's 2020 Plan is not required to be reported in a Regional Alliance report.

## 5.3 BASELINE AND TARGET CALCULATIONS FOR 2020 UWMPS

### 5.3.1 SUPPLIER SUBMITTED 2015 UWMP, NO CHANGE TO SERVICE AREA

The general requirements associated with determining the Baseline periods, Baseline water uses, and 2020 Water Use Target were previously provided by DWR. Based on the requirements, the City calculated the Baseline water uses and 2020 Water Use Target in its 2015 Plan. The City's service area has not changed (i.e. expansion or contraction) since the 2015 Plan was prepared. The City's 2020 Plan incorporates the Baseline water uses and 2020 Water Use Target calculated in the 2015 Plan. The City's SB X7-7 Verification Form is included in Appendix H.

As discussed in Section 5.2.1, the City prepared standardized tables (SB X7-7 Verification Form) to demonstrate compliance with the Water Conservation Act of 2009. The City's SB X7-7

Verification Form is provided in Appendix H and includes Baseline water uses and the 2020 Water Use Target. A summary of the Baseline water uses and 2020 Water Use Target is provided below.

The California Water Code allows an urban water supplier to calculate up to a 15-year Baseline period if at least 10 percent of its 2008 retail water demands were met through recycled water deliveries within its service area, otherwise calculation of a 10-year Baseline period is required. The City's recycled water deliveries were less than 10 percent of its retail water demands during FY 2007-08. Consequently, a 10-year Baseline period was identified by the City and information regarding the starting year, ending year, and average water use rate during this period is provided in Table 5-1. Water systems could potentially identify their 2020 Water Use Target by calculating 80 percent of the 10-year Baseline water use.

According to Section 10608.22 of the California Water Code, if an urban retail water supplier's 5-year Baseline period water use is greater than 100 GPCD, the calculated 2020 Water Use Target may need to be reduced. A 5-year Baseline period was identified by the City and information regarding the starting year, ending year, and average water use rate during this period is provided in Table 5-1. The average was use rate during the identified 5-year Baseline period was greater than 100 GPCD. As a result, the 5-year Baseline period was used to determine whether the 2020 Water Use Target required any adjustments.

The City's calculated 2020 Water Use Target was compared with the 95 percent of the average water use within the 5-year Baseline to determine whether any adjustments were required. The City's confirmed 2020 Water Use Target is 196 GPCD and is summarized in Table 5-1.

## 5.4 METHODS FOR CALCULATING POPULATION AND GROSS WATER USE

### *5.4.1 SERVICE AREA POPULATION*

**CWC 10608.20.**

*(e) An urban retail water supplier shall include in its urban water management plan due in 2010 pursuant to Part 2.6 (commencing with Section 10610) the baseline daily per capita water use, urban water use target, interim urban water use target, and compliance daily per capita water use, along with the bases for determining those estimates, including references to supporting data.*

*(f) When calculating per capita values for the purposes of this chapter, an urban retail water supplier shall determine population using federal, state, and local population reports and projections.*

**CWC 10644.**

*(a)(2) The plan… shall include any standardized forms, tables, or displays specified by the department.*

A discussion regarding the City's compliance with the 2020 Water Use Target is provided in Section 5.5. Compliance with the 2020 Water Use Target is based on the total estimated population within the City's water service during FY 2019-20. Because U.S. Census 2020 population data was not available during the preparation of the 2020 Plan, the City reviewed the methodologies recommended by DWR to estimate the FY 2019-20 population. The population methodology used by the City in the 2020 Plan is provided below.

The City initially reviewed the available historical populations within its service area for population growth trends. The City determined historical U.S. Census populations within its service area using DWR's Population Tool (https://wuedata.water.ca.gov/). The City's service area boundary was uploaded to DWR's Population Tool in a "KML" file format (i.e. Google Earth format). The KML file was originally created in a GIS shapefile format and converted into a KML format. The uploaded KML file represents the City's service area boundary from 1990 to present (2020). DWR's Population Tool utilized U.S. Census data from 1990, 2000, and 2010, along with the City's service area boundary, to estimate the population served by the City in the years 1990, 2000, and 2010.

The population within the City's service area in FY 2019-20 was estimated using data prepared in the City's 2020 Water Master Plan Update, which is a method allowed by DWR. The 2020 Water Master Plan Update reviewed population data from the Southern California Association of Governments and land use data for residential, retail/service, mixed use, and public use areas to estimate the FY 2019-20 population with the City's municipal boundaries. Based on Geographical Information Systems data, the area within the City's water service boundary is approximately 97.6 percent of the area within the City's municipal boundaries. The estimated population within the City's water service area for FY 2019-20 is 178,409 (or approximately 97.6 percent of the estimated FY 2019-20 population within the City's municipal boundaries) and is consistent with the historical population growth trends. The City's FY 2019-20 population is presented in Table 3 of the SB X7-7 2020 Compliance Form.

## 5.4.2 GROSS WATER USE

**CWC 10608.12.**

*(h) "Gross water use" means the total volume of water, whether treated or untreated, entering the distribution system of an urban retail water supplier, excluding all of the following:*

*(1) Recycled water that is delivered within the service area of an urban retail water supplier or its urban wholesale water supplier.*
*(2) The net volume of water that the urban retail water supplier places into long-term storage.*
*(3) The volume of water the urban retail water supplier conveys for use by another urban water supplier.*
*(4) The volume of water delivered for agricultural use, except as otherwise provided in subdivision (f) of Section 10608.24.*

**California Code of Regulations Title 23 Division 2 Chapter 5.1 Article 1, Section 596.**

*(a) An urban retail water supplier that has a substantial percentage of industrial water use in its service area is eligible to exclude the process water use of existing industrial water customers from the calculation of its gross water use to avoid a disproportionate burden on another customer sector.*

Gross water use represents the total volume of water entering a distribution system (but excludes recycled water deliveries, indirect potable use, water placed into long term storage, water conveyed to another supplier, water delivered for agricultural use, and process water if there is a substantial percentage used for industrial purposes) over a 12-month period. The City's annual gross water use amounts are based on the total amount of water entering the City's distribution system from its water supply sources (including groundwater production wells, purchased water, and purchased treated imported water). The annual gross water use by the City during FY 2019-20 was 32,109 AF.

The annual gross water use amounts within the City for each year of the Baseline periods (discussed in Section 5.6) are provided in SB X7-7 Verification Form, Table 4 (Appendix H). A further discussion of the Baseline periods is provided in Section 5.6.

The City currently does not use indirect recycled water within its service area. The City is not required by DWR to complete SB X7-7 Verification Form, Table 4-B.

Industrial process water is not subtracted from the City's gross water use provided in SB X7-7 Verification Form, Table 4. The City is not required by DWR to complete SB X7-7 Verification Form, Table 4-C.1, Table 4-C.2, Table 4-C.3, Table 4-C.4, and Table 4-D.

## 5.5 2020 COMPLIANCE DAILY PER CAPITA WATER USE (GPCD)

**CWC 10608.12.**

*(f) "Compliance daily per capita water use" means the gross water use during the final year of the reporting period, reported in gallons per capita per day.*

**CWC 10608.20.**

*(e) An urban retail water supplier shall include in its urban water management plan due in 2010… compliance daily per capita water use, along with the bases for determining those estimates, including references to supporting data.*

As discussed in Section 5.4.2, the annual gross water use by the City during FY 2019-20 was 32,109 AF. As discussed in Section 5.4.1, the estimated population within the City's service area for FY 2019-20 is 178,409. As a result, the City's per-capita water use during FY 2019-20 was 161 GPCD. As discussed in Section 5.3.1, the City's confirmed 2020 Water Use Target is 196 GPCD. The City's per-capita water use during FY 2019-20 meets the 2020 Water Use Target and is in compliance. The City has also demonstrated compliance with the 2020 Water Use Target by completing the SB X7-7 2020 Compliance Form (provided in Appendix I).

### *5.5.1 2020 ADJUSTMENTS FOR FACTORS OUTSIDE OF SUPPLIER'S CONTROL*

**CWC 10608.24.**

*(d)(1) When determining compliance daily per capita water use, an urban retail water supplier may consider the following factors:*

*(A) Differences in evapotranspiration and rainfall in the baseline period compared to the compliance reporting period.*

*(B) Substantial changes to commercial or industrial water use resulting from increased business output and economic development that have occurred during the reporting period.*

*(C) Substantial changes to institutional water use resulting from fire suppression services or other extraordinary events, or from new or expanded operations, that have occurred during the reporting period.*

*(2) If the urban retail water supplier elects to adjust its estimate of compliance daily per capita water use due to one or more of the factors described in paragraph (1), it shall provide the basis for, and data supporting, the adjustment in the report required by Section 10608.40.*

**Methodologies for Calculating Baseline and Compliance Urban Per Capita Water Use, Methodology 4.**

*This section discusses adjustments to compliance-year GPCD because of changes in distribution area caused by mergers, annexation, and other scenarios that occur between the baseline and compliance years.*

The City has determined its compliance with the 2020 Water Use Target without adjusting its annual gross water use during FY 2019-20.

### *5.5.2 SPECIAL SITUATIONS*

The City's 2020 Plan incorporates the Baseline water uses and 2020 Water Use Target calculated in the 2015 Plan. There were no special situations that required the City to recalculate the Baseline water uses and 2020 Water Use Target.

### *5.5.3 IF SUPPLIER DOES NOT MEET 2020 TARGET*

The City's per-capita water use during FY 2019-20 meets the 2020 Water Use Target and is in compliance.

## 5.6 REGIONAL ALLIANCE

As discussed in Section 2.4, the City's 2020 Plan was not developed as part of a Regional Alliance. Information from the City's 2020 Plan is not required to be reported in a Regional Alliance report.

Chapter 6

# WATER SUPPLY CHARACTERIZATION

## LAY DESCRIPTION – CHAPTER 6

### WATER SUPPLY CHARACTERIZATION

Chapter 6 (Water Supply Characterization) of the City's 2020 Plan discusses and provides the following:

- The City's water supply sources include: groundwater pumped from the Chino Basin; treated groundwater from the Chino Basin produced by the Chino Basin Desalter Authority; imported water from Metropolitan Water District of Southern California treated and purchased through Water Facilities Authority; groundwater and/or surface water purchased from San Antonio Water Company; and recycled water purchased from Inland Empire Utilities Agency.
- The City's main source of water supply is groundwater pumped from the Chino Basin.
- A tabulation of the City's historical water supplies is provided in Section 6.1.
- A discussion regarding the City's imported water supplies from the Water Facilities Authority is provided. Information regarding imported water connections, capacities, reliability, and historical production is provided.
- A discussion regarding the City's purchased water supplies from San Antonio Water Company is provided. Information regarding purchased water connections, capacities, and historical production is provided.
- A discussion regarding the City's groundwater supplies from the Chino Basin is provided. Information regarding basin location, adjudication, management, water levels, water quality, water rights, and historical production is provided.
- A discussion regarding the City's recycled water supply is provided. The City's recycled water supplies are produced by Inland Empire Utilities Agency. The City uses recycled water for industrial processes, landscape irrigation, agricultural irrigation, and golf course irrigation.
- The City's proposed future projects to maximize its water supply resources are discussed.
- The City's "energy intensity" is discussed and represents the quantity of energy consumed, measured in kilowatt hours, divided by the volume of water, measured in acre-feet over a one-year period. The total energy intensity associated with the City's water management processes was estimated during FY 2019-20.

In this Chapter, the City will identify and describe each of its sources of water supply. In addition, the City will describe the following:

- Management of each water supply source;
- Current provisions of a basin adjudication or Groundwater Sustainability Plan (GSP), as applicable, pertaining to management of groundwater supplies;
- Measures the City is taking to develop potential new sources of water supply (as applicable); and
- Opportunities for exchanges and transfers on a long- or short-term basis.

The characterization of the City's water supply sources will account for the anticipated availability during a normal year, a single dry year, a five consecutive year drought, along with projections through FY 2044-45.

## 6.1 WATER SUPPLY ANALYSIS OVERVIEW

**CWC 10631.**

*(b) Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a), providing supporting and related information, including all of the following:*

*(1) A detailed discussion of anticipated supply availability under a normal water year, single dry year, and droughts lasting at least five years, as well as more frequent and severe periods of drought, as described in the drought risk assessment. For each source of water supply, consider any information pertinent to the reliability analysis conducted pursuant to Section 10635, including changes in supply due to climate change.*

*(2) When multiple sources of water supply are identified, a description of the management of each supply in correlation with the other identified supplies.*

*(3) For any planned sources of water supply, a description of the measures that are being undertaken to acquire and develop those water supplies.*

**CWC 10631.**

*(h) An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision (f). An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (f).*

The City's water supply sources include: groundwater pumped from the Chino Basin; treated groundwater from the Chino Basin produced by the Chino Basin Desalter Authority; treated, imported water purchased from MWD through Water Facilities Authority; groundwater and/or surface water purchased from San Antonio Water Company; and recycled water purchased from Inland Empire Utilities Agency. The City's main source of water supply is groundwater pumped from the Chino Basin. A tabulation of the City's historical water uses is provided below in Figure 2.

**Figure 2 - Historical Water Use by Source**

| Fiscal Year | System Water Supply Sources (AF) | | | | | | Total |
|---|---|---|---|---|---|---|---|
| | Potable Water | | | | | Recycled Water | |
| | Groundwater | Purchased Water | | | Subtotal | | |
| | Chino Basin | Chino Basin Desalter Authority | Water Facilities Authority | San Antonio Water Company | | | |
| 2010-11 | 18,938 | 5,176 | 9,824 | 0 | 33,938 | 5,743 | 39,681 |
| 2011-12 | 19,164 | 5,127 | 10,820 | 0 | 35,111 | 7,492 | 42,603 |
| 2012-13 | 20,801 | 4,793 | 10,243 | 0 | 35,837 | 6,894 | 42,730 |
| 2013-14 | 21,724 | 5,141 | 9,904 | 0 | 36,769 | 8,427 | 45,196 |
| 2014-15 | 17,425 | 4,827 | 10,703 | 172 | 33,128 | 8,098 | 41,226 |
| 2015-16 | 22,751 | 2,682 | 2,755 | 338 | 28,526 | 7,510 | 36,036 |
| 2016-17 | 24,672 | 3,069 | 2,327 | 171 | 30,238 | 8,351 | 38,589 |
| 2017-18 | 26,109 | 4,032 | 3,211 | 341 | 33,693 | 9,653 | 43,346 |
| 2018-19 | 19,604 | 5,724 | 5,737 | 403 | 31,467 | 7,511 | 38,978 |
| 2019-20 | 18,395 | 6,636 | 6,513 | 565 | 32,109 | 7,812 | 39,921 |

Source: Data provided by Ontario Municipal Utility Company

### *6.1.1 SPECIFIC ANALYSIS APPLICABLE TO ALL WATER SUPPLY SOURCES*

The section below provides a discussion of the following information to the extent practical:

- The City's existing and planned sources of water supply are identified;
- Each source of supply is quantified in five-year increments through FY 2044-45;
- The anticipated supply availability under normal, single dry, and five consecutive dry years, and any other water year conditions included in the Drought Risk Assessment (see Chapter 7) are described;
- The management of each water supply in correlation with other identified supplies is described.
- Information pertinent to the reliability analysis, including climate change effects, is considered.

The City historically has relied on groundwater pumped from the Chino Basin; treated groundwater from the Chino Basin produced by the Chino Basin Desalter Authority; treated, imported water purchased from MWD through Water Facilities Authority; groundwater and/or surface water purchased from San Antonio Water Company; and recycled water purchased from Inland Empire Utilities Agency. The following descriptions summarize the City's sources of supply (detailed descriptions are provided in Section 6.2).

## Existing and Planned Sources of Supply

### Purchased Treated Imported Water

The City has historically purchased treated imported water from the Water Facilities Authority (from IEUA), as described in Section 6.2.1. In addition, Section 6.2.1 provides a detailed discussion of the existing and planned supply of the treated imported water, including a description of the management and reliability of those treated imported water supplies. Table 6-8 summarizes the actual treated imported water supply for FY 2019-20. Table 6-9 summarizes the projected water supply, in five-year increments, through FY 2044-45 under varying water supply conditions.

### Groundwater

The City has historically pumped groundwater from the Chino Basin as described in Section 6.2.2. In addition, Section 6.2.2 provides a detailed discussion of the existing and planned supply of the groundwater, including a description of the management and reliability of those groundwater supplies. Table 6-8 summarizes the actual groundwater supplies for FY 2019-20. Table 6-9 summarizes the projected water supply, in five-year increments, through FY 2044-45 under varying water supply conditions.

### Surface Water

The City does not use self-supplied surface water sources to meet its water demands. The City purchases treated surface water supplies from SAWCo.

### Storm Water

The City has historically produced groundwater from the Chino Basin. Management and use of the stormwater runoff from the Chino Basin watershed is crucial to groundwater management. However, the City currently does not have its own program to beneficially use stormwater runoff as a direct source of supply.

Wastewater and Recycled Water

The City has historically purchased recycled water supplies from Inland Empire Utilities Agency as described in Section 6.2.5. In addition, Section 6.2.5 provides a detailed discussion of the existing and planned use of the recycled water, including a description of the management and reliability of those recycled water supplies. Table 6-8 summarizes the actual recycled water supplies for FY 2019-20. In addition, Table 6-9 summarizes the projected recycled water supply, in five-year increments, through FY 2044-45 under varying water supply conditions.

### *6.1.2 OTHER CHARACTERIZATION CONSIDERATIONS*

A description of the City's water system along with a map of its service area is included in Chapter 3. In addition, the agencies which manage the water supplies used by the City are identified in Section 6.2.1 (imported water), 6.2.2 (groundwater), 6.2.3 (surface water), 6.2.4 (stormwater), and 6.2.5 (recycled water).

### *6.1.3 OPTIONAL PLANNING TOOL*

As discussed in Section 4.2.5, DWR has created an optional "Planning Tool Worksheet" for water suppliers to review and assess monthly water use trends. DWR has deemed the tool as optional, and the City is not required by DWR to use the tool. Section 6.1 provides a tabulation of the City's historical annual water uses for each water supply source. During the past 10 years, the City experienced a five-consecutive-year-drought within its service area from FY 2011-12 to FY 2015-16. Historical records indicate the City's annual water demands had been greater prior to FY 2011-12. The City has been able to provide sufficient water supplies to its customers, including during long-term droughts and years with historically high water demands. In addition, the City has been able to provide water service to meet maximum day water demands for these years, including during the summer months. A further discussion regarding the reliability of the City's water supply sources is provided in Chapter 7.

## 6.2 NARRATIVE SECTIONS FOR SUPPLIER'S UWMP WATER SUPPLY CHARACTERIZATION

### *6.2.1 PURCHASED OR IMPORTED WATER*

**CHINO BASIN DESALTER AUTHORITY**

The City purchases treated groundwater from the Chino Basin Desalter Authority (through the "*Amended and Restated Water Purchase Agreement, January 1, 2011*" contract between the City and CDA). On September 25, 2001, CDA was formed under a Joint Exercise of Powers Agreement (JPA) to remove salts from brackish groundwater extracted from the lower Chino Basin. The area which receives water supplies from CDA is 304 square miles. A further discussion of CDA's treatment facilities is provided in Section 6.2.2.

Treated water is distributed to CDA's member agencies which include the City of Chino, City of Chino Hills, City of Norco, City of Ontario, Inland Empire Utilities Agency, Jurupa Community Services District, Santa Ana River Water Company, and Western Municipal Water District. Western Municipal Water District joined the CDA member agencies in 2010. CDA's member agencies provide water service within Riverside County and San Bernardino County. The member agencies have contract entitlements to receive a total of 35,200 AFY of treated water from CDA[4]. The City has a contract entitlement to receive a total of 8,533 AFY of treated water from CDA. A further discussion of CDA's water supplies, and the management of these supplies in the Chino Basin, is provided in Section 6.2.2.

The City purchases treated groundwater supplies from CDA. The City's purchases over the past five years have been tabulated in Figure 2 above. Over the past five years, the City has purchased 2,682 AFY to 6,636 AFY, with an average of 4,429 AFY from CDA. The City's projected purchases from the CDA, over the next 25 years in five-year increments, is provided in Table 6-9.

**WATER FACILITIES AUTHORITY**

The City purchases treated, imported surface water from the Water Facilities Authority (through the "*Installment Purchase Agreement Relating to Water Facilities Authority Water Treatment Plant, October 1, 1985*" contract between the City and WFA). On February 19, 1980, WFA was formed under a Joint Exercise of Powers Agreement to acquire and construct facilities to supply and distribute potable water to its member agencies. WFA's service area is located within Chino Basin's boundaries at the western portion of San Bernardino county. WFA's member agencies include the Cities of Chino, Chino Hills, Ontario, Upland, and the Monte Vista Water District. The area which receives water supplies from WFA is approximately 148 square miles.

[4] https://www.chinodesalter.org/98/Member-Agencies

WFA purchases untreated imported water from Metropolitan Water District of Southern California through Inland Empire Utilities Agency. WFA owns and operates the Agua de Lejos Treatment Plant located in the City of Upland. The Agua de Lejos Treatment Plant is a conventional surface water treatment facility that treats and disinfects imported water supplies from the State Water Project delivered by MWD through IEUA. The Agua de Lejos Treatment Plant began operating in 1988 and has a treatment capacity of 81 million of gallons per day (MGD).

The City purchases treated, imported water supplies from the Water Facilities Authority. The City's purchases over the past five years has been tabulated in Section 6.1. Over the past five years, the City has purchased 2,327 AFY to 6,513 AFY, with an average of 4,109 AFY from WFA. The City's projected purchases from the WFA, over the next 25 years in five-year increments, are provided in Table 6-9.

The City's treated imported water supplies from MWD, through WFA, may be impacted during a multi-year drought or other conditions which limits MWD from delivering sufficient water supplies to all of its member agencies, and consequently to the City. In anticipation of such a reduction in supplies, MWD developed a Water Supply Allocation Plan (WSAP) which is briefly described below. The WSAP provides a means of equitably providing reduced water supplies to each of MWD's member agencies for up to 10 levels of reduction representing up to a 50 percent reduction.

During calendar year 2007, critically dry conditions impacted MWD's water supply sources. In addition, a ruling in the Federal Courts in August 2007 provided protective measures for the Delta Smelt (and subsequently other aquatic species) in the Sacramento-San Joaquin River Delta resulting in restrictions on the availability of State Water Project water. As a result, MWD adopted a WSAP in February 2008 to allocate available water supplies to its member agencies. MWD revised the WSAP in December 2014.

The WSAP establishes ten different shortage levels and a corresponding Allocation to each member agency. Based on the shortage levels established by MWD, the WSAP provides a separate reduced Allocation to a member agency for its 1) Municipal and Industrial (M&I) retail demand and 2) replenishment demand. The WSAP formula considers historical local water production, full service treated water deliveries, agricultural deliveries and water conservation efforts when calculating each member agency's Allocation.

In general, the WSAP process calculates total historical member agency demand. That historical demand is then compared to member agency projected local supply for a specific Allocation year. The balance required from MWD, less an Allocation reduction factor, is the member agency's "Water Supply Allocation" of imported water from MWD. When a member agency reduces its local demand through conservation or other means, the Allocation of imported water will increase. Depending on MWD's available supply, MWD can establish a specific WSAP shortage level. The shortage level causes a regional reduction and calculates an allocation for each of its member

agency. Additional information about MWD's WSAP is provided in MWD's Regional 2020 UWMP which is incorporated by reference. The following is a summary of MWD's water shortage levels:

Level 1 – Regional Percent Reduction of 5%
Level 2 – Regional Percent Reduction of 10%
Level 3 – Regional Percent Reduction of 15%
Level 4 – Regional Percent Reduction of 20%
Level 5 – Regional Percent Reduction of 25%
Level 6 – Regional Percent Reduction of 30%
Level 7 – Regional Percent Reduction of 35%
Level 8 – Regional Percent Reduction of 40%
Level 9 – Regional Percent Reduction of 45%
Level 10 – Regional Percent Reduction of 50%

In response to a fourth consecutive year of below average rainfall and critically dry conditions, MWD declared a WSAP Allocation Level 3 for FY 2015-16, which represented a regional reduction of 15 percent. MWD rescinded the WSAP for FY 2016-17 and has not reinstated the WSAP since that time.

## SAN ANTONIO WATER COMPANY

The City purchases water from SAWCo (through the "*Water Service Agreement, January 1, 2017*" contract between the City and SAWCo) which delivers domestic and irrigation water to a variety of shareholders. These shareholders include most residents of San Antonio Heights (an unincorporated area of San Bernardino County), the Cities of Upland and Ontario, Monte Vista Water District, the United States Forest Service, the San Bernardino County Flood Control District, local golf courses, rock quarries, and grove irrigators. SAWCo is governed by a seven-member Board of Directors that is elected by shareholders at the end of each calendar year.

Pursuant to SAWCo's "*Approved FY 2020 Budget Report*[5]", there are 6,178 Active Shares and a total of 6,389 Company Shares (Inactive Shares are those shares currently not utilizing entitlement water). In 2020, each Active Share was equal to 2.035 AF of entitlement water from SAWCo, making the total active share entitlement 12,570 AF. The City of Upland is the largest shareholder with an entitlement of 9,186 AF and the domestic customers of San Antonio Heights as a group represent the second largest block of shareholders, with an entitlement of 1,269 AF. Monte Vista Water District has an entitlement of 671 AF and the City has an entitlement of 600 AF based on Active Share entitlements (volume per share is subject to change).

[5] https://www.sawaterco.com/2020-approved-budget

SAWCo's water supply sources include surface water obtained from the San Antonio Canyon, water from the San Antonio Tunnel, and groundwater sources from the Chino Basin, Six Basins, and Cucamonga Basin. The majority of SAWCo's water supplies are obtained from groundwater produced from the Cucamonga Basin and surface water from San Antonio Creek. A description regarding of the reliability of SAWCo's individual water supply sources is included in SAWCo's 2020 UWMP, which is incorporated by reference.

The City's purchase of treated water from SAWCo over the past five years has been tabulated in Section 6.1. Over the past five years, the City has purchased 171 AFY to 565 AFY, with an average of 364 AFY from SAWCo. The City's projected purchased water from SAWCo, over the next 25 years in five-year increments, is provided in Table 6-9.

### *6.2.2 GROUNDWATER*

**CWC 10631.**

*(b)(4) If groundwater is identified as an existing or planned source of water available to the supplier, all of the following information:*

*(A) The current version of any groundwater sustainability plan or alternative adopted pursuant to Part 2.74 (commencing with Section 10720), any groundwater management plan adopted by the urban water supplier, including plans adopted pursuant to Part 2.75 (commencing with Section 10750), or any other specific authorization for groundwater management for basins underlying the urban water supplier's service area.*

*(B) A description of any groundwater basin or basins from which the urban water supplier pumps groundwater. For basins that a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the urban water supplier has the legal right to pump under the order or decree. For a basin that has not been adjudicated, information as to whether the department has identified the basin as a high- or medium-priority basin in the most current official departmental bulletin that characterizes the condition of the groundwater basin, and a detailed description of the efforts being undertaken by the urban water supplier to coordinate with groundwater sustainability agencies or groundwater management agencies listed in subdivision (c) of Section 10723 to maintain or achieve sustainable groundwater conditions in accordance with a groundwater sustainability plan or alternative adopted pursuant to Part 2.74 (commencing with Section 10720).*

*(C) A detailed description and analysis of the location, amount, and sufficiency of groundwater pumped by the urban water supplier for the past five years. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.*

*(D) A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the urban water supplier. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.*

## CHINO BASIN

### Chino Basin - Sustainable Groundwater Management Act

The Chino Basin is a sub-basin of the Upper Santa Ana Valley Groundwater Basin pursuant to DWR Bulletin 118, Basin Number 8-2.01. Pursuant to the Sustainable Groundwater Management Act of 2014 (SGMA), the Chino Basin was named as an adjudicated groundwater basin and is exempt from the requirements of developing a GSP and subsequently was designated a very-low-priority basin in DWR's 2019 SGMA Basin Prioritization report. In compliance with SGMA, the Chino Basin Watermaster submits its Annual Report to DWR.

### Chino Basin - Adjudication

The Chino Basin was adjudicated under the Chino Basin Judgment, entered on January 27, 1978 by the Superior Court for the County of San Bernardino. A copy of the Chino Basin Judgment is provided in Appendix J. The Chino Basin Watermaster was created by the Judgement to administer the provisions of the Judgement as an arm of the Court.

The Chino Basin Judgment originally established a Safe Yield for the Chino Basin of 140,000 AFY. Pursuant to the most recent Safe Yield reset effective in 2020, the Safe Yield in the Chino Basin is currently 131,000 AFY (July 1 to June 30, 2030). The Safe Yield is recalculated every 10 years and is defined in the Chino Basin Judgment as "the long-term average annual quantity of ground water (excluding replenishment of stored water but including return flow to the Basin from use of replenishment or stored water) which can be produced from the Chino Basin under conditions of a particular year without causing an undesirable result". The Chino Basin Judgment's allocation of the Safe Yield includes three separate Pools: (1) the "Overlying Agricultural Pool"; (2) the "Overlying Non-Agricultural Pool"; and (3) the "Appropriative Pool". The Operating Safe Yield (OSY) is defined as "The annual amount of groundwater which Watermaster shall determine, pursuant to criteria specified in Exhibit "I", can be produced from Chino Basin by the Appropriative Pool parties free of replenishment obligation under the physical solution herein."

The City is a member of both the Overlying Non-Agricultural Pool and the Appropriative Pool. The Judgment allocates a portion of the safe yield to the Overlying Non-Agricultural Pool and a portion of the OSY to the Appropriative Pool. Pursuant to the Judgment, the City has appropriative rights to 20.742 percent of the OSY allocated to the Appropriative Pool. The City has gained 53.338 percent of the Safe Yield assigned to the Overlying Non-Agricultural Pool.

As of July, 2020 the Safe Yield is allocated at 82,800 AFY to the Overlying Agricultural Pool, 7,366 AFY to the Overlying Non-Agricultural Pool, and 40,834 AFY to the Appropriative Pool. Per the Judgment, the City has appropriative rights to 20.742 percent of the OSY. With an OSY

of 40,834 AF, the City's current appropriative right is approximately 8,470 AFY as of July 2020. The City has purchased and has rights to 3,921 AF of Overlying Non-Agricultural Pool water.

Appropriators who are Parties to the Chino Basin Judgment, are authorized to produce groundwater in excess of their rights. Appropriators pay assessments for groundwater produced in excess of their rights to the Chino Basin Watermaster. The assessments are used to purchase water to replenish the Chino Basin. The Chino Basin Watermaster purchases water from Metropolitan Water District of Southern California through Inland Empire Utilities Agency and/or Three Valleys Municipal Water District, on behalf of the Parties, to replenish the Chino Basin. Occasionally, Watermaster has purchased water from storage accounts from parties within the Chino Basin.

In addition to the water rights described above, the City of Ontario has rights to groundwater held in the Chino Basin as described below:

Land Use Conversion and Annual Early Transfers

The City gains rights to additional Chino Basin groundwater as a result of land use conversions from agricultural to non-agricultural uses. This is expected to increase from development of Ontario Ranch; the total of which is adjusted annually by the Watermaster. As of FY 19/20, the City receives 4,254 AFY from land use conversions.

The Chino Basin Watermaster reallocates the unused portion of the Chino Basin Safe Yield from the Overlying Agricultural Pool to the Appropriative Pool members as a supplement to the Appropriative Pool share of Operating Safe Yield rights in any year. These transfers are permanent if agricultural land has been converted to non-agricultural use, or temporary if agricultural pool extractions are less than their share of the Safe Yield. From FY 2000-01 to FY 2019-20, the annual quantity of the Agricultural Pool's share available for reallocation to Appropriative Pool members[6] ranged from 40,822 AF to 61,014 AF, with an annual average of approximately 50,457 AF. As Agricultural Pool production declines within the Chino Basin, the reallocation of water to the Appropriative Pool will increase.

Groundwater Recharge Credits

The City is entitled to water rights due to groundwater recharge with stormwater and recycled water in the Chino Basin. The credited amount is based on the volume recharged and therefore varies annually but is projected to increase over time. Stormwater recharge credit is assigned based on OSY percentage. Recycled water recharge credit is assigned based on wastewater contribution percentage. In FY 2018/2019, 2,544 AF of recycled water was recharged for the City. In FY

[6] Pursuant to the Chino Basin Watermaster "*Fiscal Year 2019-20, 43rd Annual Report*", Appendix G

19/20, no recharge credits were purchased by the City due to limitations on groundwater storage capacity.

Fontana Recycled Water Rights

The City has a long-term contract to purchase up to 3,000 AFY of recharged recycled water rights from the City of Fontana. The City of Fontana does not operate a water system. The amount purchased by OMUC each year will vary. In FY 2018/2019, the City purchased 2,157 AF of Fontana's recycled water entitlement. In FY 19/20, no recharged water rights were purchased due to limitations on groundwater storage capacity.

Groundwater Storage Accounts

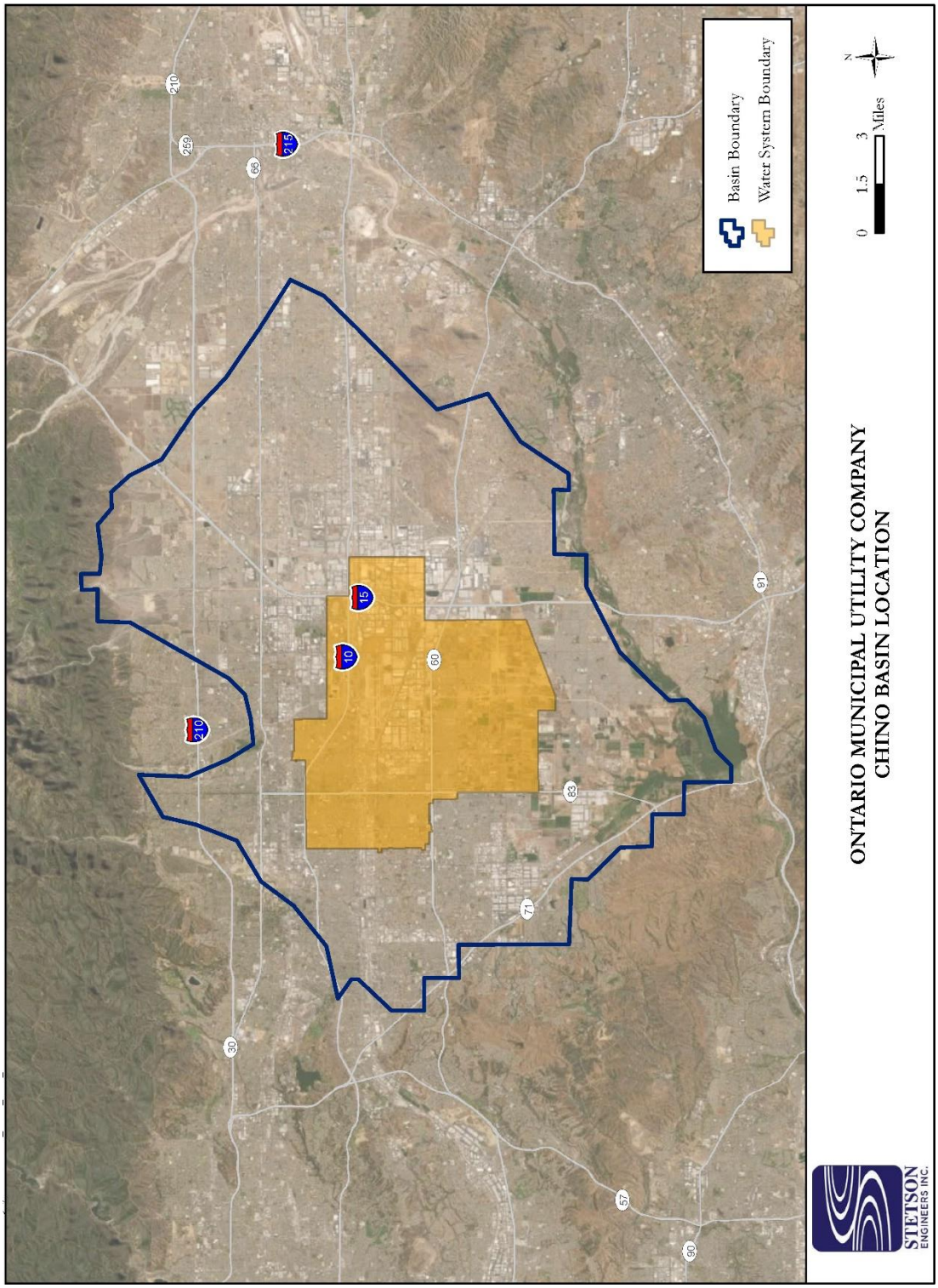
The City has rights to store water in the Chino Basin (Appropriative and Overlying Non-Agricultural) and has been increasing its various storage accounts in recent years. The City holds water in both local storage accounts and supplemental accounts. Local storage accounts hold un-pumped OSY groundwater rights and stormwater that has been recharged into the Chino Basin. Supplemental accounts hold both imported water and recycled water that has been recharged into the Chino Basin. As of June 30, 2020, the City has 96,544 AF in storage pursuant to Appropriative rights and 3,461 AF in storage pursuant to Overlying Non-Agricultural rights.

## Chino Basin - Description

The Chino Basin is located within the Upper Santa Ana Valley, which is located in San Bernardino County and is bounded on the east by the Rialto-Colton fault; on the southeast by the contact with impermeable rocks forming the Jurupa Mountains; on the south by impermeable rocks of the Puente Hills and by the Chino fault; on the northwest by the San Jose fault; and on the north by the impermeable rocks of the San Gabriel Mountains and by the Cucamonga fault. The location of the Chino Basin is provided in Figure 3. The surface area of the Chino Basin is approximately 154,000 acres (or 240 square miles). The San Antonio Creek and Cucamonga Creek drain the Chino Basin area southward and flow into the Santa Ana River. Pursuant to DWR Bulletin 118 (for Basin Number 8-2.01), the total storage capacity of the Chino Basin is approximately 18,300,000 AF.

The water-bearing units in the Chino Basin includes Holocene and Upper Pleistocene alluvium. This Holocene alluvium consists mainly of alluvial-fan deposits, with maximum thickness of 150 feet that are coarsest in and near the mouths of the canyons and are finer away from canyon mouths in the southern part of the Chino Basin. The Pleistocene alluvium is exposed mainly in the northern part of the subbasin and supplies most of the water to wells located within the Chino Basin. The Pleistocene alluvium is about 600 to 700 feet thick throughout most of the Chino Basin. The alluvium contains interfingering finer, alluvial-fan deposits and coarser, fluvial deposits.

**Figure 3 – Chino Basin Location**



The Chino Basin is bounded by three major fault systems. Many of the faults within the Chino Basin form groundwater barriers marked by discontinuities in groundwater elevations. The Rialto-Colton fault forms the eastern boundary of the Chino Basin. Although it has no surface expression, it forms a major barrier to groundwater movement. The San Jose fault forms the northwest boundary of the Chino Basin. The Cucamonga fault zone forms part of the northern boundary of the Chino Basin. Displacement on the Cucamonga fault amounts to about 1,000 feet on its west end to 4,000 feet at its east end.

**Chino Basin - Management**

Basin Production

Over the past 20 years, total groundwater production from the Chino Basin has ranged from approximately 133,275 AFY to 188,910 AFY[7]. A majority of production currently is pumped for municipal and agricultural purposes while the remaining production is pumped by non-agricultural Parties.

Groundwater Level Monitoring

Groundwater elevation contours in the Chino Basin Watermaster's 2018 State of the Basin Report show a regional depression of groundwater surrounding the Chino-II Desalter well field and the eastern half of the Chino-I Desalter well field. Hydraulic Control of the Chino Basin is achieved east of Chino Desalter Well I-20. The contours also indicate groundwater flowing past the desalter wells west of Chino Desalter Well I-20, indicating only partial Hydraulic Control; however, losses are currently considered de minimis.

Chino Basin Desalter Authority

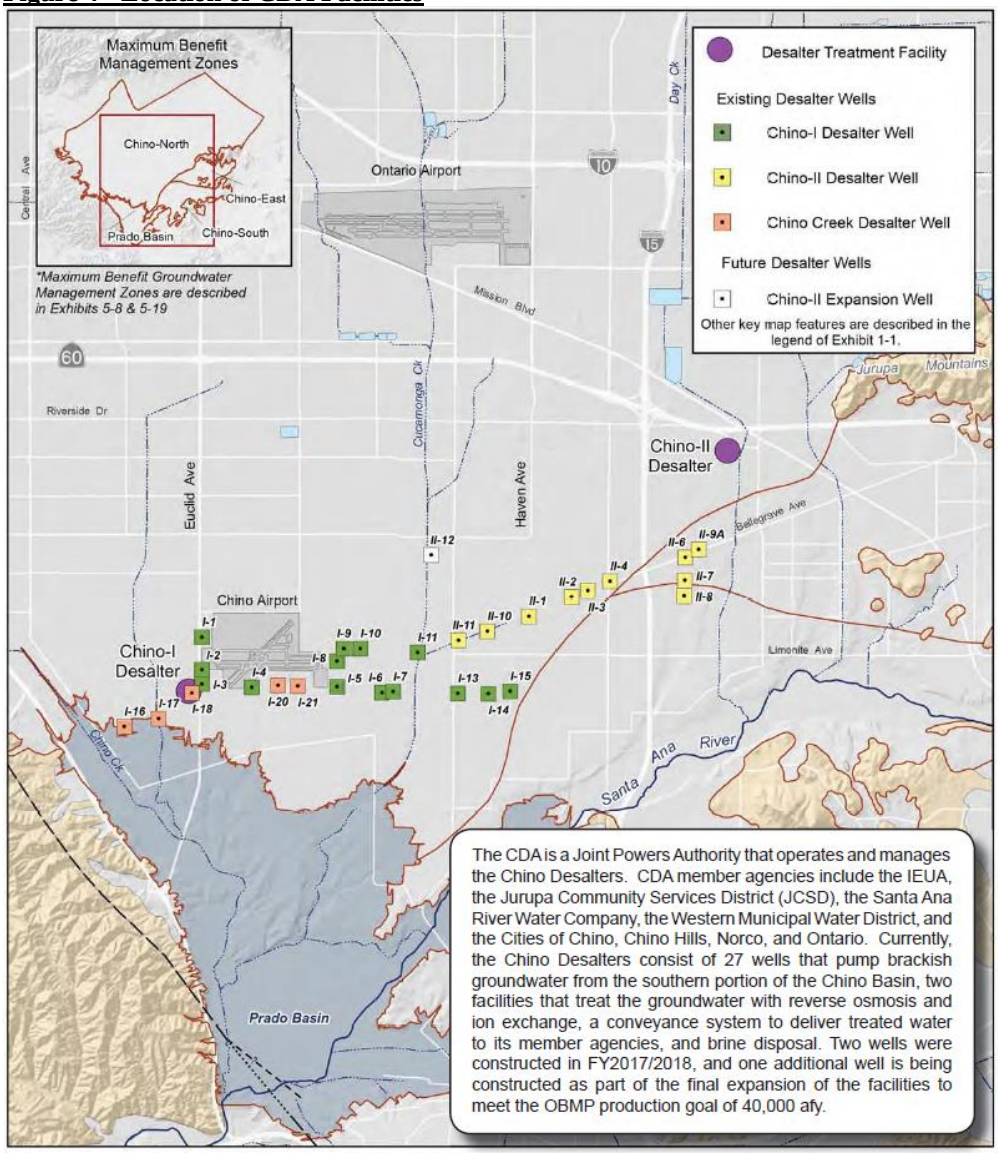
On September 25, 2001, the Chino Basin Desalter Authority was formed under a Joint Exercise of Powers Agreement to remove salts from brackish groundwater extracted from the lower Chino Basin. The area which receives water supplies from CDA is 304 square miles. A map showing CDA Desalter facilities and associated wells is provided in Figure 4 below.

CDA removes salts from brackish groundwater extracted from the lower Chino Basin through the Chino I and II Desalter facilities. The Chino I Desalter is located in the City of Chino and commenced operation in 2001 and was expanded in 2005 to have a total capacity of 14.2 MGD. The Chino I Desalter includes reverse osmosis, ion exchange, and air stripper treatment for treating brackish water and removing nitrate and volatile organic chemicals (VOCs). The Chino II Desalter is located in Jurupa Valley and began operation in 2006 and was expanded in 2011 and again in

[7] Pursuant to the Chino Basin Watermaster "*Fiscal Year 2019-20, 43rd Annual Report*", Appendix H http://www.cbwm.org/docs/annualrep/43rd%20Annual%20Report.pdf

2017 to have a total capacity of 33 MGD. The Chino II Desalter includes reverse osmosis and ion exchange treatment for treating brackish water and removing nitrate. Following the expansion, CDA constructed the Concentrate Reduction Facility in 2017, which utilizes chemical softening to remove the limiting foulants (specifically, calcium and silica) from the reverse osmosis concentrate. Additional components of the Chino II Desalter were constructed as part of the South Archibald Plume Project which will be operational in 2021, with the goal of removing and treated trichloroethylene (from groundwater wells impacted by the South Archibald Plume.

**Figure 4 - Location of CDA Facilities**




(source: Chino Basin Optimum Basin Management Program 2018 State of the Basin Report)

Treated water is distributed to CDA's member agencies which include the City of Chino, City of Chino Hills, City of Norco, City of Ontario, Inland Empire Utilities Agency, Jurupa Community Services District, Santa Ana River Water Company, and Western Municipal Water District through "take or pay" contracts. CDA's member agencies provide water service within Riverside County and San Bernardino County. CDA can produce up to 40,000 AF from the Chino Basin every year for the purpose of groundwater cleanup and control of contaminant migration. This production is fixed to achieve the desired groundwater cleanup goal. The member agencies have contract entitlements to receive a total of 35,200 AFY of treated water from CDA. The City's current contract entitlement is 8,533 AFY.

A portion of the production is in-lieu of those CDA member agencies producing an equal amount of groundwater from their own groundwater wells using their individual water rights. An additional portion of the production is temporarily assigned as "controlled overdraft". Pursuant to the Chino Basin Judgment, a total of 200,000 AF was authorized for controlled overdraft between the period of 1978 through 2017. In 2007, the Peace II Agreement was adopted to establish measures for achieving hydraulic control of the Chino Basin. One of the measures put forth included increasing the authorized controlled overdraft to 600,000 AF. This increase in controlled overdraft is separate from, and in addition to, the 200,000 AF authorized in the Chino Basin Judgment and is available for utilization until December 31, 2030. For the balance of the production, the Chino Basin Watermaster levies an annual Replenishment Assessment to purchase replenishment water to replace that overproduced water. Each of CDA's member agencies is responsible to pay a Replenishment Assessment for their purchases in excess of their respective water rights allocated to the program.

Chino Basin Optimum Basin Management Program

In 2000, the Chino Basin Watermaster developed the Chino Basin Optimum Basin Management Program (OBMP). The OBMP was developed in a collaborative process that identified the needs of the stakeholders, described the physical state of the basin, defined a set of management goals, identified impediments to these goals, and established a series of actions that would remove these impediments and achieve the management goals. The goals identified in the OBMP included: (1) Enhance Basin Water Supplied; (2) Protect and Enhance Water Quality; (3) Enhance Management of the Basin; and (4) Equitably Finance the OBMP.

The OBMP defines nine Program Elements which were incorporated into the OBMP Implementation Plan as part of the Court-ordered Peace Agreement (2000):

- Program Element 1 - Develop and Implement Comprehensive Monitoring Program
- Program Element 2 - Develop and Implement Comprehensive Recharge Program
- Program Element 3 - Develop and Implement a Water Supply Plan for Impaired Areas
- Program Element 4 - Develop and Implement Comprehensive Groundwater Management Plan for Management Zone 1

- Program Element 5 - Develop and Implement Regional Supplemental Water Program
- Program Element 6 - Develop and Implement Cooperative Programs with the Regional Board and Other Agencies to Improve Basin
- Program Element 7 - Develop and Implement Salt Management Plan
- Program Element 8 - Develop and Implement Groundwater Storage Management Program
- Program Element 9 - Develop and Implement Storage and Recovery Programs

The "Peace Agreement" (2000) and the "Peace II Agreement" (2007) are agreements among the Parties that allow the implementation of the OBMP and guides the management of the Chino Basin, including the construction and operations of the Desalters, hydraulic control of the Basin, groundwater production and replenishment for the Desalters, yield accounting and recharge.

Chino Basin Storage Management Plan

The Peace Agreement (2000) establishes rules and regulations, standard storage agreements, and related forms for storage in the Chino Basin. Since 2000, Chino Basin Watermaster administers groundwater storage in the Chino Basin pursuant to the storage management plan described in Program 8 of the 2000 OBMP and evaluated in the Programmatic Environmental Impact Report.

The three types of storage agreements resulted in five types of storage accounts: Excess Carryover, Local Supplemental-Recycled, Local Supplemental-Imported, Pre-2000 Quantified Supplemental, and Storage and Recovery. An Excess Carryover account includes a Party's unproduced rights in the Safe Yield and Basin Water purchased or transferred from other Parties. A Local Supplemental Water account includes any imported and/or recycled water that is recharged by a producer and similar water acquired from other Parties. A Storage and Recovery Account includes Supplemental Water and is intended to provide a broad and mutual benefit to the Parties of the Judgement. The Chino Basin Watermaster tracks the puts, takes, losses, and end-of-year storage totals for all storage accounts and reports on this accounting on an annual basis. The Chino Basin Watermaster assesses losses by considering water in managed storage (excluding Carryover) and offsets the increases in groundwater discharge to the Santa Ana River and from the Chino Basin attributable to managed storage (excluding Carryover). Chino Basin Watermaster also considers losses due to evaporation on the puts when water is recharged in spreading basins.

The individual Parties are involved in water transfers of annual unproduced rights in the Safe Yield and water in their storage accounts. Chino Basin Watermaster has an application and review process for these transfers. The Parties engage in conjunctive-use activities individually by storing Chino Basin and Supplemental Water that are in excess of their demands and recover that water as necessary. These activities collectively cause a temporary increase in the storage. The Parties' aggregate amount of water in managed storage was 541,845 AF as of June 30, 2020.

MWD's Dry-Year Yield Program is the only active storage and Recovery Program in Chino Basin. This program is a water exchange as discussed in 6.2.7.1. The DYYP can store up to 100,000 AF

with maximum replenishment of 25,000 AFY and maximum extraction of 33,000 AFY. As of June 30, 2020, there was 45,961 AF within the DYYP account, resulting in a total managed storage volume of 587,806 AF (541,845 AF + 45,961 AF). The agreement that authorized the DYYP will expire in 2028. The combined volume of managed storage by MWD's DYYP and the Parties is projected to have a maximum of 790,000 AF in 2028, assuming DYYP has 100,000 AF in storage and that MWD removes the contract rate of 33,000 AFY starting in 2029.

As discussed in Section 4.5, Inland Empire Utilities Agency's "Addendum No. 2 to the Optimum Basin Management Program Project", completed in February 2021, amends the 2000 Chino Basin Peace Agreement's Programmatic Environmental Impact Report to address managed storage within the Chino Basin consistent with the Local Storage Limitation Solution. Consistent with Addendum No. 1, from July 1, 2017 through June 30, 2021 the Safe Storage Capacity of the Chino Basin is 600,000 AF. The LSLS proposes a change in the Safe Storage Capacity to 700,000 AF through June 30, 2030, and to 620,000 AFY from July 1, 2030 through June 30, 2035. Full utilization of the allowable increased storage space is expected to occur gradually as additional water is stored and less groundwater is produced. The Safe Storage Capacity of the Chino Basin will revert to 500,000 AF after June 30, 2035.

Groundwater Clean-up

Groundwater in areas of the Chino Basin is currently contaminated with Perchlorate and VOCs, including 1,2,3-Trichloropropane (1,2,3-TCP), trichloroethylene (TCE), and perchloroethylene (PCE). In addition, nitrates and TDS concentrations in areas of the Chino Basin exceed drinking water quality standards. Wellhead treatment is necessary in these areas to allow delivery of the groundwater for potable purposes.

## Chino Basin - Historical and Projected Basin Production

The City currently produces groundwater from the Chino Basin. The City's share of the Operating Safe Yield is 20.742 percent; Ontario's current appropriative right is 8,470 AFY as of July 2020. In addition, the City has purchased and has rights to 3,921 AF of Overlying Non-Agricultural Pool water.

Over the past five years, the City has produced 18,395 AFY to 26,109 AFY, with an average of 22,306 AFY from the Chino Basin. The City's projected production from the Chino Basin, over the next 25 years in five-year increments, is provided in Table 6-9.

**Table 6-1 Groundwater Volume Pumped**

| Submittal Table 6-1 Retail: Groundwater Volume Pumped | | | | | | |
|---|---|---|---|---|---|---|
| ☐ | Supplier does not pump groundwater. The supplier will not complete the table below. | | | | | |
| ☐ | All or part of the groundwater described below is desalinated. | | | | | |
| Groundwater Type ***Drop Down List*** *May use each category multiple times* | Location or Basin Name | 2016* | 2017* | 2018* | 2019* | 2020* |
| *Add additional rows as needed* | | | | | | |
| Alluvial Basin | Chino Basin | 22,751 | 24,672 | 26,109 | 19,604 | 18,395 |
| | **TOTAL** | 22,751 | 24,672 | 26,109 | 19,604 | 18,395 |
| **** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.* | | | | | | |
| NOTES: | | | | | | |

### 6.2.3 SURFACE WATER

The City does not use surface water supplies to meet its water demands.

### 6.2.4 STORMWATER

The City has historically received groundwater from the Chino Basin. Management and use of the stormwater runoff from the Chino Basin watershed, which is crucial to groundwater management. However, the City currently does not have its own program to beneficially use stormwater runoff as a direct source of supply.

## 6.2.5 WASTEWATER AND RECYCLED WATER

**CWC 10633.**

*The plan shall provide, to the extent available, information on recycled water and its potential for use as a water source in the service area of the urban water supplier. The preparation of the plan shall be coordinated with local water, wastewater, groundwater, and planning agencies that operate within the supplier's service area, and shall include all of the following:*

*(a) A description of the wastewater collection and treatment systems in the supplier's service area, including a quantification of the amount of wastewater collected and treated and the methods of wastewater disposal.*

*(b) A description of the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.*

*(c) A description of the recycled water currently being used in the supplier's service area, including, but not limited to, the type, place, and quantity of use.*

*(d) A description and quantification of the potential uses of recycled water, including, but not limited to, agricultural irrigation, landscape irrigation, wildlife habitat enhancement, wetlands, industrial reuse, potable reuse, and other appropriate uses, and a determination with regard to the technical and economic feasibility of serving those uses.*

*(e) The projected use of recycled water within the supplier's service area at the end of 5, 10, 15, and 20 years, and a description of the actual use of recycled water in comparison to uses previously projected pursuant to this subdivision.*

*(f) A description of actions, including financial incentives, which may be taken to encourage the use of recycled water, and the projected results of these actions in terms of acre-feet of recycled water used per year.*

*(g) A plan for optimizing the use of recycled water in the supplier's service area, including actions to facilitate the installation of dual distribution systems, to promote recirculating uses, to facilitate the increased use of treated wastewater that meets recycled water standards, and to overcome any obstacles to achieving that increased use.*

As a local water purveyor, the City delivers water to its customers from its potable and recycled water supplies. Table 6-4 summarizes current and projected recycled water use within the City from FY 2019-20 to FY 2044-45. The following sections provide a description of the City's current recycled water use and its plans to expand the use of recycled water as a source of water supply over the next 25 years.

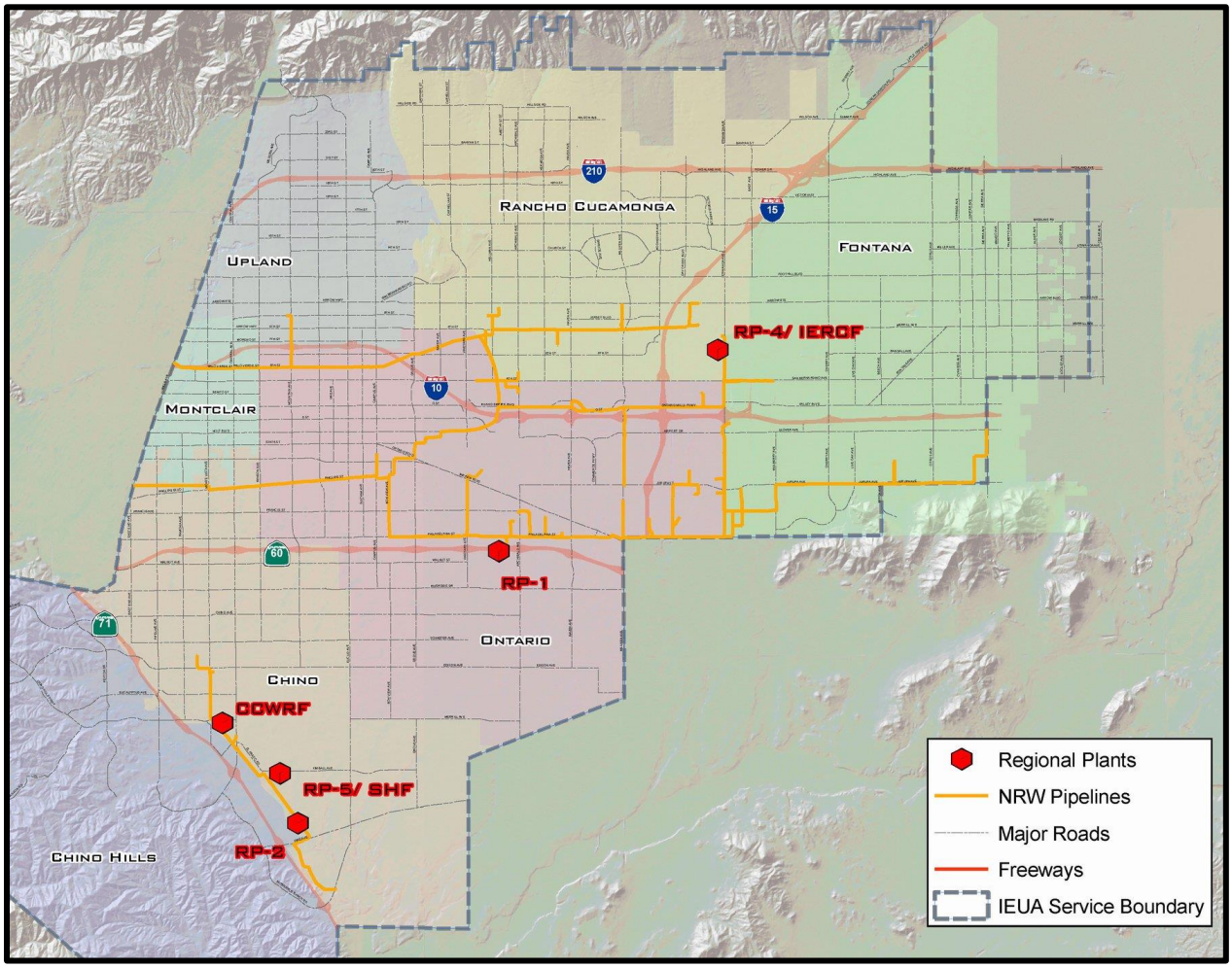
### *6.2.5.1 RECYCLED WATER COORDINATION*

**CWC 10633.**

> *The plan shall provide, to the extent available, information on recycled water and its potential for use as a water source in the service area of the urban water supplier. The preparation of the plan shall be coordinated with local water, wastewater, groundwater, and planning agencies that operate within the supplier's service area…*

The City's recycled water supplies are produced by IEUA. Pursuant to the Chino Basin Regional Sewage Service Contract, each Contracting Agency has the right of first purchase of their Base Entitlement. Base Entitlement is defined as the total quantity of sewage delivered into the Regional Sewerage System by the Contracting Agency less normal processing losses resulting from the treatment of sewage. IEUA owns and operates five regional wastewater treatment plants including the Regional Water Recycling Plant No. 1 (RP-1), Regional Water Recycling Plant No. 2 (RP-2), Regional Water Recycling Plant No. 4 (RP-4), Regional Water Recycling Plant No. 5 (RP-5), and Carbon Canyon Water Recycling Facility (CCWRF). RP-1 has a wastewater treatment capacity of 44 MGD; RP-2 does not have any liquid treatment processes and does not produce any recycled water; RP-4 has a wastewater treatment capacity of 14 MGD; RP-5 has a wastewater treatment capacity of 15 MGD; and CCWRF has a wastewater treatment capacity of approximately 9.5 MGD. IEUA is currently planning an expansion of RP-5 which will increase its hydraulic capacity up to 22.5 MGD. The locations of IEUA's regional plants are provided in Figure 5 below.

**Figure 5 - Location of IEUA Regional Water Recycling Plants**




Source: IEUA (https://www.ieua.org/everything-water/recycled-water/)

IEUA's regional plants (with the exception of RP-2 which does not have any liquid treatment processes) can produce tertiary-treated, Title 22-quality recycled water. Information regarding recycled water effluent monitoring data and compliance data is provided in IEUA's annual "*Recycled Water Quality Reports*" and "*Recycled Water Annual Reports*[8]"

Table 6-4 summarizes current and projected recycled water use within the City from FY 2019-20 to FY 2044-45. The City works closely with IEUA regarding the development of recycled water infrastructure in its service area and the identification of new recycled water users. As discussed in Section 2.6, the City has coordinated the preparation of its 2020 Plan with IEUA.

[8] https://www.ieua.org/read-our-reports/recycled-water-reports/

### *6.2.5.2 WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL*

**CWC 10633.**

*(a) A description of the wastewater collection and treatment systems in the supplier's service area, including a quantification of the amount of wastewater collected and treated and the methods of wastewater disposal.*

Wastewater generated by the City is treated by IEUA. IEUA provides sewage utility services to seven contracting agencies including the Cities of Chino, Chino Hills, Fontana, Montclair, Ontario, Upland, and Cucamonga Valley Water District. Wastewater is collected within the City's local sewer collection system. The City's local sewers tie into IEUA's regional trunk sewers, including 90 miles of regional sewage interceptors. The regional sewer lines deliver wastewater to one or more regional plants owned by IEUA for treatment. IEUA owns and operates five regional water recycling plants including the Regional Water Recycling Plant No. 1, Regional Water Recycling Plant No. 2, Regional Water Recycling Plant No. 4, Regional Water Recycling Plant No. 5, and Carbon Canyon Water Recycling Facility. Wastewater is treated through various processes including preliminary screening, grit removal, primary clarification, secondary treatment, tertiary treatment, dechlorinating, solids thickening, anaerobic digestion, and dewatering. With the exception of RP-2, the regional plants can produce tertiary-treated, Title 22-quality recycled water.

IEUA operates a Non-Reclaimable Wastewater System (NRWS) which conveys high strength wastewater to treatment facilities in Los Angeles and Orange counties for eventual discharge to the Pacific Ocean. The NRWS consists of two trunk lines which convey wastewater to the Los Angeles County Sanitation Districts' sewer system, and one trunk line which conveys wastewater to the Orange County Sanitation District's sewer system. Treated wastewater is ultimately disinfected prior to being discharged to the Pacific Ocean. All water discharged to the ocean is monitored to ensure compliance with applicable local, state, and federal standards for discharge water

According to information provided by IEUA, IEUA treated approximately 49.1 MGD of wastewater at its regional plants during FY 2019-20. In addition, IEUA estimates that the total estimated amount of wastewater collected within the City's service area during FY 2019-20 was approximately 12,650 AFY), as shown in Table 6-2. As indicated in Table 6-2 and Table 6-3, the City's wastewater is treated at RP-1 and RP-5.

**Table 6-2 Wastewater Collected Within Area in 2020**

| Submittal Table 6-2 Retail: Wastewater Collected Within Service Area in 2020 | | | | | | |
|---|---|---|---|---|---|---|
| ☐ | There is no wastewater collection system. The supplier will not complete the table below. | | | | | |
| 100 | Percentage of 2020 service area covered by wastewater collection system *(optional)* | | | | | |
| 100 | Percentage of 2020 service area population covered by wastewater collection system *(optional)* | | | | | |
| **Wastewater Collection** | | | **Recipient of Collected Wastewater** | | | |
| Name of Wastewater Collection Agency | Wastewater Volume Metered or Estimated? *Drop Down List* | Volume of Wastewater Collected from UWMP Service Area 2020 * | Name of Wastewater Treatment Agency Receiving Collected Wastewater | Treatment Plant Name | Is WWTP Located Within UWMP Area? *Drop Down List* | Is WWTP Operation Contracted to a Third Party? *(optional)* *Drop Down List* |
| IEUA | Estimated | 12,645 | IEUA | RP-1 and RP-5 | Yes | No |
| | | | | | | |
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| | | | | | | |
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| | | | | | | |
| | | | | | | |
| | | | | | | |
| **Total Wastewater Collected from Service Area in 2020:** | | 12,645 | | | | |
| **** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3* **.** | | | | | | |
| NOTES: | | | | | | |

**Table 6-3 Wastewater Treatment and Discharge within Service Area in 2020**

| Submittal Table 6-3 Retail: Wastewater Treatment and Discharge Within Service Area in 2020 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ☐ | **No wastewater is treated or disposed of within the UWMP service area.** The supplier will not complete the table below. | | | | | | | | | | |
| Wastewater Treatment Plant Name | Discharge Location Name or Identifier | Discharge Location Description | Wastewater Discharge ID Number *(optional)* [2] | Method of Disposal *Drop down list* | Does This Plant Treat Wastewater Generated Outside the Service Area? *Drop down list* | Treatment Level *Drop down list* | 2020 volumes [1] | | | | |
| | | | | | | | Wastewater Treated | Discharged Treated Wastewater | Recycled Within Service Area | Recycled Outside of Service Area | Instream Flow Permit Requirement |
| RP-1 | Santa Ana River | San Ana River | | River or creek outfall | Yes | Tertiary | 31,000 | 14,200 | 7,812 | 8,988 | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
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| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | **Total** | 31,000 | 14,200 | 7,812 | 8,988 | 0 |

[1] **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.
[2] If the **Wastewater Discharge ID Number** is not available to the UWMP preparer, access the SWRCB CIWQS regulated facility website at https://ciwqs.waterboards.ca.gov/ciwqs/readOnly/CiwqsReportServlet?inCommand=reset&reportName=RegulatedFacility

NOTES: RP-1 are located within the City's service area; however; the water reclamation plant is wholly owned and operated by IEUA. Information regarding "2020 volumes" is estimated based IEUA's Recycled Water Annual Report FY 2019-20. Recycled water volume (within the serviced area) is for fiscal year 2019-20. Because the City does not own the water reclamation plant, information regarding "Instream Flow Permit Requirement" is not available and is not applicable.

## *6.2.5.3 RECYCLED WATER SYSTEM DESCRIPTION*

**CWC 10633.**

*(c) A description of the recycled water currently being used in the supplier's service area, including, but not limited to, the type, place, and quantity of use.*

The City's recycled water supplies are produced by IEUA. Pursuant to the Chino Basin Regional Sewage Service Contract, each Contracting Agency has the right of first purchase of their Base Entitlement. Base Entitlement is defined as the total quantity of sewage delivered into the Regional Sewerage System by the Contracting Agency less normal processing losses resulting from the treatment of sewage. The City has received recycled water from IEUA since 1972. The City uses recycled water for industrial, landscape irrigation, agricultural irrigation, and golf course irrigation. The recycled water pipelines operated and maintained by the City total approximately 173,000 feet. The pipelines range from 6-inch to 36-inch and consist of polyvinyl chloride and cement mortar lined and coated materials. The location of the City's recycled water distribution system is provided in Appendix K.

Identification of Agencies Involved in the Recycled Water System

As part of the Chino Basin Watermaster's development of the OBMP, recycled water use was identified as a critical component in drought-proofing and maintaining the region's economic

growth. The OBMP established the path for the development of IEUA's regional recycled water distribution system and a Recycled Water Implementation Plan. IEUA in partnership with its member agencies and the Central Basin Watermaster have invested approximately $625 million since 2000 to increase the availability of local water supplies through water recycling, conservation, recharge improvements, the MWD groundwater storage and recovery project, the Chino Desalter, and other water management programs.

As previously discussed, IEUA owns and operates five regional wastewater treatment plants consisting of Regional Water Recycling Plant No. 1, Regional Water Recycling Plant No. 2, Regional Water Recycling Plant No. 4, Regional Water Recycling Plant No. 5, and Carbon Canyon Water Recycling Facility. IEUA began providing recycled water services in the 1970s at the Whispering Lakes Golf Course adjacent to RP-1 in the City Ontario and at the El Prado Park and Golf Course in the City of Chino. RP-2 does not have any liquid treatment processes and does not produce any recycled water. In the 1980s, IEUA expanded its recycled water system with the construction of the CCWRF and RP-4 recycling plants.

Those regional wastewater treatment plant capacities are:

- RP-1 has a wastewater treatment capacity of 44 MGD.
- RP-2 does not have any liquid treatment processes and does not produce any recycled water.
- RP-4 has a wastewater treatment capacity of 14 MGD.
- RP-5 has a wastewater treatment capacity of 15 MGD.
- CCWRF has a wastewater treatment capacity of approximately 9.5 MGD.

Information on Recycled Water System History and Operation

IEUA, in coordination with their member agencies, began providing recycled water services in the 1970s at the Whispering Lakes Golf Course adjacent to RP-1 in the City Ontario and at the El Prado Park and Golf Course in the City of Chino. In the 1980s, IEUA continued the implementation of its recycled water system with the construction of the CCWRF and RP-4 recycling plants. IEUA installed a backbone recycled water distribution system into the Cities of Chino and Chino Hills from the CCWRF in 1997. IEUA began groundwater recharge with recycled water at Ely Basin in 1999. In 2002, IEUA Board of Directors adopted Ordinance No. 75, the Mandatory Use Ordinance, to establish incentives and encourage recycled water use from the regional distributions system. A brief summary of recycled water project is provided below.

- In 2002, the Chino Basin Watermaster, Chino Basin Water Conservation District (CBWCD), San Bernardino County Flood Control District (SBCFCD) and IEUA combined efforts to greatly expand groundwater recharge capacity through the Chino Basin Facilities Improvement Program.

- In 2005, IEUA was permitted by the Regional Water Quality Control Board (RWQCB) to operate its recycled water groundwater recharge programs at six additional recharge sites (Banana, Hickory, Etiwanda Conservation Ponds, Declez, RP3, and Turner Basins).
- In 2007, IEUA was permitted to operate its recycled water groundwater recharge program at seven more recharge sites (Brooks, 8th Street, Victoria, Lower Day, San Sevaine, Etiwanda Spreading Grounds (later reconfigured as the Etiwanda Debris Basin) and Ely Basins).
- November 2007, IEUA and its member agencies unanimously adopted the Three-Year Recycled Water Business Plan. IEUA and its member agencies committed to implementing the plan, which laid out a focused and cost-effective approach to rapidly increase the availability and use of recycled water within IEUA's service area.
- Recycled water use within the IEUA service area increased from approximately 5,396 AF in FY 2004-05 up to 38,251 AF in FY 2013-14. However, with the conversion of land use from agricultural to urban, recycled water demand has decreased in recent years due to a reduction in irrigation demands.

### *6.2.5.4 POTENTIAL, CURRENT, AND PROJECTED RECYCLED WATER USES*

**CWC 10633.**

*(b) A description of the recycled water currently being used in the supplier's service area, including, but not limited to, the type, place, and quantity of use. A description of the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.*

*(d) A description and quantification of the potential uses of recycled water, including, but not limited to, agricultural irrigation, landscape irrigation, wildlife habitat enhancement, wetlands, industrial reuse, groundwater recharge, indirect potable reuse, and other appropriate uses, and a determination with regard to the technical and economic feasibility of serving those uses.*

*(e) The projected use of recycled water within the supplier's service area at the end of 5, 10, 15, and 20 years, and a description of the actual use of recycled water in comparison to uses previously projected pursuant to this subdivision.*

The City's "2020 Recycled Water Master Plan" identified potential recycled water customers within the City based on recycled water use for large-volume irrigation purposes (e.g. municipal parks, fields, golf courses, etc.). Recycled water use factors were applied to the ultimate land uses for these customers to determine the potential ultimate recycled water demands (see Appendix K).

The City uses recycled water for agricultural irrigation, landscape irrigation, golf course irrigation and industrial purposes. The City plans to increase recycled water use within its service area by expanding the recycled water system to additional parks, schools, nurseries, and commercial landscaping areas not currently using recycled water.

The City continues to retrofit landscape irrigation systems to use recycled water where available. Future recycled water use projections are based on current recycled water use and planned recycled water projects. As shown in Table 6-4, the current and projected deliveries reflect the volume of municipal recycled wastewater from IEUA to customers through the City's recycled water distribution system.

The City's recycled water supplies are produced by IEUA. Pursuant to the Chino Basin Regional Sewage Service Contract, each Contracting Agency has the right of first purchase of their Base Entitlement. Base Entitlement is defined as the total quantity of sewage delivered into the Regional Sewerage System by the Contracting Agency less normal processing losses resulting from the treatment of sewage. A tabulation of the City's recycled water demands over the past five years are provided in Section 6.1. Over the past five years, the City recycled water demands have ranged from 7,510 AFY to 9,653 AFY, with an average of 8,167 AFY. The City's actual use of recycled water in FY 2019-20 was 7,812 acre-feet and the 2015 Plan projected a recycled water use of 7,929 acre-feet for FY 2019-20, as shown in Table 6-5. The City's projected recycled water demands, over the next 25 years in five-year increments, are provided in Table 6-4 and Table 6-9.

**Table 6-4 Current and Projected Recycled Water Direct Beneficial Uses Within Service Area**

**Submittal Table 6-4 Retail: Recycled Water Direct Beneficial Uses Within Service Area**

☐ Recycled water is not used and is not planned for use within the service area of the supplier. The supplier will not complete the table below.

| | |
|---|---|
| Name of Supplier Producing (Treating) the Recycled Water: | Inland Empire Utilities Agency |
| Name of Supplier Operating the Recycled Water Distribution System: | Ontario Municipal Utilities Company |
| Supplemental Water Added in 2020 (volume) *Include units* | 0 |
| Source of 2020 Supplemental Water | N/A |

| Beneficial Use Type *Insert additional rows if needed.* | **Potential** Beneficial Uses of Recycled Water (Describe) | Amount of **Potential** Uses of Recycled Water (Quantity) *Include volume units* [1] | General Description of 2020 Uses | Level of Treatment *Drop down list* | 2020 [1] | 2025 [1] | 2030 [1] | 2035 [1] | 2040 [1] | 2045 [1] (opt) |
|---|---|---|---|---|---|---|---|---|---|---|
| Agricultural irrigation | | 5,971 | | Tertiary | 2,905 | 1,704 | 1,136 | 568 | 0 | 0 |
| Landscape irrigation (exc golf courses) | Schools, Parks, City Landscape | 6,764 | Schools, Parks, City Landscape | Tertiary | 3,290 | 7,088 | 8,612 | 10,136 | 11,659 | 11,659 |
| Golf course irrigation | | 1,297 | | Tertiary | 631 | 660 | 680 | 700 | 720 | 720 |
| Commercial use | | | | | | | | | | |
| Industrial use | | 2,027 | | Tertiary | 986 | 2,716 | 3,037 | 3,358 | 3,680 | 3,680 |
| Geothermal and other energy production | | | | | | | | | | |
| Seawater intrusion barrier | | | | | | | | | | |
| Recreational impoundment | | | | | | | | | | |
| Wetlands or wildlife habitat | | | | | | | | | | |
| Groundwater recharge (IPR) | | | | | | | | | | |
| Reservoir water augmentation (IPR) | | | | | | | | | | |
| Direct potable reuse | | | | | | | | | | |
| Other (Description Required) | | | | | | | | | | |
| | | | | **Total:** | 7,812 | 12,168 | 13,465 | 14,762 | 16,059 | 16,059 |
| | | | | **2020 Internal Reuse** | | | | | | |

[1] ***Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Projected recycled water use is equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040. Pursuant to the City's 2020 Recycled Water Master Plan, the City anticipates agricultural recycled water use will decrease to 0 AFY at buildout.

**Table 6-5 2015 Recycled Water Use Projection Compared to 2020 Actual**

| Submittal Table 6-5 Retail: 2015 UWMP Recycled Water Use Projection Compared to 2020 Actual | | |
|---|---|---|
| ☐ | Recycled water was not used in 2015 nor projected for use in 2020. The supplier will not complete the table below. If recycled water was not used in 2020, and was not predicted to be in 2015, then check the box and do not complete the table. | |
| **Beneficial Use Type** | **2015 Projection for 2020 [1]** | **2020 Actual Use[1]** |
| *Insert additional rows as needed.* | | |
| Agricultural irrigation | 2,177 | 2,905 |
| Landscape irrigation (exc golf courses) | 4,195 | 3,290 |
| Golf course irrigation | 600 | 631 |
| Commercial use | | |
| Industrial use | 957 | 986 |
| Geothermal and other energy production | | |
| Seawater intrusion barrier | | |
| Recreational impoundment | | |
| Wetlands or wildlife habitat | | |
| Groundwater recharge (IPR) | | |
| Reservoir water augmentation (IPR) | | |
| Direct potable reuse | | |
| Other (Description Required) | | |
| **Total** | 7,929 | 7,812 |
| [1] **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3. | | |
| NOTE: | | |

### *6.2.5.5 ACTIONS TO ENCOURAGE AND OPTIMIZE FUTURE RECYCLED WATER USE*

**CWC 10633.**

*The plan shall provide, to the extent available, information on recycled water and its potential for use as a water source in the service area of the urban water supplier. The preparation of the plan shall be coordinated with local water, wastewater, groundwater, and planning agencies that operate within the supplier's service area, and shall include all of the following:*

*(g) A plan for optimizing the use of recycled water in the supplier's service area, including actions to facilitate the installation of dual distribution systems, to promote recirculating uses, to facilitate the increased use of treated wastewater that meets recycled water standards, and to overcome any obstacles to achieving that increased use.*

The City plans to continue to increase delivery capacity and expand the recycled water system to serve additional customers. Because the City is reliant on imported water supplies from IEUA, the economic value of a recycled water system continues to increase. Any additional water supplies that can offset imported water purchases will make these projects more viable. As discussed previously, the City's "2020 Recycled Water Master Plan" identified potential recycled water customers within the City based on recycled water use for large-volume irrigation purposes (e.g. municipal parks, fields, golf courses, etc.). The City is evaluating the following potential methods to expand future recycled water use. These potential methods are tabulated in Table 6-6.

- As a retail water supplier, the City will offer its customers (with non-potable water demands) an economic incentive to convert its use to recycled water.
- The City's potable and recycled water rates are a combination of a Readiness-to-Serve Charge, which is based on meter size, and a Usage Charge, which is based on the amount of water use. The Readiness-to-Serve Charge for a recycled water meter is approximately 55 percent of the Readiness-to-Serve Charge for a potable water meter. The variable Usage Charge for recycled water is approximately 60% of the charge for potable water. (The City's current and future recycled water charges largely depend on the rate that IEUA sells the recycled water for.)
- The City's Municipal Code Sec. 6-8.715 Rates, fees, charges and deposits provides that "*Under certain circumstances, the City may contribute to the cost of designing and/or constructing the facilities needed to deliver recycled water to an applicant's property. Subject to the availability of funds, the City may:*
  - *(1) Reimburse an applicant for costs incurred to install oversized facilities in the public right-of-way*
  - (2) *Elect to participate in or construct pipelines, reservoirs, pumping stations or other facilities, as it determines necessary, and/or as funds are available.*
- The City's Municipal Code Sec. Section 6-8.703, Policy states "*It is the policy of the City that recycled water be used for any purposes approved for recycled water use, when it is economically, technically, and institutionally feasible. Recycled water shall be the primary*

*source of supply for commercial and industrial uses, whenever available and/or feasible. Use of potable water for commercial and industrial uses shall be contrary to City policy; shall not be considered the most beneficial use of a natural resource; and shall be avoided to the maximum extent feasible."*

- As a contracting agency of IEUA, the City will investigate the availability of financial assistance for plumbing retrofits necessary to receive recycled water.
- The City will evaluate the viability of making conversion to recycled water mandatory for those customers with non-potable supplies that are in proximity to an existing or planned recycled water pipeline.

**Table 6-6 Methods to Expand Future Recycled Water Use**

| Submittal Table 6-6 Retail: Methods to Expand Future Recycled Water Use | | | |
|---|---|---|---|
| ☐ | Supplier does not plan to expand recycled water use in the future. Supplier will not complete the table below but will provide narrative explanation. | | |
| Section 6.2.5 | Provide page location of narrative in UWMP | | |
| Name of Action | Description | Planned Implementation Year | Expected Increase in Recycled Water Use * |
| *Add additional rows as needed* | | | |
| Recycled Water Expansion | Expand recycled water distribution system pursuant to City's "2020 Recycled Water Master Plan" (Near Phase) | 2025 | 4,356 |
| Recycled Water Expansion | Expand recycled water distribution system pursuant to City's "2020 Recycled Water Master Plan" (Future Phase) | 2045 | 3,891 |
| | | | |
| | | **Total** | 8,247 |
| ***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.* | | | |
| NOTES: | | | |

## 6.2.6 DESALINATED WATER OPPORTUNITIES

**CWC 10631.**

*(g) Describe the opportunities for development of desalinated water, including, but not limited to, ocean water, brackish water, and groundwater, as a long-term supply.*

Chino Basin

As discussed in Section 6.2.2, the Central Basin Desalter Authority removes salts from brackish groundwater extracted from the lower Chino Basin through the Chino I and II Desalter facilities. The Chino I Desalter is located in the City of Chino and commenced operation in 2001 and was expanded in 2005 to have a total capacity of 14.2 MGD. The Chino I Desalter includes reverse osmosis, ion exchange, and air stripper treatment for treating brackish water and removing nitrate and VOCs. The Chino II Desalter is located in Jurupa Valley and began operation in 2006 and was expanded in 2011, and again in 2017 to have a total capacity of 33 MGD. The Chino II Desalter includes reverse osmosis and ion exchange treatment for treating brackish water and removing nitrate. Following the expansion, CDA constructed the Concentrate Reduction Facility in 2017, which utilizes chemical softening to remove the limiting foulants (specifically, calcium and silica) from the reverse osmosis concentrate. Additional components of the Chino II Desalter were constructed as part of the South Archibald Plume Project which will be operational in 2021, with the goal of removing and treated TCE from groundwater wells impacted by the South Archibald Plume.

Treated water is distributed to CDA's member agencies which include the City of Chino, City of Chino Hills, City of Norco, City of Ontario, Inland Empire Utilities Agency, Jurupa Community Services District, Santa Ana River Water Company, and Western Municipal Water District. The member agencies have contract entitlements to receive a total of 35,200 AFY of treated water from CDA. A portion of the production is in-lieu of those CDA member agencies producing an equal amount of groundwater from their own groundwater wells from the Chino Basin using their individual water rights.

## 6.2.7 WATER EXCHANGES AND TRANSFERS

**CWC 10631.**

*(c) Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis.*

### 6.2.7.1 EXCHANGES

Pursuant to DWR's Final 2020 UWMP Guidebook, "*[w]ater exchanges are typically water delivered by one water user to another water user, with the receiving water user providing water in return at a specified time or when the conditions of the parties' agreement are met. Water exchanges can be strictly a return of water on a basis agreed upon by the participants or it can include payment and the return of water.*"

As discussed in Section 4.5, the City participates in MWD's Dry-Year Yield Program. The DYYP is a groundwater storage and recovery program where supplemental water is stored in the Chino Basin during surplus years and could be recovered in-lieu of imported water from MWD through IEUA. The DYYP allows maximum use of imported water supplies available during wet years and stored groundwater in the Chino Basin during dry years. The DYYP can store up to 100,000 AF with maximum replenishment of 25,000 AFY and maximum extraction of 33,000 AFY. During FY 2019-20, there was 45,961 AF within the DYYP account. The agreement that authorized the DYYP will expire in 2028.

The City authorized execution of an agreement with IEUA to participate in the DYY program in 2003. Participation obligates the City to reduce its use of imported water compared to the previous year by a fixed amount, known as the "shift obligation." The City's shift obligation is 8,076 AFY. During years when MWD calls for extraction, the City's WFA purchases would be reduced by 8,076 AFY compared to the previous year. Since Jurupa Community Services District does not have an imported water connection, it has entered into an agreement with the City for meeting its shift obligation. Under this agreement, Jurupa Community Services District conveys groundwater to the City in an amount equal to its shift obligation.

DYY funds were used for the construction of three groundwater wells (Wells 45, 46, and 47) and an ion-exchange facility located at John Galvin Park to treat water extracted from Well 44 and Well 52. When the City is required to extract MWD's stored water, MWD will pay for the operation and maintenance costs and the City would pay MWD (through IEUA) the full-service water rate. The City can use the DYY facilities to meet its normal water demands during other periods but is responsible for the cost of well operation and maintenance.

The program allows the City to be less reliant upon imported water supplies. The additional groundwater capacity allows the City to increase the percentage of groundwater supply used to meet peak demands.

### 6.2.7.2 TRANSFERS

Pursuant to DWR's Final 2020 UWMP Guidebook, "*[t]he Water Code defines a water transfer as a temporary or long-term change in the point of diversion, place of use, or purpose of use due to a transfer, sale, lease, or exchange of water or water rights.*"

Pursuant to the Chino Basin Peace Agreement (discussed in Section 4.5), transfers include the assignment, lease, or sale of a right to produce water to another producer within the Chino Basin or to another person or entity for use outside the basin whether the transfer is temporary or permanent. The leasing of water rights is also permissible. In addition, the Chino Basin Watermaster accounts for transfers of stored water between producers. The City is able to utilize the transfer opportunities available for Chino Basin water when necessary.

### 6.2.7.3 EMERGENCY INTERTIES

The City has emergency interties with other water agencies that service short-term emergency water supplies. Emergency interconnections are distribution system interconnections between water agencies for use during critical situations where one system or the other is temporarily unable to provide sufficient potable water to meet its water demands and/or fire protection needs. An emergency interconnection will allow a water system to continue serving water during critical situations such as local water supply shortages as a result of earthquakes, fires, prolonged power outages, and droughts.

The City has Mutual Aid Agreements with the following agencies: Chino, Chino Hills, Fontana, Monte Vista Water District, Cucamonga Valley Water District and IEUA.

The City also has several existing inter-agency and emergency interconnections with neighboring cities and water agencies. There are additional inter-agency and emergency interconnections planned as the City continues to expand. Currently, the City has two interconnections to WFA and five interconnections to CDA for imported water and can be utilized in times of emergency. Additionally, the City has one interconnection with Cucamonga Valley Water District and one interconnection with the City of Chino. The connection size between the City and Cucamonga Valley Water District is 4 inches and 8 inches through a Pressure Reducing Station. The interconnection size between the City and the City of Chino is 10 inches and the interconnection is located at the City of Chino Reservoir. These interconnections provide reliable water supply, in the event of a catastrophic supply interruption, from multiple sources of supply.

## 6.2.8 FUTURE WATER PROJECTS

**CWC 10631.**

*(f) Include a description of all water supply projects and water supply programs that may be undertaken by the urban water supplier to meet the total projected water use, as established pursuant to subdivision (a) of Section 10635. The urban water supplier shall include a detailed description of expected future projects and programs that the urban water supplier may implement to increase the amount of the water supply available to the urban water supplier in normal and single-dry water years and for a period of drought lasting five consecutive water years. The description shall identify specific projects and include a description of the increase in water supply that is expected to be available from each project. The description shall include an estimate with regard to the implementation timeline for each project or program.*

The City's water supply sources include: groundwater pumped from the Chino Basin; treated groundwater from the Chino Basin produced by the Chino Basin Desalter Authority; treated, imported water purchased from MWD through Water Facilities Authority; groundwater and/or surface water purchased from San Antonio Water Company; and recycled water purchased from Inland Empire Utilities Agency. These water supply sources will allow the City to provide sufficient water service in the present moment, and in the future. Although the City has no plans for future water supply projects, the City will construct new groundwater production wells to replace existing wells when necessary.

**Table 6-7 Expected Future Water Supply Projects or Programs**

| Submittal Table 6-7 Retail: Expected Future Water Supply Projects or Programs | | | | | | |
|---|---|---|---|---|---|---|
| ☑ | No expected future water supply projects or programs that provide a quantifiable increase to the agency's water supply. Supplier will not complete the table below. | | | | | |
| ☐ | Some or all of the supplier's future water supply projects or programs are not compatible with this table and are described in a narrative format. | | | | | |
| | Provide page location of narrative in the UWMP | | | | | |
| Name of Future Projects or Programs | Joint Project with other suppliers? | | Description (if needed) | Planned Implementation Year | Planned for Use in Year Type *Drop Down List* | Expected Increase in Water Supply to Supplier* *This may be a range* |
| | *Drop Down List (y/n)* | *If Yes, Supplier Name* | | | | |
| *Add additional rows as needed* | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| ***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.* | | | | | | |
| NOTES: | | | | | | |

## 6.2.9 SUMMARY OF EXISTING AND PLANNED SOURCES OF WATER

**CWC 10631.**

*(b) Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a), providing supporting and related information, including all of the following…*

*(b)(2) When multiple sources of water supply are identified, a description of the management of each supply in correlation with the other identified supplies.*

*(h) An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision (f). An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (f).*

### 6.2.9.1 DESCRIPTION OF SUPPLIES

As discussed in Section 6.2, the City's water supply sources consist of purchased groundwater treated by CDA (see Section 6.2.1), treated imported water purchased from WFA (see Section 6.2.1), treated groundwater and/or surface water from SAWCo (see Section 6.2.1), groundwater from the Chino Basin (see Section 6.2.2), and recycled water from IEUA (see Section 6.2.5). The actual quantities of the water supply sources available to the City during FY 2019-20 are summarized in Table 6-8. The reliable quantities of projected water supply sources available to the City in five-year increments through FY 2044-45 during normal or average years are summarized in Table 6-9. The reliability of these sources of supply are addressed in Section 7.2.3, including during normal years, single dry years, and five consecutive year droughts.

The order of use of the City's projected reliable water supplies from FY 2019-20 through FY 2044-45 in five-year increments is based on historical practices, water supply availability, and the cost of water. It is anticipated the City will initially use groundwater produced from the Chino Basin. At the same time the City will continue to use recycled water for non-potable demands. The City will then use purchased treated water from CDA and SAWCo, to the extent it is available. The City will also use treated imported water. It is important to note that the Chino Basin is adjudicated (as discussed in Section 6.2.2) and that there is no limit to the amount of groundwater which can be produced annually. Consequently, in the event purchased treated water supplies from CDA and SAWCo and/or treated imported water may be limited, the City has the flexibility to increase groundwater production from the Chino Basin.

### *6.2.9.2 QUANTIFICATION OF SUPPLIES*

The actual quantities of the water supply sources available to the City during FY 2019-20 are summarized in Table 6-8. The reliable quantities of projected water supply sources available to the City in five-year increments through FY 2044-45 during average years are summarized in Table 6-9. The reliability of these sources of supply are addressed in Section 7.2.3, including during normal years, single dry years, and five consecutive year droughts.

The City's projected quantities of purchased treated water supplies from CDA and SAWCo are based on historical long-term averages and available supplies during previous dry year conditions. The City's projected quantities of recycled water supplies to meet non-potable demands are based on historical long-term averages. The City's projected quantities of treated imported water and groundwater supplies from the Chino Basin are based on meeting the remainder of the City's total water demands. As noted above, in the event purchased treated water and/or treated imported water may be limited, the City has the flexibility to increase groundwater production from the Chino Basin. Consequently, it is anticipated the City will have sufficient water supplies available to meet projected demands.

**Table 6-8 Water Supplies - Actual**

| Submittal Table 6-8 Retail: Water Supplies — Actual | | | | |
|---|---|---|---|---|
| Water Supply | Additional Detail on Water Supply | 2020 | | |
| **Drop down list** May use each category multiple times.These are the only water supply categories that will be recognized by the WUEdata online submittal tool | | Actual Volume* | Water Quality Drop Down List | Total Right or Safe Yield* (optional) |
| Add additional rows as needed | | | | |
| Groundwater (not desalinated) | Chino Basin | 18,395 | Drinking Water | |
| Purchased or Imported Water | Chino Basin Desalter Authority | 6,636 | Drinking Water | |
| Purchased or Imported Water | Water Facilities Authority | 6,513 | Drinking Water | |
| Purchased or Imported Water | San Antonio Water Company | 565 | Drinking Water | |
| Recycled Water | Inland Empire Utilities Agency | 7,812 | Recycled Water | |
| | **Total** | 39,921 | | 0 |
| ***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.* | | | | |
| NOTES: | | | | |

**Table 6-9 Water Supplies - Projected**

| Submittal Table 6-9 Retail: Water Supplies — Projected | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Water Supply | Additional Detail on Water Supply | Projected Water Supply * Report To the Extent Practicable | | | | | | | | | |
| Drop down list May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool | | 2025 | | 2030 | | 2035 | | 2040 | | 2045 (opt) | |
| | | Reasonably Available Volume | Total Right or Safe Yield (optional) | Reasonably Available Volume | Total Right or Safe Yield (optional) | Reasonably Available Volume | Total Right or Safe Yield (optional) | Reasonably Available Volume | Total Right or Safe Yield (optional) | Reasonably Available Volume | Total Right or Safe Yield (optional) |
| Add additional rows as needed | | | | | | | | | | | |
| Groundwater (not desalinated) | Chino Basin | 20,249 | | 22,915 | | 24,943 | | 31,476 | | 31,476 | |
| Purchased or Imported Water | Chino Basin Desalter Authority | 11,000 | | 13,000 | | 15,000 | | 17,000 | | 17,000 | |
| Purchased or Imported Water | Water Facilities Authority | 8,533 | | 8,533 | | 8,533 | | 8,533 | | 8,533 | |
| Purchased or Imported Water | San Antonio Water Company | 600 | | 600 | | 600 | | 600 | | 600 | |
| Recycled Water | Inland Empire Utilities Agency | 12,168 | | 13,465 | | 14,762 | | 16,059 | | 16,059 | |
| | Total | 52,550 | 0 | 58,513 | 0 | 63,838 | 0 | 73,668 | 0 | 73,668 | 0 |
| *Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3. | | | | | | | | | | | |
| NOTES: | | | | | | | | | | | |

## 6.2.10 SPECIAL CONDITIONS

The City considered the issues described below when developing its planned sources of water supply.

### 6.2.10.1 CLIMATE CHANGE EFFECTS

Climate Change has the possibility of impacting the availability of planned water supplies, particularly during a drought period. Section 4.5 of this Plan provides a discussion regarding climate change effects on the City's various sources of supply.

### 6.2.10.2 REGULATORY CONDITIONS AND PROJECT DEVELOPMENT

The City has considered the implications of changing regulatory conditions and project development on the availability of planned water supplies. Section 1.4 provides a discussion the reduced reliance on Delta water supplies.

### 6.2.10.3 OTHER LOCALLY APPLICABLE CRITERIA

There are no locally applicable criteria which applies to the City.

## 6.3 SUBMITTAL TABLES COMPLETION USING THE OPTIONAL PLANNING TOOL

As discussed in Section 4.2.5, DWR has created an optional "Planning Tool Worksheet" for water suppliers to review and assess monthly water use trends. DWR has deemed the tool as optional and the City is not required by DWR to use the tool. Section 6.1 provides a tabulation of the City's historical annual water uses for each water supply source. During the past 10 years, the City experienced a five-consecutive-year-drought within its service area from FY 2011-12 to FY 2015-16. Historical records indicate the City's annual water demands had been greater prior to FY 2011-12. The City has been able to provide sufficient water supplies to its customers, including during long-term droughts and years with historically high water demands. In addition, the City has been able to provide water service to meet maximum day water demands for these years, including during the summer months. A further discussion regarding the reliability of the City's water supply sources is provided in Chapter 7.

## 6.4 ENERGY USE

**CWC 10631.2.**

*(a) In addition to the requirements of Section 10631, an urban water management plan shall include any of the following information that the urban water supplier can readily obtain:*

*(1) An estimate of the amount of energy used to extract or divert water supplies.*

*(2) An estimate of the amount of energy used to convey water supplies to the water treatment plants or distribution systems.*

*(3) An estimate of the amount of energy used to treat water supplies.*

*(4) An estimate of the amount of energy used to distribute water supplies through its distribution systems.*

*(5) An estimate of the amount of energy used for treated water supplies in comparison to the amount used for nontreated water supplies.*

*(6) An estimate of the amount of energy used to place water into or withdraw from storage.*

*(7) Any other energy-related information the urban water supplier deems appropriate.*

Pursuant to DWR's Final 2020 UWMP Guidebook "Energy intensity" is defined as the quantity of energy consumed or generated divided by volume of water entering a water management process. The energy intensity can be calculated based on the quantity of energy consumed, measured in kilowatt hours (kWh), divided by the volume of water, measured in AF for a water management process over a one-year period. The information used to calculate the estimated energy intensity associated with the City's water system is provided below. The energy intensity

information is based on readily obtainable energy and water use data for the following water management processes: 1) extraction or diversion of water supplies; 2) placement into storage; 3) conveyance to distribution; 4) treatment; and 5) water system distribution.

The City has tabulated its energy intensity using readily obtainable energy consumption data obtained from monthly electricity bills from Southern California Edison (SCE) for the whole water system and the corresponding water use data obtained from available water meter readings. The City has reported the energy intensity associated with the water management processes which occur within its operational control. Because the City does not track individual energy usage for each water management process identified above, the City has estimated the energy intensity using the a "total utility approach" (i.e. sum of all water management processes). The total energy consumed was approximately 18,152,675 kWh during FY 2019-20.

The total volume of water entering the potable water system was approximately 32,109 AF during FY 2019-20 and is consistent with the total volume of water provided in Table 4-1 (less recycled water supplies).

The total energy intensity associated with the City's water management processes is estimated at 565 kWh/AF. The energy intensity data and calculations based on the "total utility approach" are provided in Table O-1B below.

The City's water management processes do not include "consequential hydropower generation" where the energy generation is a direct consequence of water delivery (i.e. all water passing through the energy generation devices is delivered to users). The City's water management processes do not include "non-consequential hydropower generation" where the energy generation is not a direct consequence of water delivery (i.e. energy could be generated even if no water was being delivered to water users). In addition, the City's water management processes do not include any substantial "self-generated energy sources" including solar, wind, geothermal, biomass, co-generation, and diesel generator sources.

**Table O-1B. Recommended Energy Reporting — Total Utility Approach**

***Urban Water Supplier:*** *City of Ontario*

**Water Delivery Product** (If delivering more than one type of product use Table O-1C)

*Retail Potable Deliveries*

**Table O-1B: Recommended Energy Reporting - Total Utility Approach**

| | | | | |
|---|---|---|---|---|
| Enter Start Date for Reporting Period | 7/1/2019 | **Urban Water Supplier Operational Control** | | |
| End Date | 6/30/2020 | | | |
| ☐ Is upstream embedded in the values reported? | | **Sum of All Water Management Processes** | **Non-Consequential Hydropower** | |
| *Water Volume Units Used* | *AF* | Total Utility | Hydropower | Net Utility |
| *Volume of Water Entering Process (volume unit)* | | *32109* | *0* | *32109* |
| *Energy Consumed (kWh)* | | *18152675* | *0* | *18152675* |
| *Energy Intensity (kWh/volume)* | | *565.3* | *0.0* | *565.3* |

**Quantity of Self-Generated Renewable Energy**

0 kWh

**Data Quality** *(Estimate, Metered Data, Combination of Estimates and Metered Data)*

*Combination of Estimates and Metered Data*

**Data Quality Narrative:**

The total energy consumed was identified based on Southern California Edison (SCE) billing records. The total energy consumed excludes electricity usage for general administration (which is not an identified water management process).

**Narrative:**

The total energy consumption includes energy associated with operating groundwater production wells and booster pumps to deliver water in the distribution system. Energy consumption is associated with operating groundwater treatment. Energy consumption is also associated with plant lighting and air conditioning, and operating the Supervisory Control and Data Acquisition (SCADA) system and chlorination injection pumps.

Chapter 7

# WATER SERVICE RELIABILITY AND DROUGHT RISK ASSESSMENT

## LAY DESCRIPTION – CHAPTER 7

### WATER SERVICE RELIABILITY AND DROUGHT RISK ASSESSMENT

Chapter 7 (Water Service Reliability and Drought Risk Assessment) of the City's 2020 Plan discusses and provides the following:

- FY 2019-20 represents an "average" or "normal" water year for the City in which the total amount of rainfall was similar to the historical average rainfall.
- A "single dry" year for the City was represented in FY 2017-18, in which the total amount of rainfall was below the historical average rainfall.
- A "five consecutive year drought" period for the City is represented from FY 2011-12 to FY 2015-16, where the total amount of rainfall during each of these years was less than the historical average rainfall.
- The City's current and projected water supplies available during normal years in five-year increments over the next 25 years are provided (through Fiscal Year 2044-45) as shown on Table 7-2.
- The City's current and projected water supplies available during single dry years in five-year increments over the next 25 years are provided (through Fiscal Year 2044-45) as shown on Table 7-3.
- The City's current and projected water supplies available during each year of a five consecutive year drought in five-year increments over the next 25 years are provided (through Fiscal Year 2044-45) as shown on Table 7-4.
- The reliability of the City's water supply sources, including a review of water supply constraints, is provided. A single dry year or a five consecutive year drought period will not compromise the City's ability to provide a reliable supply of water to its customers.
- A Drought Risk Assessment is provided which includes an assessment of the City's water supply reliability over a five-year consecutive drought period. The City's DRA assumes a five-year consecutive drought from FY 2020-21 through FY 2024-25 and includes a review of water supplies, water uses, and water supply reliability for each water supply source during this period. The City's water system has experienced a prior five consecutive year drought with no limitation to its collective water supplies. However, the cost of those water supplies may have increased based on the mix of water supplies which are used. Consequently, the City has the ability to enact varying water shortage levels (see Chapter 8) to help educate its customers and provide an economic incentive for the retail customers to reduce their water consumption.

## 7.1 INTRODUCTION

This section of the City's UWMP describes the City's ability to meet retail customer water demands by analyzing a variety of factors which affect the City's water supply. This section assesses the City's water service reliability during average years, single dry years, and during a five consecutive year drought period to meet the water needs of its customers. This section also includes the discussion of a DRA which provides a mechanism for the City to evaluate the risk to its water supply under a drought lasting for the next five consecutive years.

## 7.2 WATER SERVICE RELIABILITY ASSESSMENT

**CWC 10635.**

*(a) Every urban water supplier shall include, as part of its urban water management plan, an assessment of the reliability of its water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. The water service reliability assessment shall be based upon the information compiled pursuant to Section 10631, including available data from state, regional, or local agency population projections within the service area of the urban water supplier.*

Information regarding the reliability of the City's water supplies is based on the historical precipitation data in the Chino Basin area. Historical annual precipitation in the Chino Basin area is discussed in Section 3.3 and is based on historical data collected from the National Oceanic and Atmospheric Administration (Ontario International Airport). Furthermore, Section 4.5 of this Plan notes that potential future climate change impacts may result in an increase in the average annual precipitation within the City's service area, thus indicating use of historical data is a reasonable and conservative approach. As indicated in Section 3.3, the historical average rainfall in the vicinity of the City's service area is 10.68 inches. FY 2019-20 represents an average or normal water year for the City in which the total amount of rainfall was similar to the historical average rainfall. A single dry year for the City was represented in FY 2017-18, in which the total amount of rainfall was below the historical average rainfall. A five consecutive year drought period for the City is represented from FY 2011-12 to FY 2015-16, where the total amount of rainfall during each of these years was less than the historical average rainfall. Table 7-1 summarizes these "base years" for average, single dry, and five consecutive year drought and provides the total amount of water supplies available to the City during those base years. The following discussion assesses the water service reliability of the City's water supply sources.

**Water Service Reliability - Imported Water**

The City's treated imported water supplies from MWD, through WFA (also IEUA, but this is untreated), may be impacted during a multi-year drought or other conditions which limits MWD from delivering sufficient water supplies to all of its member agencies, and consequently to the

City. In anticipation of such a reduction in supplies, MWD developed a WSAP which is briefly described below. The WSAP provides a means of equitably providing reduced water supplies to each of MWD's member agencies for up to 10 levels of reduction representing up to a 50 percent reduction.

During calendar year 2007, critically dry conditions impacted MWD's water supply sources. In addition, a ruling in the Federal Courts in August 2007 provided protective measures for the Delta Smelt (and subsequently other aquatic species) in the Sacramento-San Joaquin River Delta resulting in restrictions on the availability of State Water Project water. As a result, MWD adopted a WSAP in February 2008 to allocate available water supplies to its member agencies. MWD revised the WSAP in December 2014.

The WSAP establishes ten different shortage levels and a corresponding Allocation to each member agency. Based on the shortage levels established by MWD, the WSAP provides a separate reduced Allocation to a member agency for its 1) Municipal and Industrial retail demand and 2) replenishment demand. The WSAP formula considers historical local water production, full service treated water deliveries, agricultural deliveries and water conservation efforts when calculating each member agency's Allocation.

In general, the WSAP process calculates total historical member agency demand. That historical demand is then compared to member agency projected local supply for a specific Allocation year. The balance required from MWD, less an Allocation reduction factor, is the member agency's "Water Supply Allocation" of imported water from MWD. When a member agency reduces its local demand through conservation or other means, the Allocation of imported water will increase. Depending on MWD's available supply, MWD can establish a specific WSAP shortage level. The shortage level causes a regional reduction and calculates an allocation for each of its member agency. Additional information about MWD's WSAP is provided in MWD's Regional 2020 UWMP which is incorporated by reference. The following is a summary of MWD's water shortage levels:

Level 1 – Regional Percent Reduction of 5%
Level 2 – Regional Percent Reduction of 10%
Level 3 – Regional Percent Reduction of 15%
Level 4 – Regional Percent Reduction of 20%
Level 5 – Regional Percent Reduction of 25%
Level 6 – Regional Percent Reduction of 30%
Level 7 – Regional Percent Reduction of 35%
Level 8 – Regional Percent Reduction of 40%
Level 9 – Regional Percent Reduction of 45%
Level 10 – Regional Percent Reduction of 50%

In response to a fourth consecutive year of below average rainfall and critically dry conditions, MWD declared a WSAP Allocation Level 3 for fiscal year 2015-16, which represented a regional reduction of 15 percent. MWD rescinded the WSAP for fiscal year 2016-17 and has not reinstated the WSAP since that time.

**Water Service Reliability - Groundwater**

The Chino Basin groundwater supplies are managed by the Chino Basin Watermaster, as discussed in Section 6.2.2. During a normal year (FY 2019-20), the City met about 46 percent of its total demands with supplies from the Chino Basin. During a single dry year (FY 2017-18), the City met about 60 percent of its total demands with supplies from the Chino Basin. During a five consecutive year drought multiple dry year period (FY 2011-12 to FY 2015-16), the City met between 42 and 63 percent of its total demands with supplies from the Chino Basin.

**Water Service Reliability Summary**

Table 7-1 shows the water supplies during the base years (for average year, single dry year and a five consecutive year drought). As a result of the City's diverse water supply portfolio, water supplies may be re-apportioned during a five consecutive year drought to meet the City's water demands.

## *7.2.1 SERVICE RELIABILITY - CONSTRAINTS ON WATER SOURCES*

**CWC 10631.**

> *(b)(1) A detailed discussion of anticipated supply availability under a normal water year, single dry year, and droughts lasting at least five years, as well as more frequent and severe periods of drought, as described in the drought risk assessment. For each source of water supply, consider any information pertinent to the reliability analysis conducted pursuant to Section 10635, including changes in supply due to climate change.*

The City's sources of supplies consist of groundwater pumped from the Chino Basin; treated groundwater from the Chino Basin produced by the Chino Basin Desalter Authority; treated, imported surface water purchased from MWD through Water Facilities Authority; groundwater and/or surface water purchased from San Antonio Water Company; and recycled water purchased from Inland Empire Utilities Agency, as described in Section 6.2. Although all of these supplies are managed, the following constraints may occur which the City has considered in this reliability analysis.

Chino Basin

The City produces groundwater from the Chino Basin. The groundwater historically had been impacted by contamination. However, the City has developed and implemented appropriate

treatment (blending and/or treatment facilities) which have been approved by SWRCB-DDW. These groundwater supplies are considered reliable both from a water quality and quantity standpoint.

Overall, groundwater quality in Chino Basin is generally good with better quality in the northern portion of the basin where recharge occurs. However, salinity (TDS) and nitrate-nitrogen concentrations increase in the southern portion of the basin. CDA treats the impaired groundwater by means of reverse osmosis, ion exchange, and air stripping, resulting in high quality drinking water. VOC plumes throughout Chino Basin, several of which are located within the City, are constantly being monitored.

The City has already inactivated several wells (Well 3, 4, 9, 15, 31, 35, and 50) due to high nitrate and perchlorate concentrations detected above the maximum contaminant levels (MCL). Well 34 was removed from service due to (TCP) water quality issues. The operations of Wells 44 and 52 are limited due to the migration of the bacterial groundwater plume when these wells are used too frequently. Well 25 was taken out of service due to a Perfluorooctanoic acid (PFOA) detection, which was below the PFOA interim notification level. The impact on supply due to the closure of these wells is minimized by constructing replacement wells at other locations where contaminant levels are low and constructing wellhead treatment facilities.

High levels (maximum concentration of 5,620 µg/L at one site) of TCE and chromium (485 µg/L) were found at one of the City's inactive well sites in 1987. They were found to have come from the General Electric Flatiron Facility, which operated a clothes iron manufacturing plant in the City from the early 1900s to 1982. Detectable, but low, concentrations of tetrachloroethene (PCE), toluene, and total xylenes were also found. The plant is no longer in operation, but an industrial park occupies the site. Since 1991, that area has been regularly monitored, and in 1995, two wells were constructed to extract groundwater, treat it, and direct it to the Ely Basins via the West Cucamonga Channel. The Ely Basins allowed the treated water to percolate back into the Chino Basin until 2005 when the basins became fully dedicated to the recharge of storm water, recycled water, and imported water pursuant to the long-term recharge plan executed by Watermaster and IEUA. As an alternative, three injection wells and conveyance pipelines were constructed in July 2011 to inject treated water into the Chino Basin. VOCs are also removed from contaminated soil through a Soil Vapor Extraction (SVE) system, which began in 2003.

VOCs were also located at the General Electric Test Facility, whose operations include testing and maintenance of commercial and military aircraft engines. In the past, hazardous wastes were disposed in dry wells, and this activity caused VOCs, such as TCE, PCE, cis-1,2-DCE, 1,2-dichloropropane, 1,1-DCE, 1,1-DCA, and chloroform, to appear in the soils and groundwater. A maximum concentration of 1,240 µg/L of TCE was measured at the site and 190 µg/L was quantified at an offsite monitoring well. Groundwater and soil remediation began in 1988 after a Consent Order was agreed upon by General Electric and the California Department of Public Health (CDPH). Since then, regular monitoring has been conducted, and status reports have been

submitted. In 1996, vapor extraction treatment began, and as recently as 2008, contaminant levels in shallow soils have been deemed acceptable. The remediation process will continue until most, if not all, of the VOCs have been eliminated.

Quantities of TCE are found in private wells south of the Ontario International Airport in the area bounded by State Route 60 on the north, Bellegrave Ave. to the south, Turner Avenue on the east, and Grove Avenue on the west. The maximum concentration detected was 156 ug/L in 1990. Since 2016, the highest detected concentration was 90 ug/L. This area of TCE groundwater contamination is known as the South Archibald Plume and is believed to have come from several parties related to various activities within the airport. In September 2016, the Santa Ana Regional Water Quality Control Board issued a Final Stipulated Settlement and Cleanup & Abatement Order (CAO R8-2016-0016). The plume remediation alternative involves the use of existing and proposed CDA production wells and facilities. The remediation project is currently underway and includes the construction and operation of three new CDA production wells and a dedicated pipeline to convey groundwater produced from the wells to CDA's Chino II Desalter facility where TCE and other VOCs would be removed via air stripping. The project is anticipated to be operational in 2021.

Additionally, organic and inorganic compounds were discovered in the underlying groundwater when groundwater monitoring at the Milliken Sanitary Landfill began in 1987 as part of Solid Waste Assessment Test. An Evaluation Monitoring Program (EMP) was then launched, and 29 monitoring wells were drilled to assess the extent of damage of the compounds on the groundwater. Amounts of TCE, PCE, and dichlorodifluoromethane were found in combined concentrations as high as 159.6 µg/L. Other VOCs found at the site are vinyl chloride, benzene, 1,1-dichloroethane, and 1,2- dichloropropane. The landfill is owned by the County of San Bernardino and managed by the County's Waste System Division. It was inactivated in 1999.

Water quality in the Chino Basin is closely monitored by the Chino Basin Watermaster in compliance with the Optimum Basin Management Plan (OBMP). Data are collected by the Regional Water Quality Control Board (RWQBC) and other agencies that obtain groundwater from Chino Basin. The Chino Basin Watermaster then combines all data into a comprehensive database.

Imported water

The City also receives treated surface water from MWD through WFA. WFA purchases untreated water from IEUA (a MWD wholesale supplier). Constraints to water supplies from MWD relating to supply reliability is addressed in MWD's 2020 Regional Urban Water Management Plan. The relevant MWD discussion relating to supply reliability is provided in Appendix L.

## 7.2.2 SERVICE RELIABILITY - YEAR TYPE CHARACTERIZATION

### 7.2.2.1 TYPES OF YEARS

The City's base years for an average year, a single dry year, and a five consecutive year drought are discussed in Section 7.2 and are summarized in Table 7-1. As indicated in Chapter 6, the City's water supplies sources have been sufficient in meeting the City's historical water demands during an average year, a single dry year, and a five consecutive year drought. An average year was based on a historical year during the past 10 years with a total precipitation similar to the historical average precipitation in the vicinity of the City's service area. Because a single dry year or a five consecutive year drought period will not compromise the City's ability to provide a reliable supply of water to its customers, a single dry year in this Plan was selected based on one of the driest years during the past 10 years. The five consecutive year drought period was based on a period of five consecutive dry years during the past 10 years.

As indicated in Section 3.3, the historical average rainfall in the vicinity of the City's service area is 10.68 inches. FY 2019-20 represents an average or normal water year for the City in which the total amount of rainfall was similar to the historical average rainfall. A single dry year for the City was represented in FY 2017-18, in which the total amount of rainfall was less than the historical average rainfall. A five consecutive year drought period for the City is represented from FY 2011-12 to FY 2015-16, where the total amount of rainfall during each of these years was less than the historical average rainfall. Table 7-1 summarizes these "base years" for an average year, a single dry year and a five consecutive year drought period and provides the total amount of water supplies available to the City during those base years.

**Table 7-1 Basis of Water Year Data (Reliability Assessment)**

| Submittal Table 7-1 Retail: Basis of Water Year Data (Reliability Assessment) | | | |
|---|---|---|---|
| **Year Type** | **Base Year** If not using a calendar year, type in the last year of the fiscal, water year, or range of years, for example, water year 2019-2020, use 2020 | **Available Supplies if Year Type Repeats** | |
| | | ☐ | Quantification of available supplies is not compatible with this table and is provided elsewhere in the UWMP. Location _____ |
| | | ☐ | Quantification of available supplies is provided in this table as either volume only, percent only, or both. |
| | | **Volume Available *** | **% of Average Supply** |
| Average Year | 2020 | 39,921 | 100% |
| Single-Dry Year | 2018 | 43,346 | 108.6% |
| Consecutive Dry Years 1st Year | 2012 | 42,603 | 106.7% |
| Consecutive Dry Years 2nd Year | 2013 | 42,730 | 107.0% |
| Consecutive Dry Years 3rd Year | 2014 | 45,196 | 113.2% |
| Consecutive Dry Years 4th Year | 2015 | 41,226 | 103.3% |
| Consecutive Dry Years 5th Year | 2016 | 36,036 | 90.3% |
| | | | |
| *Supplier may use multiple versions of Table 7-1 if different water sources have different base years and the supplier chooses to report the base years for each water source separately. If a Supplier uses multiple versions of Table 7-1, in the "Note" section of each table, state that multiple versions of Table 7-1 are being used and identify the particular water source that is being reported in each table.* | | | |
| ***Units of measure (AF, CCF, MG** ) must remain consistent throughout the UWMP as reported in Table 2-3.* | | | |
| NOTES: | | | |

### *7.2.2.2 SOURCES FOR WATER DATA*

The monthly historical average temperatures (including minimum and maximum), monthly historical average rainfall, and monthly evapotranspiration in the vicinity of the City's service area are discussed in Section 3.3 Historical climate information was obtained from the WRCC, the National Oceanic and Atmospheric Administration, and from DWR's CIMIS.

### 7.2.3 WATER SERVICE RELIABILITY – SUPPLY AND DEMAND COMPARISON

**CWC 10635.**

*(a) Every urban water supplier shall include, as part of its urban water management plan, an assessment of the reliability of its water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. The water service reliability assessment shall be based upon the information compiled pursuant to Section 10631, including available data from state, regional, or local agency population projections within the service area of the urban water supplier.*

The City primarily obtains its water supplies from groundwater wells located in the Chino Basin. As discussed in Section 7.3 and shown in Table 7-2, Table 7-3, and Table 7-4, each of the City's water supply sources share the same base years. As previously discussed in Section 7.2.1, a single dry year or a five consecutive year drought period will not compromise the City's ability to provide a reliable supply of water to its customers.

As previously discussed in Section 4.2.6, the City's projected normal year water demands over the next 25 years, in five-year increments, were based on the City's 2020 Water Use Target of 196 GPCD for potable water demands. The ratio of total water supplies (including potable and recycled water supplies) available to the City during a historical normal year in FY 2019-20 (or 39,921 AF) and during a historical single dry year in FY 2017-18 (or 43,346 AF) was used to estimate the City's projected water demands during single dry years. The ratio of water supplies available to the City during a historical normal year in FY 2019-20 (or 39,921AF) and a historical five consecutive year drought period from FY 2011-12 to FY 2015-16 (or 42,603 AF, 42,730 AF, 45,196 AF, 41,226 AF and 36,036 AF, respectively) was used to estimate the City's projected water demands during a five consecutive year drought period. The City's projected dry year water supplies over the next 25 years were based on the minimum supplies needed by the City to meet projected single-dry year demands. Table 7-2, Table 7-3, and Table 7-4 summarize the City's projected water demands and supplies over the next 25 years in five-year increments, including during normal years, single dry years, and a five consecutive year drought periods. These tables indicate the City can meet water demands during normal years, single dry years, and a five consecutive year drought periods over the next 25 years.

#### 7.2.3.1 WATER SERVICE RELIABILITY – NORMAL YEAR

Table 7-2 summarizes the City's projected water demands and supplies over the next 25 years in five-year increments during normal years. Table 7-2 indicates the City can meet water demands during normal years over the next 25 years.

**Table 7-2 Normal Year Supply and Demand Comparison**

| Submittal Table 7-2 Retail: Normal Year Supply and Demand Comparison | | | | | |
|---|---|---|---|---|---|
| | 2025 | 2030 | 2035 | 2040 | 2045 *(Opt)* |
| Supply totals *(autofill from Table 6-9)* | 52,550 | 58,513 | 63,838 | 73,668 | 73,668 |
| Demand totals *(autofill from Table 4-3)* | 52,550 | 58,513 | 63,838 | 73,668 | 73,668 |
| Difference | 0 | 0 | 0 | 0 | 0 |
| NOTES: Supply and demand are equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040. | | | | | |

### *7.2.3.2 WATER SERVICE RELIABILITY – SINGLE DRY YEAR*

Table 7-3 summarizes the City's projected water demands and supplies over the next 25 years in five-year increments during single dry years. Table 7-3 indicates the City can meet water demands during single dry years over the next 25 years.

**Table 7-3 Single Dry Year Supply and Demand Comparison**

| Submittal Table 7-3 Retail: Single Dry Year Supply and Demand Comparison | | | | | |
|---|---|---|---|---|---|
| | 2025 | 2030 | 2035 | 2040 | 2045 (Opt) |
| Supply totals* | 57,058 | 63,534 | 68,847 | 79,989 | 79,989 |
| Demand totals* | 57,058 | 63,534 | 68,847 | 79,989 | 79,989 |
| Difference | 0 | 0 | 0 | 0 | 0 |
| ***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.* | | | | | |
| NOTES: Supply and demand are equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040. | | | | | |

### *7.2.3.3 WATER SERVICE RELIABILITY – FIVE CONSECUTIVE DRY YEARS*

Table 7-4 summarizes the City's projected water demands and supplies over the next 25 years in five-year increments during five consecutive year drought periods. Table 7-4 indicates the City can meet water demands during five consecutive year drought periods over the next 25 years.

**Table 7-4 Multiple Dry Years Supply and Demand Comparison**

| Submittal Table 7-4 Retail: Multiple Dry Years Supply and Demand Comparison | | | | | | |
|---|---|---|---|---|---|---|
| | | 2025* | 2030* | 2035* | 2040* | 2045* (Opt) |
| First year | Supply totals | 56,080 | 62,445 | 67,667 | 78,618 | 78,618 |
| | Demand totals | 56,080 | 62,445 | 67,667 | 78,618 | 78,618 |
| | Difference | 0 | 0 | 0 | 0 | 0 |
| Second year | Supply totals | 56,248 | 62,632 | 67,870 | 78,853 | 78,853 |
| | Demand totals | 56,248 | 62,632 | 67,870 | 78,853 | 78,853 |
| | Difference | 0 | 0 | 0 | 0 | 0 |
| Third year | Supply totals | 59,493 | 66,246 | 71,786 | 83,403 | 83,403 |
| | Demand totals | 59,493 | 66,246 | 71,786 | 83,403 | 83,403 |
| | Difference | 0 | 0 | 0 | 0 | 0 |
| Fourth year | Supply totals | 54,268 | 60,428 | 65,481 | 76,078 | 76,078 |
| | Demand totals | 54,268 | 60,428 | 65,481 | 76,078 | 76,078 |
| | Difference | 0 | 0 | 0 | 0 | 0 |
| Fifth year | Supply totals | 47,436 | 52,820 | 57,237 | 66,500 | 66,500 |
| | Demand totals | 47,436 | 52,820 | 57,237 | 66,500 | 66,500 |
| | Difference | 0 | 0 | 0 | 0 | 0 |
| Sixth year *(optional)* | Supply totals | | | | | |
| | Demand totals | | | | | |
| | Difference | 0 | 0 | 0 | 0 | 0 |
| ***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.* | | | | | | |
| NOTES: Supply and demand are equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040. | | | | | | |

### 7.2.4 DESCRIPTION OF MANAGEMENT TOOLS AND OPTIONS

**CWC 10620.**

*(f) An urban water supplier shall describe in the plan water management tools and options used by that entity that will maximize resources and minimize the need to import water from other regions.*

As noted in Section 6.2.2, the Chino Basin is managed under the Chino Basin adjudication. During the period of management under the Judgment, significant drought events have occurred. In each drought cycle the Chino Basin has been managed to maintain water levels. Therefore, based on historical and on-going management practices, the City will be able to rely on the Chino Basin for adequate supply over the next 25 years under single dry years and a five consecutive year drought periods.

Section 6.2.2 provides a description of the management of groundwater resources in the Chino Basin, as well as information on basin management. Chapter 6 also demonstrates the management structure of the Chino Basin provides a reliable source of groundwater supply for the City during a normal year, a single-dry year and a five consecutive year drought. Historical data indicates the Chino Basin has been well managed for the full period of the adjudication, resulting in a stable and reliable water supply. Basin management changes are discussed in Section 6.2.2 and include increased direct use of recycled water (see Section 6.5) and the continued use of recycled water for groundwater replenishment in the Chino Basin to reduce the need to import water from other regions. Therefore, the groundwater supplies in the Chino Basin are deemed reliable.

## 7.3 DROUGHT RISK ASSESSMENT

**CWC 10635.**

*(b) Every urban water supplier shall include, as part of its urban water management plan, a drought risk assessment for its water service to its customers as part of information considered in developing the demand management measures and water supply projects and programs to be included in the urban water management plan. The urban water supplier may conduct an interim update or updates to this drought risk assessment within the five-year cycle of its urban water management plan update. The drought risk assessment shall include each of the following:*

*(1) A description of the data, methodology, and basis for one or more supply shortage conditions that are necessary to conduct a drought risk assessment for a drought period that lasts five consecutive water years, starting from the year following when the assessment is conducted.*

*(2) A determination of the reliability of each source of supply under a variety of water shortage conditions. This may include a determination that a particular source of water supply is fully reliable under most, if not all, conditions.*

*(3) A comparison of the total water supply sources available to the water supplier with the total projected water use for the drought period.*

*(4) Considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.*

The City's sources of supplies consist of groundwater from the Chino Basin (which is managed under the Chino Basin adjudication), treated import water purchased through Water Facilities Authority and managed by the Metropolitan Water District of Southern California, groundwater and/or surface water purchased from San Antonio Water Company, and recycled water purchased from inland Empire Utilities Agency. The following discussion provides a DRA which assesses the City's water supply reliability over a five-year consecutive drought period. The City's DRA incorporates a five-year consecutive drought from FY 2020-21 through FY 2024-25 and includes a review of water supplies, water uses, and water supply reliability.

### *7.3.1 DRA DATA, METHODS, AND BASIS FOR WATER SHORTAGE CONDITIONS*

The City's DRA was prepared using historical production data from the City's water supply sources. The following assumptions were considered during the preparation of the City's DRA for each year of the five-year consecutive drought.

- The five consecutive year drought period associated with the 2020 UWMP is based on five consecutive dry years from FY 2020-21 through FY 2024-25.
- The projected water supplies available during each year of this five consecutive year drought are assumed to be identical to the water supplies produced during each year between FY 2011-12 and FY 2015-16 (which represents the most recent and historical five consecutive year drought).
- The projected demands during this five consecutive year drought are based on water demands from FY 2019-20 (a normal year) which were adjusted based on projected population over the next five years along with the ratio of the normal year demands to actual demands over each year of the most recent and historical five consecutive year drought period (from FY 2011-12 and FY 2015-16).
- The projected demands were compared to the projected supplies to identify potential water supply deficits which may require implementation of the Water Shortage Contingency Plan (discussed further in Chapter 8).

The following hypothetical methodologies were considered during the preparation of the City's DRA during for each year of the five consecutive year drought:

- Drought Year 1: The region had experienced an average to above average year of precipitation in the prior year. Water use in the prior year had been below average due to a reduced need for outdoor water use, the groundwater basin had been replenished from above average local stormwater runoff, and imported water supplies were not restricted.
- Drought Year 2: The region experienced a second year of below average precipitation and runoff. Retail customers increase water use for outdoor irrigation to compensate for lack of precipitation, however, this increased use is partially offset by conservation measures. Groundwater and imported water supplies have not been impacted.
- Drought Year 3: The region experienced a third year of below average precipitation and runoff. Retail customers increase water use for outdoor irrigation to compensate for lack of precipitation; however, this increased use is partially offset by heightened conservation messaging. Groundwater and imported water supplies have not been impacted. However, there is an increased demand on both groundwater and treated imported water.
- Drought Year 4: The region experienced a fourth year of below average precipitation and runoff. Groundwater supplies have not been impacted. However, there is an increased demand on groundwater.
- Drought Year 5: Fifth year of below average precipitation and runoff. Groundwater supplies have not been impacted. However, there is an increased demand on groundwater.

### *7.3.2 DRA INDIVIDUAL WATER SOURCE RELIABILITY*

The City's DRA incorporates a five-year consecutive drought based on five consecutive dry years commencing in FY 2021-22. The quantity of water supplies available for each year during this five-year consecutive drought period included in the City's DRA is assumed to be the same as the quantity of water supplies produced by the City (i.e. demands) during the most recent and historical five-year consecutive drought which occurred from FY 2011-12 through FY 2015-16. Production data for those years have been tabulated in Section 6.1. The following describes the anticipated reliability of each water source for each year of the five consecutive year drought based on recent experience.

Groundwater

The City receives water supplies from the Chino Basin, which is actively managed under the Chino Basin adjudication, as described in Section 6.2.2. Each year the Chino Basin Watermaster reviews water supply conditions including local rainfall, groundwater levels, local stormwater runoff available for replenishment, imported water availability and the amount of water stored in the groundwater basin for future demands, to ensure the Basin is responsibly managed. Regardless of the annual safe yield adopted (a new safe yield is adopted every ten years) there is never a restriction on the amount of water which may be pumped from the Chino Basin, subject to

replenishment requirements under the Chino Basin Watermaster's oversight. The quantity of groundwater used (and reliably available) during the most recent and historical five consecutive year drought period have been tabulated in Section 6.1. During this period, the City was able to increase its production of its groundwater supplies from an adjudicated and managed groundwater basin. The City also had the ability to systematically implement aspects of its Water Shortage Contingency Plan (see Chapter 8). As a result of these collective actions (and experience during prior consecutive five-year droughts), the City does not anticipate a water supply shortage from the Chino Basin.

Imported Water

The City obtains imported water from the Metropolitan Water District of Southern California through Water Facilities Authority. Section 6.2.1 describes the planning conducted by the Metropolitan Water District of Southern California regarding treated imported water supplies available to the City. The reliability of MWD's supplies is also discussed in its 2020 Regional UWMP and is incorporated by reference. The City purchases treated imported water which is delivered directly within its distribution system. The City's purchases of treated, imported water over the past ten years have been tabulated in Section 6.1. In the event of a drought which limits imported water supplies, the City will rely on its groundwater production and will pay the applicable assessments to purchase untreated imported water to be delivered in the future when supplies are available.

The imported water purchases by the City during the most recent and historical five consecutive year drought period have been tabulated in Section 6.1. Because the City's DRA assumes the most recent and historical five consecutive year drought scenario will be repeated over the next five years, it is assumed the quantity of treated imported water supplies purchased during the most recent and historical five consecutive year drought scenario will be available. Furthermore, this constitutes the minimum amount of treated imported water which may be available in a future five consecutive year drought absent MWD's programs which it has since implemented.

Recycled Water

The City has a recycled water distribution system which it has developed over the years to reduced demands on its potable water supplies as described in Section 6.2.5. The availability of recycled water supplies is not adversely impacted by drought conditions and are locally available.

The quantity of recycled water used during the most recent and historical five consecutive year drought period have been tabulated in Section 6.1. The quantity of recycled water available during each year of the most recent and historical five consecutive year drought is expected to be available during a future five consecutive year drought.

Summary

The City's water system has experienced a prior five consecutive year drought with no limitation to its collective water supplies. However, the cost of those water supplies may have increased based on the mix of supplies which are used. Consequently, the City has the ability to enact varying water shortage levels (see Chapter 8) to help educate its customers and provide an economic incentive for the retail customers to reduce their water consumption.

### *7.3.3 DRA TOTAL WATER SUPPLY AND USE COMPARISON*

Gross water use for the projected five consecutive year drought is shown on Table 7-5. Section 7.3.2 describes the water source reliability for each source of supply the City will rely on during a five consecutive year drought. The annual quantities are summed and are also provided on Table 7-5. The most important aspect of the City's water supplies is the groundwater which can be produced from a managed groundwater basin without restriction on the amount the City is allowed to produce. However, for the purposes of the City's DRA, as a worst-case scenario, the City has considered no water supply augmentation (as indicated in Table 7-5) from its groundwater supplies. When necessary, the City can implement various water shortage levels of its Water Shortage Contingency Plan (as discussed in Chapter 8) in order to reduce its water demands. The total water supplies available to the City shown in Table 7-5 are based on the quantity of supplies produced by the City (i.e. demands) during the most recent historical five consecutive drought period (from FY 2011-12 through FY 2015-16) as provided in Table 7-1. As shown in Table 7-5, assuming no additional water supply benefits will be available from groundwater supplies, the City will implement various stages of its Water Shortage Contingency Plan to balance water demands with available supplies during years 1, 2, 3, 4, and 5 of the projected five consecutive year drought.

**Table 7-5 Five-Year Drought Risk Assessment Tables to Address Water Code Section 10635(b)**

| Submittal Table 7-5: Five-Year Drought Risk Assessment Tables to address Water Code Section 10635(b) | |
|---|---|
| **2021** | **Total** |
| Total Water Use | 45,299 |
| Total Supplies | 42,603 |
| Surplus/Shortfall w/o WSCP Action | (2,696) |
| **Planned WSCP Actions** (use reduction and supply augmentation) | |
| WSCP - supply augmentation benefit | 0 |
| WSCP - use reduction savings benefit | 2,696 |
| Revised Surplus/(shortfall) | 0 |
| Resulting % Use Reduction from WSCP action | 6% |
| **2022** | **Total** |
| Total Water Use | 48,138 |
| Total Supplies | 42,730 |
| Surplus/Shortfall w/o WSCP Action | (5,408) |
| **Planned WSCP Actions** (use reduction and supply augmentation) | |
| WSCP - supply augmentation benefit | 0 |
| WSCP - use reduction savings benefit | 5,408 |
| Revised Surplus/(shortfall) | 0 |
| Resulting % Use Reduction from WSCP action | 11% |
| **2023** | **Total** |
| Total Water Use | 53,774 |
| Total Supplies | 45,196 |
| Surplus/Shortfall w/o WSCP Action | (8,578) |
| **Planned WSCP Actions** (use reduction and supply augmentation) | |
| WSCP - supply augmentation benefit | 0 |
| WSCP - use reduction savings benefit | 8,578 |
| Revised Surplus/(shortfall) | 0 |
| Resulting % Use Reduction from WSCP action | 16% |
| **2024** | **Total** |
| Total Water Use | 51,660 |
| Total Supplies | 41,226 |
| Surplus/Shortfall w/o WSCP Action | (10,434) |
| **Planned WSCP Actions** (use reduction and supply augmentation) | |
| WSCP - supply augmentation benefit | 0 |
| WSCP - use reduction savings benefit | 10,434 |
| Revised Surplus/(shortfall) | 0 |
| Resulting % Use Reduction from WSCP action | 20% |
| **2025** | **Total** |
| Total Water Use | 47,436 |
| Total Supplies | 36,036 |
| Surplus/Shortfall w/o WSCP Action | (11,400) |
| **Planned WSCP Actions** (use reduction and supply augmentation) | |
| WSCP - supply augmentation benefit | 0 |
| WSCP - use reduction savings benefit | 11,400 |
| Revised Surplus/(shortfall) | 0 |
| Resulting % Use Reduction from WSCP action | 24% |

### 7.3.4 OPTIONAL PLANNING TOOL WORKBOOK

DWR has deemed the "Planning Tool Worksheet" as optional and the City is not required by DWR to use the tool. The City has provided sufficient water supplies to its customers, including during long-term droughts and years with historically high water demands. The City has also been able to provide water service to meet maximum day water demands for these years, including during the summer months. The City obtains the majority of its water supplies from a managed groundwater basin which is not subject to seasonal fluctuation. Consequently, an evaluation regarding water supplies on a monthly basis was not considered.

Chapter 8

# WATER SHORTAGE CONTINGENCY PLAN

## LAY DESCRIPTION – CHAPTER 8

### WATER SHORTAGE CONTINGENCY PLAN

Chapter 8 (Water Shortage Contingency Plan) of the City's 2020 Plan discusses and provides the following:

- The City's Water Shortage Contingency Plan is a detailed approach which presents how the City intends to act, or respond, in the case of an actual water shortage contingency.
- Preparation of the City's "Annual Water Supply and Demand Assessment" (or Annual Assessment) is discussed. Commencing July 1, 2022, the City is required to submit the Annual Assessment. The Annual Assessment will include a review of the City's "unconstrained" water demands for the current year and for a potential upcoming single dry year. Unconstrained water demands represent the City's water demands prior to any "response actions" the City may invoke pursuant to the City's Water Shortage Contingency Plan.
- The City will manage water supplies to minimize the adverse impacts of water shortages. The City's plan for water usage during periods of shortage is designed to incorporate six standard water shortage levels corresponding to progressive ranges from up to a 10, 20, 30, 40, and 50 percent shortage, and greater than a 50 percent shortage.
- For each declared water supply shortage level, customers will be required to reduce their consumption by the percentage specified in the corresponding water supply shortage level.
- For each declared water supply shortage level, the City has established response actions to reduce demand on water supplies and to reduce any shortage gaps in water supplies. These demand reduction actions include irrigation and other outdoor use restrictions, rate structure changes, and other water use prohibitions.
- The operational changes the City will consider in addressing water shortages on a short-term basis are discussed and include improved monitoring, analysis, and tracking of customer water usage to enforce demand reduction measures.
- The City's Emergency Response Plan is summarized. The Emergency Response Plan provides the management, procedures, and designated actions the City and its employees will implement during emergency situations (including catastrophic water shortages) resulting from natural disasters, system failures, and other unforeseen circumstances.
- The preparation of the City's seismic risk assessment and mitigation plan is discussed. The locations of earthquake faults in the vicinity of the City's water service area are provided.
- The effectiveness of the shortage response actions for each of the City's standard water shortage levels is presented. The City has been able to provide sufficient water supplies to

its customers, including during long-term droughts and years with historically high water demands.

- The communication protocols implemented by the City when it declares any water shortage level are presented.
- The compliance and enforcement procedures associated with City's standard water shortage levels are presented.
- The legal authorities associated with City's standard water shortage levels are presented.
- The financial consequences associated with City's standard water shortage levels are presented.
- The City will evaluate the need for revising the Water Shortage Contingency Plan in order to resolve any water shortage gaps, as necessary. The steps necessary for the City to adopt and amend its Water Shortage Contingency Plan are presented.

The following Water Shortage Contingency Plan includes references to Chapters and Sections from the City of Ontario's 2020 Urban Water Management Plan:

## 8.1 WATER SUPPLY RELIABILITY ANALYSIS

**CWC 10632.**

*(a)(1)* The analysis of water supply reliability conducted pursuant to Section 10635.

The City's sources of supply were discussed in Section 6.2 of the 2020 UWMP and consist of groundwater pumped from the Chino Basin; treated groundwater from the Chino Basin produced by the Chino Basin Desalter Authority; treated, imported water purchased from MWD through Water Facilities Authority; groundwater and/or surface water purchased from San Antonio Water Company; and recycled water purchased from Inland Empire Utilities Agency. The City provides recycled water for irrigation instead of potable supplies. The Chino Basin is adjudicated, and groundwater supplies are managed. The reliability of the various sources of supply are discussed in Chapter 7 of the 2020 UWMP. Based on the adjudication provisions in the Chino Basin, the City is able to produce groundwater without limitation, provided any amount produced in excess of the production rights is replenished. Imported water supplies (both treated and untreated) may be impacted in the event MWD implements its WSAP due to a water supply shortage. Finally, recycled water is locally generated and generally is not impacted by drought conditions. Section 7.2.3 summarizes the City's projected water demands and supplies over the next 25 years in five-year increments, including during normal years, single dry years, and a five consecutive year drought periods. These tables indicate the City can meet water demands during normal years, single dry years, and a five consecutive year drought periods over the next 25 years. Consequently, it is anticipated the City will have sufficient water supplies available to meet projected demands.

## 8.2 ANNUAL WATER SUPPLY AND DEMAND ASSESSMENT PROCEDURES

**CWC 10632.**

*(a)(2) The procedures used in conducting an annual water supply and demand assessment that include, at a minimum, both of the following:*

*(A) The written decision-making process that an urban water supplier will use each year to determine its water supply reliability.*

*(B) The key data inputs and assessment methodology used to evaluate the urban water supplier's water supply reliability for the current year and one dry year, including all of the following:*

*(i) Current year unconstrained demand, considering weather, growth, and other influencing factors, such as policies to manage current supplies to meet demand objectives in future years, as applicable.*

*(ii) Current year available supply, considering hydrological and regulatory conditions in the current year and one dry year. The annual supply and demand assessment may consider more than one dry year solely at the discretion of the urban water supplier.*

*(iii) Existing infrastructure capabilities and plausible constraints.*

*(iv) A defined set of locally applicable evaluation criteria that are consistently relied upon for each annual water supply and demand assessment.*

*(v) A description and quantification of each source of water supply.*

**CWC 10632.1.**

*An urban water supplier shall conduct an annual water supply and demand assessment pursuant to subdivision (a) of Section 10632 and, on or before July 1 of each year, submit an annual water shortage assessment report to the department with information for anticipated shortage, triggered shortage response actions, compliance and enforcement actions, and communication actions consistent with the supplier's water shortage contingency plan. An urban water supplier that relies on imported water from the State Water Project or the Bureau of Reclamation shall submit its annual water supply and demand assessment within 14 days of receiving its final allocations, or by July 1 of each year, whichever is later.*

Commencing July 1, 2022, the City is required to submit an "Annual Water Supply and Demand Assessment" (Annual Assessment) in accordance with DWR's guidance and requirements. The Annual Assessment will include a review of the City's unconstrained water demands (i.e. water demands prior to any projected response actions the City may trigger under this WSCP) for the current year and the upcoming (potential single dry) year. The City will also include information regarding anticipated shortages, triggered shortage response actions, compliance and enforcement actions, and communication actions consistent with the City's WSCP.

For each Annual Assessment, the City plans to prepare a preliminary assessment which evaluates the adequacy of its water supplies for the current and upcoming years by April of each year. The preliminary assessment will include a review of water supplies for at least a single dry year.

The components of an Annual Assessment consist of the following:

- A written decision-making process
- Key data inputs and assessment methodology

### *8.2.1 DECISION MAKING PROCESS*

The City produces groundwater from the Chino Basin as its primary source of water supply and that basin is managed on a fiscal year basis. Consequently, during the third quarter of each fiscal year the City will review its water demands from the initial six months along with the current groundwater basin conditions and local hydrology. This information will be used to help develop the Annual Assessment. A draft of the Annual Assessment will be circulated internally within the City for peer review and comment. Based on comments received, a redraft will be prepared and provided to City managers during the Spring of each year. The draft subsequently will be provided to the City Manager for final review. Subsequently, a final draft of the Annual Assessment will be provided to the City Council as necessary for review and included in the agenda as part of a City Council meeting such that it can be reviewed or approved and any recommended specific shortage response actions may be enacted. The final Annual Assessment will be provided to DWR no later than July 1 of each year.

The Annual Assessments will be instrumental in providing guidance to the City for decisions regarding potential declarations of a water supply shortage and implementation of water reduction stages, instituting mandatory water restrictions, promoting water use efficiency and conservation programs, adopting and implementing water rates and drought rate surcharges, and pursuing alternative water supplies when necessary. This process will help ensure adequate water supplies resources are available to the City.

### *8.2.2 DATA AND METHODOLOGIES*

The key data inputs and methodologies which will be evaluated by the City during the preparation of the preliminary assessment will include the following:

1) Evaluation Criteria: The locally applicable evaluation criteria used to prepare the Annual Assessment will be identified. The evaluation criteria will include, but is not limited to, an analysis of current local hydrology (including rainfall and groundwater levels), current water demands, a review of water system improvement plans which may impact infrastructure availability, and water quality regulations which may impact groundwater availability.

2) Water Supply: A description of each available water supply source will be provided. The descriptions will include a quantification of each available water supply source and will be based on review of current production capacities, historical production, Urban Water Management Plans, and prior water supply studies (including Water Supply Assessments and/or Master Plans).

3) Unconstrained Water Demand: The potential unconstrained water demands during the current year and the upcoming (potential single dry) year, prior to any special shortage response actions, will be reviewed. The review will include factors such as weather, existing and projected land uses and populations, actual customer consumption and water use factors, monthly Urban Water Supplier Monthly Reports, existing water shortage levels (see Section 8.3), and existing water conservation ordinances (see Section 9.2.1).

4) Planned Water Use for Current Year Considering Dry Subsequent Year: The water supplies available and projected for use to meet the demands during the current year and the upcoming (potential single dry) year will be considered and identified by each type of supply. The evaluation will include factors such as estimated water demands, weather, groundwater basin operating safe yields, water quality results, existing available pumping capacities, imported water allocations, contractual obligations, regulatory issues, use of emergency interconnections, and the costs associated with producing each water supply source.

5) Infrastructure Considerations: The capabilities of the water system infrastructure to meet the water demands during the current year and the upcoming (potential single dry) year will be considered. Available production capacities (e.g. groundwater well capacities) and distribution system water losses (see Section 4.2.4) will be reviewed. In addition, capital improvement and replacement projects, as well as potential projects which may increase water system and production capacities (see Section 6.2.8), will be considered.

6) Other Factors: Additional local considerations, if any, which can affect the availability of water supplies will be described.

## 8.3 SIX STANDARD WATER SHORTAGE LEVELS

**CWC 10632.**

*(a)(3)(A) Six standard water shortage levels corresponding to progressive ranges of up to 10, 20, 30, 40, and 50 percent shortages and greater than 50 percent shortage. Urban water suppliers shall define these shortage levels based on the suppliers' water supply conditions, including percentage reductions in water supply, changes in groundwater levels, changes in surface elevation or level of subsidence, or other changes in hydrological or other local conditions indicative of the water supply available for use. Shortage levels shall also apply to catastrophic interruption of water supplies, including, but not limited to, a regional power outage, an earthquake, and other potential emergency events.*

*(a)(3)(B) An urban water supplier with an existing water shortage contingency plan that uses different water shortage levels may comply with the requirement in subparagraph (A) by developing and indicating a cross-reference relating its existing categories to the six standardized water shortage levels.*

The City has a legal responsibility to provide water utility services, including water for residential, commercial, industrial, public authority, and for public fire hydrants and private fire services. The City will manage water supplies prudently to minimize the adverse impacts of water shortages. In its 2015 Plan, the City's WSCP was designed to provide a minimum of 50 percent of normal supply during a severe or extended water shortage. For its 2020 Plan, the City's WSCP is designed to provide water supplies in the event there is less than 50 percent of normal supply during a severe or extended water shortage. Water shortage trigger mechanisms have been established to ensure that this policy is implemented. This includes structured stages of action referred to as water supply shortage planning levels.

Table 8-1 provides a description of the six standard stages of action which may be triggered by a shortage in one or more of the City's water supply sources, depending on the severity of the shortage and its anticipated duration.

**Table 8-1 Water Shortage Contingency Planning Levels**

| Submittal Table 8-1<br>Water Shortage Contingency Plan Levels | | |
|---|---|---|
| **Shortage Level** | **Percent Shortage Range** | **Shortage Response Actions** (*Narrative description*) |
| 1 | Up to 10% | Washing of motor vehicles, trailers, boats or other types of mobile equipment shall be done only with a hand-held bucket or a hose equipped with a positive shutoff nozzle for quick rinses, except that washing may be done at the immediate premises of a commercial car wash or with reclaimed wastewater. No person shall sprinkle, water, or irrigate any landscaped or vegetated areas between the hours of 9:00 a.m. and 4:00 p.m. |
| 2 | Up to 20% | In addition to Shortage Level 1, operators of hotels and motels must provide the option of choosing not to have towels and linens laundered daily. Irrigation is prohibited during and within 48 hours of rainfall. |
| 3 | Up to 30% | In addition to Shortage Level 2, the use of fire hydrants shall be limited to fire fighting and related activities and other uses of water for municipal purposes shall be limited to activities necessary to maintain the public health, safety, and welfare. Unless written permission has been granted by the City Manager or his/her designee, the use of potable water for construction activities and grading shall be prohibited. |
| 4 | Up to 40% | In addition to Shortage Level 3, residents and CII customers will be prohibited from irrigating turf or other landscaping more than two days a week. No person shall irrigate any turf or landscaped area more than fifteen minutes (15) on watering days. No vehicles shall be washed unless it is taken to a carwash. |
| 5 | Up to 50% | In addition to Shortage Level 4, residents and CII customers will be prohibited from irrigating turf or other landscaping more than one day a week. |
| 6 | >50% | In addition to Shortage Level 5, unless otherwise permitted by a resolution of the City Council, there shall be no use of potable water for irrigation of outdoor landscape or turf. Commercial nurseries shall be prohibited from the use of potable water for irrigation of outdoor, landscape and turf except by use of a hand-held hose equipped with a positive shutoff nozzle. The following nonessential use of water shall be prohibited: the filling, cycling, filtering, or refilling of swimming pools, spas, Jacuzzis, fountains or other like devices. |
| NOTES: | | |

The 2020 Plan requires urban water suppliers to have six standardized water shortage response actions in accordance with DWR. The City's previous WSCP, originally included in the City's 2015 Plan as Ordinance No. 3027 (see Appendix M), established a voluntary stage followed by four water supply shortage levels that would be mandatory once put into effect: Stage 1 addresses a water supply shortage of up to 10 percent; Stage 2 addresses a water supply shortage of up to 20 percent; Stage 3 addresses a water supply shortage of anywhere between 20 percent to 50 percent; and Stage 4 addresses a water supply shortage of more than 50 percent.

For its 2020 Plan, the City has prepared a draft Water Conservation Plan (see Appendix N) that will address the six standard stages of action in accordance with DWR. Under this draft Water Conservation Plan, the City will continue to incorporate Ordinance No. 3027's voluntary stage

during normal water supply conditions as well as the existing Stage 1 and Stage 2 water supply shortage levels as is. However, the City has amended Stage 3 to address a water supply shortage of up to 30 percent. In addition, the City has included a Stage 4 and Stage 5 that will be used to address a water supply shortage of up to 40 percent, and 50 percent, respectively. The City's existing Stage 4 has been amended to a Stage 6 level which addresses a water supply shortage of more than 50 percent.

## 8.4 SHORTAGE RESPONSE ACTIONS

**CWC 10632.**

*(a)(4) Shortage response actions that align with the defined shortage levels and include, at a minimum, all of the following:*

*(A) Locally appropriate supply augmentation actions.*

*(B) Locally appropriate demand reduction actions to adequately respond to shortages.*

*(C) Locally appropriate operational changes.*

*(D) Additional, mandatory prohibitions against specific water use practices that are in addition to state-mandated prohibitions and appropriate to the local conditions.*

*(E) For each action, an estimate of the extent to which the gap between supplies and demand will be reduced by implementation of the action.*

### *8.4.1 DEMAND REDUCTION*

**Voluntary Conservation Stage**

All persons are encouraged to voluntarily limit the amount of water used to the amount absolutely necessary for health and safety, business operations, and irrigation. Except as otherwise provided in this chapter where a declared water shortage stage or water shortage emergency requires mandatory or other more stringent requirements, the following elements of conservation apply at all times on a voluntary basis by all persons within the City:

1) Avoid hose washing of sidewalks, walkways, driveways, parking areas or other paved surfaces, except as required for sanitary purposes. If a person uses a hand-held hose to wash any paved surfaces, the hose shall be equipped with a positive shutoff nozzle.
2) Wash motor vehicles, trailers, boats, and other types of mobile equipment using a hand-held bucket, or a hose equipped with a positive shutoff nozzle for quick rinses, or at the immediate premises of a commercial car wash or with recycled wastewater for approved uses.
3) Avoid using water to clean, fill, or maintain levels in decorative fountains, ponds, lakes, or other similar aesthetic structures unless such water is part of a recycling system.

4) Encourage restaurants, hotels, cafes, cafeterias, or other public places where food is sold, served or offered for sale, to serve drinking water only to those customers expressly requesting water.
5) Promptly repair all leaks from indoor and outdoor plumbing fixtures.
6) Avoid watering lawn, landscape or other turf areas more often than every other day and during the hours between 6:00 a.m. and 6:00 p.m.
7) Avoid causing or allowing the water to run off landscape areas into adjoining streets, sidewalks, or other paved areas due to incorrectly directed or maintained sprinklers or excessive watering.

**Stage 1 Water Supply Shortage (Up to 10%)**

During a Stage 1, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that the City's water conservation goals are not being met by voluntary water conservation measures, or that the City's water supplies are likely to be reduced by up to ten percent (10%) or it has otherwise been requested or directed by executive order or regulation of a State agency to reduce its potable water consumption or production by a specified amount.

1) Except as required for health and sanitary purposes, washing of sidewalks, driveways, parking areas or other paved surfaces is prohibited. Any hand-held hose used for such purposes shall be equipped with a positive shutoff nozzle.
2) Washing of motor vehicles, trailers, boats or other types of mobile equipment shall be done only with a hand-held bucket or a hose equipped with a positive shutoff nozzle for quick rinses, except that washing may be done at the immediate premises of a commercial car wash or with reclaimed wastewater.
3) No water shall be used to clean, fill or maintain levels in decorative fountains, ponds, lakes or other similar aesthetic structures unless such water is part of a recycling system.
4) No restaurant, hotel, café, cafeteria or other public place where food is sold, served or offered for sale, shall serve drinking water to any customer unless expressly requested.
5) All water customers of the City shall promptly repair all leaks from indoor and outdoor plumbing fixtures. Such leak shall be repaired in a timely manner after notification by the City, but in no case after notification in excess of 72 hours for the first violation and then every 72 hours thereafter for the second and third violations.
6) No person shall sprinkle, water, or irrigate any landscaped or vegetated areas between the hours of 9:00 a.m. and 4:00 p.m. In any event, such watering shall not be in excess of needs nor be of a manner that allows water flow onto streets or other paved areas. The above mentioned may be watered by a hand-held hose equipped with a positive shutoff nozzle at any time of the day. Commercial nurseries, golf courses, and other water-dependent industries are exempt.
7) No water customer of the City shall cause or allow the water to run off landscaped area into adjoining streets, sidewalks or other paved areas due to incorrectly directed or maintained sprinkler or excessive watering.

8) The use of water from fire hydrants shall be limited to fire fighting and related activities necessary to maintain the public health, safety, and welfare. An exception may be made for construction use through a proper City-Designated meter. The use of potable water for construction activities shall be restricted in areas where recycled water is available for such use.

**Stage 2 Water Supply Shortage (Up to 20%)**

During a Stage 2, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than ten percent (10%) up to twenty percent (20%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State Agency to reduce its potable water consumption or production by a specified amount.

1) All the prohibitions and restrictions in Stage 1 shall be in effect provided that the more restrictive measures noted in this Stage shall take precedence.
2) Filling or refilling of empty swimming pools shall not occur without the written permission of the City Manager or his/her designee.
3) All customers are prohibited from irrigating turf or ornamental landscapes during and within 48 hours following measurable rainfall.
4) Operators of hotels and motels must provide guests with the option of choosing not to have towels and linens laundered daily and prominently display notice of this option.
5) All persons, including the City, are prohibited from irrigating with potable water any ornamental turf on public street medians.
6) The use of potable water irrigation outside of newly constructed homes and buildings shall be consistent with the California Building Standards Commission and the Department of Housing & Community Development.

**Stage 3 Water Supply Shortage (Up to 30%)**

During a Stage 3, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than twenty percent (20%) and up to thirty percent (30%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State Agency to reduce its potable water consumption or production by a specified amount.

1) All the prohibitions and restrictions in the preceding Stages shall be in effect provided that the more restrictive measures noted in this Stage shall take precedence.
2) Residents and CII customers will be prohibited from irrigating any turf or landscape area more than four (4) days a week.
3) The use of water from fire hydrants shall be limited to fire fighting and related activities and other uses of water for municipal purposes shall be limited to activities necessary to maintain the public health, safety, and welfare. Unless written permission has been granted

by the City Manager or his/her designee, the use of potable water for construction activities and grading shall be prohibited.

**Stage 4 Water Supply Shortage (Up to 40%)**

During a Stage 4, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than thirty percent (30%) and up to forty percent (40%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State Agency to reduce its potable water consumption or production by a specified amount.

1) All the prohibitions and restrictions in the preceding Stages shall be in effect provided that the more restrictive measures noted in this Stage shall take precedence.
2) Residents and CII customers will be prohibited from irrigating turf or other landscaping more than two (2) days a week.
3) No person shall irrigate any turf or landscaped area more than fifteen minutes (15) on watering days.
4) No vehicles shall be washed unless it is taken to a carwash.

**Stage 5 Water Supply Shortage (Up to 50%)**

During a Stage 5, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than forty percent (40%) and up to fifty percent (50%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State Agency to reduce its potable water consumption or production by a specified amount.

1) All the prohibitions and restrictions in the preceding Stages shall be in effect provided that the more restrictive measures noted in this Stage shall take precedence.
2) Residents and CII customers will be prohibited from irrigating turf or other landscaping more than one (1) day a week.

**Stage 6 Water Supply Shortage Emergency (More than 50%)**

During Stage 6, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than fifty percent (50%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State agency to reduce its potable water consumption or production by a specified amount. A water shortage emergency may be declared whenever the City Council finds and determines that the ordinary demands and requirements of water consumers cannot be satisfied without depleting the water supply of the City to the extent that there would be insufficient water for human consumption, sanitation, and fire protection. A water shortage emergency may include an immediate emergency. An immediate emergency may occur as a result of a breakage or failure

of a dam, pump, pipe line or conduit, a major earthquake, large-scale fire, or other so called “Act of God” which may have serious impacts on the City's available water supply.

The following restrictions on the use of potable water shall be applicable during a Stage 6 Water Supply Shortage Emergency:

1) All the prohibitions and restrictions in the preceding Stages shall be in effect provided that the more restrictive measures noted in this Stage shall take precedence.
2) Unless otherwise permitted by a resolution of the City Council, there shall be no use of potable water for irrigation of outdoor landscape or turf.
3) Commercial nurseries shall be prohibited from the use of potable water for irrigation of outdoor, landscape and turf except by use of a hand-held hose equipped with a positive shutoff nozzle.
4) The following nonessential use of water shall be prohibited: the filling, cycling, filtering, or refilling of swimming pools, spas, Jacuzzis, fountains or other like devices.

**Table 8-2 Demand Reduction Actions**

| Submittal Table 8-2: Demand Reduction Actions | | | | |
|---|---|---|---|---|
| Shortage Level | Demand Reduction Actions<br>***Drop down list***<br>*These are the only categories that will be accepted by the WUEdata online submittal tool. Select those that apply.* | How much is this going to reduce the shortage gap?<br>*Include units used (volume type or percentage)* | Additional Explanation or Reference<br>*(optional)* | Penalty, Charge, or Other Enforcement?<br>***For Retail Suppliers Only***<br>*Drop Down List* |
| *Add additional rows as needed* | | | | |
| 1 | Other - Prohibit use of potable water for washing hard surfaces | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Other - Require automatic shut of hoses | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Water Features - Restrict water use for decorative water features, such as fountains | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | CII - Restaurants may only serve water upon request | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Other - Customers must repair leaks, breaks, and malfunctions in a timely manner | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Landscape - Limit landscape irrigation to specific times | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Landscape - Restrict or prohibit runoff from landscape irrigation | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Other | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | The use of water for fire hydrants shall be limited to fire fighting and related activities necessary to maintain the public health, safety, and welfare. An exception may be made for construction use through proper city-designated meter. The use of poable water for construction activities shall be restricted in areas where recycled water is available for such use. | |
| 2 | Other | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | Includes all Stage 1 actions | Yes |
| 2 | Other water feature or swimming pool restriction | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | Filling or refilling of empty swimming pools shall not occur without the written permission of the City Manager or his/her designee. | Yes |
| 2 | Landscape - Other landscape restriction or prohibition | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | All customers are prohibited from irrigating turf or ornamental landscapes during and within 48 hours following measurable rainfall. | Yes |
| 2 | CII - Lodging establishment must offer opt out of linen service | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | | Yes |
| 2 | Landscape - Prohibit all landscape irrigation | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | All persons, including the City, are prohibited from irrigating with potable water any ornamental turf on public street medians. | Yes |
| 2 | Landscape - Other landscape restriction or prohibition | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | The use of potable water for irrigation outside of newly constructed homes and buildings shall be consistent with California Building Standards Commission and Department of Housing & Community Development. | Yes |
| 3 | Other | Collective reduction from all Shortage Level 3 actions is up to 14,137 AF | includes all Stage 2 actions | Yes |
| 3 | Landscape - Limit landscape irrigation to specific days | Collective reduction from all Shortage Level 3 actions is up to 14,137 AF | Residents and CII customers will be prohibited from irrigating any turf or landscape area more than four days a week. | Yes |

| | | | | |
|---|---|---|---|---|
| 3 | Other - Prohibit use of potable water for construction and dust control | Collective reduction from all Shortage Level 3 actions is up to 14,137 AF | The use of water from fire hydrants shall be limited to fire fighting and related activities and other uses of water for municipal purposes shall be limited to activities necessary to maintain the public health, safety and welfare. Unless written permission has been granted by the CityManager or his/her designee, the use of potable water for construction activities and grading shall be prohibited. | Yes |
| 4 | Other | Collective reduction from all Shortage Level 4 actions is up to 18,849 AF | Includes all Stage 3 actions | Yes |
| 4 | Landscape - Limit landscape irrigation to specific days | Collective reduction from all Shortage Level 4 actions is up to 18,849 AF | Residents and CII customers will be prohibited from irrigating any turf or landscape area more than two days a week. | Yes |
| 4 | Landscape - Other landscape restriction or prohibition | Collective reduction from all Shortage Level 4 actions is up to 18,849 AF | No person shall irrigate any turf or landscaped area more than fifteen minutes (15) on watering days. | Yes |
| 4 | Other - Prohibit vehicle washing except at facilities using recycled or recirculating water | Collective reduction from all Shortage Level 4 actions is up to 18,849 AF | | Yes |
| 5 | Other | Collective reduction from all Shortage Level 5 actions is up to 23,561 AF | Includes all Stage 4 actions | Yes |
| 5 | Landscape - Limit landscape irrigation to specific days | Collective reduction from all Shortage Level 5 actions is up to 23,561 AF | Residents and CII customers will be prohibited from irrigating any turf or landscape area more than one day a week. | Yes |
| 6 | Other | Collective reduction from all Shortage Level 6 actions is up to >23,561 AF | Includes all Stage 5 actions | Yes |
| 6 | Landscape - Prohibit all landscape irrigation | Collective reduction from all Shortage Level 6 actions is up to >23,561 AF | Commercial nurseries shall be prohibited from the use of potable water for irrigation of outdoor, landscape and turf except by use of a hand-held hose equipped with a positive shutoff nozzle. | Yes |
| 6 | Landscape - Other landscape restriction or prohibition | Collective reduction from all Shortage Level 6 actions is up to >23,561 AF | | Yes |
| 6 | Other water feature or swimming pool restriction | Collective reduction from all Shortage Level 6 actions is up to >23,561 AF | The following nonessential uses of water shall be prohibited: the filling, cycling, filtering, or refilling swimming pools, spas, Jacuzzis, fountains or other like devices. | Yes |
| NOTES: | | | | |

## *8.4.2 SUPPLY AUGMENTATION*

The City does not plan to add a new source of water supply to address customer demands, but instead will consider increased supplies from existing sources. Table 8-3 reflects this approach and does not identify any new supplies. Instead, the City will focus on demand reduction measures in the event existing sources of supply are not sufficient to meet customer demands. As discussed in Chapter 6, the City's sources of water supply include: groundwater pumped from the Chino Basin; treated groundwater from the Chino Basin produced by the Chino Basin Desalter Authority; treated, imported surface water purchased from MWD through Water Facilities Authority; groundwater and/or surface water purchased from San Antonio Water Company; and recycled water purchased from Inland Empire Utilities Agency. The City's main source of water supply is groundwater pumped from the Chino Basin. As noted in Section 8.2, beginning July 1, 2022, the City will prepare and submit an Annual Assessment which will include a review of water supplies available to meet water demands for the current and upcoming years. In the event the City is currently in, or considers entering into, one of the standard water shortage levels identified in Section 8.3, the City will consider the water supply augmentation actions described below.

For each water shortage level discussed in Section 8.3, the City will consider supplementing its existing water supplies through increased groundwater production instead of the purchase of additional imported water supplies. Due to previous critically dry conditions, MWD developed the Water Supply Allocation Plan whereby available supplies are equitably allocated to its member agencies, including CDA, IEUA, and WFA. The WSAP establishes ten different shortage levels and a corresponding drought allocation to each member agency. Based on the shortage level established by MWD, the WSAP provides a reduced drought allocation to a member agency for its Municipal and Industrial retail demand. The ratio of MWD water supply drought allocation to local water supply will change based on the WSAP stage. The MWD drought allocation can be used to make Full-Service water deliveries at the Tier 1 rate up to a Tier 1 allocation. Any Full-Service water delivered in excess of a drought allocation is subject to a penalty rate in addition to the normal rate paid for the water.

MWD's primary first response to any gap between core supplies (from the State Water Project and Colorado River) and demand is to make optimal use of its supply augmentation options, consisting of drawing from flexible supply programs and storage reserves. MWD has developed and actively manages a portfolio of water supply programs including water transfer, storage, and exchange agreements. MWD pursues voluntary water transfer and exchange programs to help mitigate supply/demand imbalances and provide additional dry-year supply sources. In addition, MWD has developed significant storage capacity in reservoirs, conjunctive use, and other groundwater storage programs totaling approximately 6.0 million AF. Pursuant to MWD's "Emergency Storage Objective", updated in 2019, approximately 750,000 AF of total stored water is emergency storage reserved by MWD for use in the event of supply interruptions. Based on MWD's historical and on-going water supply and storage programs and management practices, the City will use up to the treated imported water supply made available from MWD through WFA in association with each of the standard water shortage levels identified in Section 8.3. Water demands will be addressed through increased use of the local groundwater supplies and implementation of demand reduction measures through the various stages of action.

The City will consider augmenting its existing water supplies through production of additional groundwater from the Chino Basin. As noted in Section 6.2.2, the Chino Basin is managed under the Chino Basin adjudication. During the period of management under the Chino Basin Judgment, significant drought events have occurred. In each drought cycle the Chino Basin has been managed to maintain water levels. Parties to the Chino Basin Judgment, including the City, are authorized to produce groundwater in excess of their rights and pay assessments for such production to the Chino Basin Watermaster. The assessments are used to purchase untreated imported water to replenish the Chino Basin. The Chino Basin Watermaster purchases untreated imported water to replenish the Chino Basin from MWD through Inland Empire Utilities Agency. Groundwater quality is carefully monitored by the Chino Basin Watermaster. Treatment facilities and/or blend plans have been developed by water agencies to meet potable water standards and to prevent the spread of any groundwater contamination. Groundwater quality in the Chino Basin is not expected to impact potable supplies or constrain supply reliability. Based on historical and on-going

management practices, the City will be able to continue relying on the Chino Basin for adequate supplies in response to each of the standard water shortage levels identified in Section 8.3.

**Table 8-3 Supply Augmentation and Other Actions**

| Submittal Table 8-3: Supply Augmentation and Other Actions | | | |
|---|---|---|---|
| Shortage Level | Supply Augmentation Methods and Other Actions by Water Supplier<br>***Drop down list***<br>*These are the only categories that will be accepted by the WUEdata online submittal tool* | How much is this going to reduce the shortage gap? *Include units used (volume type or percentage)* | Additional Explanation or Reference *(optional)* |
| *Add additional rows as needed* | | | |
| 1 | Transfers | Not applicable (see Notes) | |
| 2 | Transfers | Not applicable (see Notes) | |
| 3 | Transfers | Not applicable (see Notes) | |
| 4 | Transfers | Not applicable (see Notes) | |
| 5 | Transfers | Not applicable (see Notes) | |
| 6 | Transfers | Not applicable (see Notes) | |
| | | | |
| | | | |
| | | | |
| NOTES: The City will consider increased production from the Chino Basin using existing facilities to address increased demands. As noted on Table 8-2, the City plans to implement demand reduction measures in the event water supplies from existing sources are not sufficient to meet anticipated demands. | | | |

### *8.4.3 OPERATIONAL CHANGES*

During a water supply shortage situation, the City will manage its water supply resources to provide sufficient water supplies capable of meeting the demands of its customers. Section 8.4.1 describes the City's standard water shortage levels and associated demand reduction measures. Section 8.4.2 describes the City's water supply sources and water supply augmentation actions available. The supply augmentation actions and demand reduction measures, when implemented, may potentially result in short-term operational changes which are necessary to allow the City to utilize all available water supply sources in response to water shortage situations.

As noted in Section 8.2, beginning July 1, 2022, the City will prepare and submit an Annual Assessment which will include a review of the water supplies available to meet water demands for the current and upcoming years. Preparation of the Annual Assessment will assist the City in determining any potential operational changes. In addition, the City's standard water shortage levels and the associated demand reduction measures, in conjunction with the City's existing Demand Management Measures (discussed in Chapter 9), will be essential to the City in reducing water demands during any water shortage period. The operational changes the City will consider in addressing non-catastrophic water shortages on a short-term basis include the following:

- Improved monitoring, analysis, and tracking of customer water usage to enforce demand reduction measures
- Optimized production from existing available water supply sources

- Potential use of emergency supply sources, including emergency interconnections
- Potential blending of water supply resources
- Improved monitoring, maintenance, and repairs to reduce water distribution system losses

### 8.4.4 ADDITIONAL MANDATORY RESTRICTIONS

The mandatory restrictions which are implemented by the City to reduce customer demands are discussed in Section 8.4.2. There are no additional mandatory restrictions planned at this time.

### 8.4.5 EMERGENCY RESPONSE PLAN

Catastrophic water shortages are incorporated in the City's standard water shortage levels (identified in Section 8.3) and the associated demand reduction measures (described in Section 8.4.2). In addition to the water supply augmentation actions (Section 8.4.1) and potential operational changes (Section 8.4.3) which the City may consider in order to continue providing sufficient water supplies, the City will review and implement any necessary steps included in its "Emergency Response Plan".

As part of the "America's Water Infrastructure Act of 2018", community water systems serving a population greater than 3,300 people, including the City, are required to review and update their "Risk and Resilience Assessment" (RRA) and the associated "Emergency Response Plan" (ERP) every five (5) years. However, due to security concerns regarding the submitting of these reports, water systems are required to submit certifications to the United States Environment Protection Agency (USEPA), from March 31, 2020 and December 30, 2021, confirming the current RRA and ERP have been reviewed and updated.

The City's RRA, prepared in May 2020, evaluates the vulnerabilities, threats, and consequences from potential hazards to the City's water system. The City prepared its RRA (which is incorporated by reference) by evaluating the following items:

- Natural hazards and malevolent acts (i.e., all hazards);
- Resilience of water facility infrastructure (including pipes, physical barriers, water sources and collection, treatment, storage and distribution facilities, and electronic, computer and other automated systems);
- Monitoring practices;
- Financial systems (e.g., billing systems);
- Chemical storage and handling; and
- Operation and maintenance.

The District's RRA evaluated a series of potential malevolent acts, natural hazards, and other threats in order to estimate the potential "monetized risks" (i.e. associated economic consequences

to both the water system and surrounding region, and the likelihood of occurrence) associated with the City's water facility assets. The cost-effectiveness of implementing potential countermeasures to reduce risks was also reviewed.

The City's ERP, prepared in September 2020, provides the management, procedures, and designated actions the City and its employees will implement during emergency situations (including catastrophic water shortages) resulting from natural disasters, system failures and other unforeseen circumstances. The City's ERP (which is incorporated by reference) provides the guidelines for evaluating an emergency situation, procedures for activating an emergency response, and details of the different response phases in order to ensure that customers receive a reliable and adequate supply of potable water. The scope of the ERP includes emergencies which directly affect the water system and the ability to maintain safe operations (such as a chlorine release, and earthquake or a threat of contamination). The ERP also incorporates the results of City's RRA and includes the following:

- Strategies and resources to improve resilience, including physical and cybersecurity
- Plans and procedures for responding to a natural hazard or malevolent act
- Actions and equipment to lessen the impact of a natural hazard or malevolent act
- Strategies to detect natural hazards or malevolent act

The City will review the ERP for procedures regarding the utilization of alternative water supply sources in response to water supply shortages, including during the standard water shortage levels. The City will also review applicable procedures described in the ERP regarding any necessary temporary shutdown of water supply facilities, including appropriate regulatory and public notifications.

### *8.4.6 SEISMIC RISK ASSESSMENT AND MITIGATION PLAN*

**CWC 10632.5.**

*(a) In addition to the requirements of paragraph (3) of subdivision (a) of Section 10632, beginning January 1, 2020, the plan shall include a seismic risk assessment and mitigation plan to assess the vulnerability of each of the various facilities of a water system and mitigate those vulnerabilities.*

*(b) An urban water supplier shall update the seismic risk assessment and mitigation plan when updating its urban water management plan as required by Section 10621.*

*(c) An urban water supplier may comply with this section by submitting, pursuant to Section 10644, a copy of the most recent adopted local hazard mitigation plan or multihazard mitigation plan under the federal Disaster Mitigation Act of 2000 (Public Law 106-390) if the local hazard mitigation plan or multihazard mitigation plan addresses seismic risk.*

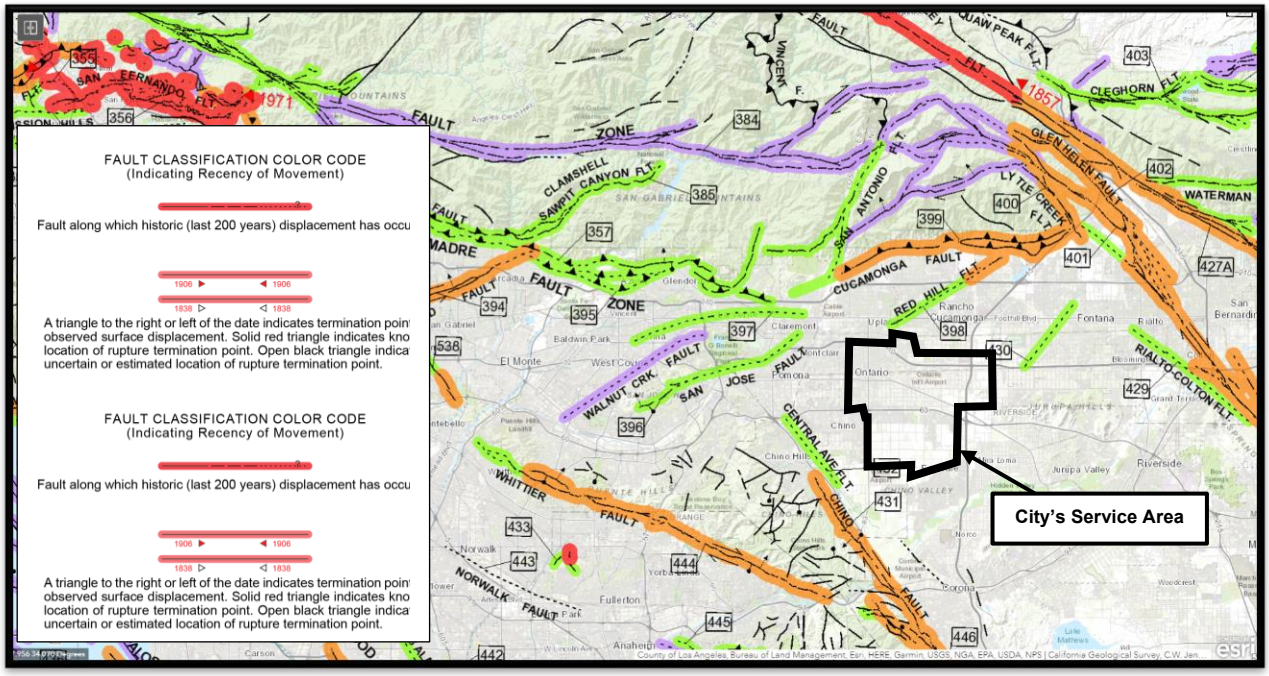
The City prepared a local "Hazard Mitigation Plan" which was approved by the Federal Emergency Management Agency (FEMA) in 2018. The Hazard Mitigation Plan identifies

effective ways to assess the significant natural hazards (including earthquakes) that may affect the City and its residents. The Hazard Mitigation Plan provides resources, information, and strategies to reduce the City's vulnerability to these hazards, while providing guidance for the coordination of mitigation activities throughout the City. The Hazard Mitigation Plan includes mitigation projects necessary to reduce seismic risk to the City's water distribution system facilities (including its distribution system pipelines, groundwater wells, booster pumps, and storage reservoirs) and potential disruptions in providing water service. The City's Hazard Mitigation Plan is provided in Appendix O.

The County of San Bernardino prepared a "Multi-Jurisdictional Hazard Mitigation Plan" which was approved by the Federal Emergency Management Agency in June 2017. The County's Multi-Jurisdictional Hazard Mitigation Plan identified methods to assess significant natural hazards (including earthquakes) affecting areas throughout San Bernardino County, and the mitigation strategies necessary to reduce risks, including seismic risk. The County's Multi-Jurisdictional Hazard Mitigation Plan is provided in Appendix P.

The California Geological Survey has published the locations of numerous faults which have been mapped in the Southern California region. Although the San Andreas fault is the most recognized and is capable of producing an earthquake with a magnitude greater than 8 on the Richter scale, some of the lesser-known faults have the potential to cause significant damage. The locations of these earthquake faults in the vicinity of the City's water service area are provided in the Figure 6 below. The faults that are located in close proximity to and could potentially cause significant shaking in the City's water service area include the San Andreas fault, the Walnut Creek fault, the San Jose fault, the Red Hill fault, the Cucamonga fault, the Chino fault, the Rialto-Colton fault and the Central Avenue fault. As discussed in Section 6.2.2, the faults which border the Chino Basin include the Rialto-Colton fault, the Chino fault, the San Jose fault, and the Cucamonga fault.

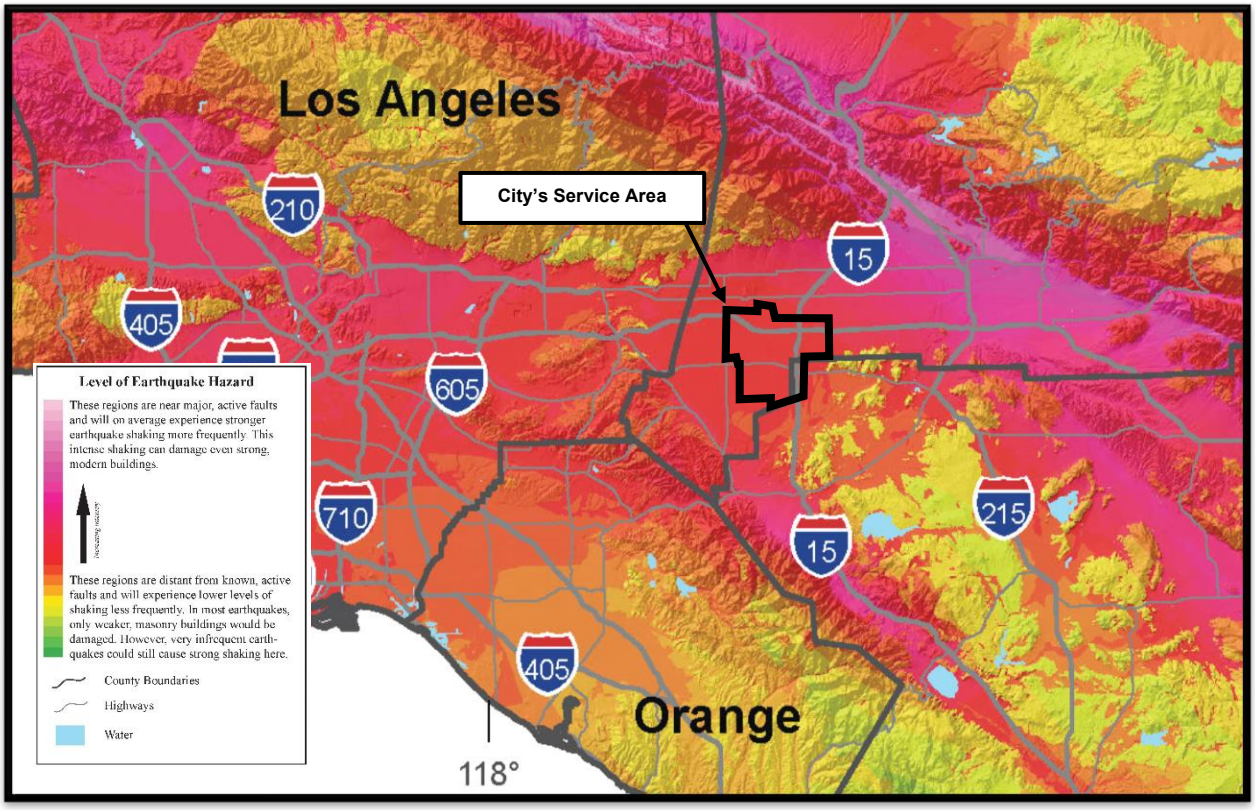
**Figure 6 - Location of Earthquake Faults**




Source: https://maps.conservation.ca.gov/cgs/fam/App/

The following Figure 7 provides the relative intensity of ground shaking in the vicinity of the City's service area from anticipated future earthquakes. The locations of relatively long-period (1.0 second) earthquake shaking, including the City's service area, are provided. Long-period shaking affects tall, relatively flexible buildings, but also correlates with earthquake damage. The shaking potential is calculated based on the level of ground motion that has a 2 percent chance of being exceeded in 50 years (or the level of ground-shaking with an approximate 2,500-year average repeat time). As discussed in Section 8.4.5, the City has prepared an Emergency Response Plan which provides the management, procedures, and designated actions the City and its employees will implement during emergency situations resulting from natural disasters, including during earthquakes, to ensure that customers receive a reliable and adequate supply of potable water. The City's ERP is incorporated by reference.

**Figure 7 - Earthquake Shaking Potential**




Source: "Earthquake Shaking Potential for California", 2016, California Geological Survey and United States Geological Survey

### *8.4.7 SHORTAGE RESPONSE ACTION EFFECTIVENESS*

The effectiveness of the shortage response actions for each of the standard water shortage levels identified in Section 8.3, is evident in the City's historical ability to meet its customer's water demands in response to a water supply shortage. In addition, the City imposes water consumption regulations and restrictions, and supports local agencies in efforts to enforce regulations and prohibitions on water use. The effectiveness of each of the City's shortage response actions, in order to reduce any potential gaps between supply and demand, has been quantified in the expected demand reduction provided in Table 8-2 and Table 8-3.

Section 6.1 provides a tabulation of the City's historical annual water demands for each water supply source. During the past 10 years, the City experienced a five-year consecutive drought within its service area from FY 2011-12 to FY 2015-16. Throughout this extended dry year period, the City's annual water production ranged from 36,036 AF to 45,196 AF, with an average of approximately 41,558 AF. In addition, historical records indicate the City previously produced a maximum of up to 45,196 AF during FY 2013-14. The City has been able to provide sufficient

water supplies to its customers, including during long-term droughts and years with historically high water demands. In addition, the City has been able to provide water service to meet maximum day water demands for these years, including during the summer months.

The City's water demands during the most recent five years (from FY 2015-16 to FY 2019-20) averaged approximately 39,374 AFY. Due to conservation efforts and demand management measures (discussed in Chapter 9), the City's recent water demands have been less than its historical water demands, including during long-term droughts. The City's projected water demands (during normal, single dry, and multiple dry years) are provided in Section 7.2.3 and are anticipated to incorporate similar reductions in water use rates as a result of the shortage response actions, ongoing conservation efforts, and demand management measures. Because the City's projected water rates are similar to its historical water use rates, it is anticipated the City will be able to continue providing sufficient water supplies to its customers to meet projected water demands, including during long-term droughts. In addition, as discussed in Section 8.4.1, based on historical and on-going management practices, the City will be able to continue relying on its water supply source from the Chino Basin for adequate supply augmentation in response to each of the standard water shortage levels identified in Section 8.3.

Based on the City's demonstrated ability to meet water demands during past water supply shortages, the adopted water shortage levels, the adjusted operating safe yields, and water supplies during long-term droughts, it is anticipated that the City will be able to provide sufficient water supplies to its customers during each of its standard water shortage levels. Although adequate supplies are anticipated, the cost of those water supplies may become incrementally more expensive. The City will enact varying stages of its WSCP to encourage retail customers to reduce water consumption and at the same time reduce the need to use the more expensive water supplies. Notwithstanding, the effectiveness of each of the City's shortage response actions, in order to reduce any potential gaps between supply and demand, has been quantified in the expected demand reduction section provided in Table 8-2 and Table 8-3. The effectiveness of the City's shortage response actions is based on the City's water demands prior to 2015 (unconstrained demands). The City reduced its water demands in 2015 in response to the Governor's April 1, 2015 Executive Order B-29-15 which mandated statewide reduction in water use of 25 percent. The City's actual water demand reduction during this period was used to estimate the extent of water use reductions for the City's Water Shortage Stages. The City's Water Shortage Stages 1, 2, 3, 4, 5, and 6 are expected to reduce water demands by up to 10%, 20%, 30%, 40%, 50%, and greater than 50%, respectively.

## 8.5 COMMUNICATION PROTOCOLS

**CWC 10632.**

*(a)(5) Communication protocols and procedures to inform customers, the public, interested parties, and local, regional, and state governments, regarding, at a minimum, all of the following:*

*(A) Any current or predicted shortages as determined by the annual water supply and demand assessment described pursuant to Section 10632.1.*

*(B) Any shortage response actions triggered or anticipated to be triggered by the annual water supply and demand assessment described pursuant to Section 10632.1.*

*(C) Any other relevant communications.*

Upon finding that a need to implement a Stage 1 through Stage 6 Water Supply Shortage exists, the City Council will order implementation of the appropriate water shortage response action, or other measures which it deems appropriate to address the water shortage. This order shall be made by Resolution and will be published in a daily newspaper of general circulation and will become effective immediately following publication. The appropriate regulations that fall under the Stage Level declared will take effect with the first full billing period commencing on or after the effective date of the City Council's Resolution.

In the event of an immediate emergency that causes an unplanned interruption of water supply, the City Manager or his/her designee is authorized to restrict water use and apportion the available supply of water among its customers in the most equitable manner possible to continue service fairly and without discrimination, except that preference shall be given to such service as is essential to the public interest and to the preservation of life and health.

## 8.6 COMPLIANCE AND ENFORCEMENT

**CWC 10632.**

*(a)(6) For an urban retail water supplier, customer compliance, enforcement, appeal, and exemption procedures for triggered shortage response actions as determined pursuant to Section 10632.2.*

The City's WSCP includes fines and penalties that may be imposed on any customer who fails to comply with the prohibitions and restrictions of each water supply shortage stage. All fines and penalties may apply to each of the prohibitions and restrictions of each water supply shortage stage. If a customer if found to be in violation of any water supply shortage stage provision, fines begin with a written notice and subsequent violations include fines of $100, $200, and $500.

## 8.7 LEGAL AUTHORITIES

**CWC 10632.**

*(a)(7)(A) A description of the legal authorities that empower the urban water supplier to implement and enforce its shortage response actions specified in paragraph (4) that may include, but are not limited to, statutory authorities, ordinances, resolutions, and contract provisions.*

*(B) A statement that an urban water supplier shall declare a water shortage emergency in accordance with Chapter 3 (commencing with Section 350) of Division 1.*

*(C) A statement that an urban water supplier shall coordinate with any city or county within which it provides water supply services for the possible proclamation of a local emergency, as defined in Section 8558 of the Government Code.*

**CWC Division 1, Section 350**

*The governing body of a distributor of a public water supply, whether publicly or privately owned and including a mutual water company, shall declare a water shortage emergency condition to prevail within the area served by such distributor whenever it finds and determines that the ordinary demands and requirements of water consumers cannot be satisfied without depleting the water supply of the distributor to the extent that there would be insufficient water for human consumption, sanitation, and fire protection.*

The City has the legal authority to implement and enforce its water shortage contingency plan. California Constitution article X, section 2 and California Water Code section 100 provide that water must be put to beneficial use, the waste or unreasonable use or unreasonable method of use of water shall be prevented, and the conservation of water is to be exercised with a view to the reasonable and beneficial use thereof in the interest of the people and the public welfare. In addition, CWC Section 375 provides the City with the statutory authority to adopt and enforce water conservation restrictions, and CWC Section 350 et seq. authorizes the City to declare a water shortage emergency and impose water conservation measures when it determines that the City may not be able to satisfy ordinary demands without depleting supplies to an insufficient level. If necessary, the City shall declare a water shortage emergency in according with CWC Chapter 3 (commencing with Section 350) of Division 1. Once having declared a water shortage, the City is provided with broad powers to implement and enforce regulations and restrictions for managing a water shortage. For example: CWC section 375(a) provides:

> Notwithstanding any other provision of the law, any public entity which supplies water at retail or wholesale for the benefit of persons within the service area or area of jurisdiction of the public entity may, by ordinance or resolution adopted by a majority of the members of the governing body after holding a public hearing upon notice and making appropriate findings of necessity for the adoption of a water conservation program, adopt and enforce a water conservation program to reduce the quantity of water used by those persons for the purpose of conserving the water supplies of the public entity.

(CWC Section 375(a).) CWC Section 375(b) grants the City with the authority to set prices to encourage water conservation.

Pursuant to these authorities, the City adopted Ordinance No. 3027. Under the City's Ordinance No. 3027, a water shortage, including a water shortage emergency but excluding an immediate emergency, shall be declared by the adoption of a resolution of the City Council, in accordance with CWC section 350. The City Council may declare a water shortage based on a determination by the MWD and the IEUA of a water shortage, the declaration of an executive order of the Governor or the adoption of voluntary or mandatory water use restrictions by any State Agency governing the use of water or based upon any interruption in water supply or delivery that the City Council determines in its sole discretion necessitates water conservation pursuant to this chapter.

Under California law, including CWC Chapters 3.3 and 3.5 of Division 1, Parts 2.55 and 2.6 of Division 6, Division 13, and Article X, Section 2 of the California Constitution, the City is authorized to implement the water shortage actions outlined in this WSCP and in the City's Ordinance No. 3027. In water shortage cases, shortage response actions to be implemented will be at the discretion of the City and will be based on an assessment of the supply shortage, customer response, and need for demand reductions as outlined in this WSCP and the City's Ordinance No. 3027.

It is noted that upon proclamation by the Governor of a state of emergency under the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code) based on drought conditions, the state will defer to implementation of locally adopted water shortage contingency plans to the extent practicable.

The City will coordinate with the County and any other entities as necessary for possible proclamation of a local emergency as necessary under California Government Code, California Emergency Services Act (Article 2, Section 8558).

In the event of an immediate emergency that causes an unplanned interruption of water supply, the City Manager or his/her designee is authorized to restrict water use and apportion the available supply of water among its customers in the most equitable manner possible to continue service fairly and without discrimination, except that preference will be given to such service as is essential to the public interest and to the preservation of life and health.

At any time during Stage 1, 2, 3, 4, 5, or 6, if the City Council determines that additional reductions in the amount the potable water being used by water customers are necessary, it may adopt a resolution establishing water use limitations and enforce those water use limitations by the adoption and imposition of a volumetric penalty established therein.

## 8.8 FINANCIAL CONSEQUENCES OF WSCP

**CWC 10632.**

*(a)(8) A description of the financial consequences of, and responses for, drought conditions, including, but not limited to, all of the following:*

*(A) A description of potential revenue reductions and expense increases associated with activated shortage response actions described in paragraph (4).*

*(B) A description of mitigation actions needed to address revenue reductions and expense increases associated with activated shortage response actions described in paragraph (4).*

*(C) A description of the cost of compliance with Chapter 3.3 (commencing with Section 365) of Division 1.*

Potential revenue reductions and expense increases associated with activated shortage response actions are regulated and tracked by the City's financial department.

During periods of water supply shortages, state-mandated water use restrictions, or emergency conditions, the City may require its customers to reduce demands below levels projected under the current water rate structure. Under any of these circumstances, the City may experience a decrease in revenues. In order to offset any decline in revenues, the City Council may adopt resolutions to make additional adjustments to the water rates based on the City's increased costs to provide water to its customers.

Projected demands, water supply reductions, water rates and cost of water cannot be known with certainty. However, even under a hypothetical scenario whereby sales are gradually reduced by up to 50 percent, certain actions are known as noted below:

Water supplies:

- CDA supplies will not be impacted from a quantity or cost standpoint.
- As demands/sales are reduced, the City will rely on its least expensive sources of supply first and sequentially reduce the most expensive sources of water supply (i.e. imported water). This action will address much of the gap between reduced revenue from water sales and the cost of the water supplies.
- As sales are reduced, distribution system losses will also be reduced on a proportional basis resulting in savings by not having to provide as much water.

Revenue from water sales:

Revenue from the monthly standby charge to each retail customer will remain constant regardless of the volume of water sold.

The City will regularly track the impacts of potentially reduced water sales on revenue and compare it to the cost of operations. In the event that the City's revenues and expenditures are severely affected by a water shortage, the following measures could be taken by the City to alleviate the financial impacts before there has been a significant draw on financial reserves:

- Rate Adjustment
- Decrease in Capital Expenditure
- Decrease in O&M Expenditure

Rate increases are not viewed positively by the customers particularly when they reduce consumption. Negative consequences that could arise from the cost-cutting actions include dissatisfaction of the customers, reduced funding for Capital Improvement Projects and system maintenance, and reduced staff availability for emergency response. Nonetheless, these tools are available to the City in a worst-case scenario to ensure a constant balance between revenue and expenses.

## 8.9 MONITORING AND REPORTING

**CWC 10632.**

*(a)(9) For an urban retail water supplier, monitoring and reporting requirements and procedures that ensure appropriate data is collected, tracked, and analyzed for purposes of monitoring customer compliance and to meet state reporting requirements.*

Customer compliance of the provisions adopted by declaration of a WSCP are monitored and reported through water loss audits performed by the City's Utilities Department. Staff prepares annual Distribution System Water Audits to monitor water losses. Staff reviews the audits to track real and apparent losses. Losses are monitored by comparing water production to sales. The City regularly monitors its system and repairs leaks in a timely manner. This includes regular checks on valves and meters, and pipeline maintenance. If leaks are encountered or suspected during routine inspection of the system, further evaluation is conducted. If leaks are found, they are repaired.

## 8.10 WSCP REFINEMENT PROCEDURES

**CWC 10632.**

*(a)(10) Reevaluation and improvement procedures for systematically monitoring and evaluating the functionality of the water shortage contingency plan in order to ensure shortage risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented as needed.*

The City's WSCP has been prepared as an adaptive management plan. As discussed in Section 8.9, the City will monitor and report on the implementation of the WSCP. The City will review the implementation results for any current or potential shortage gaps between water supplies and

demands. The City will evaluate the need for revising the WSCP in order to resolve any shortage gaps, as necessary. The City will consider the following potential revisions in the event of a potential shortage gap:

- Implementation of additional public outreach, education, and communication programs (in addition to the programs discussed in Chapter 9).
- Implementation of more stringent water use restrictions under the standard water shortage levels (discussed in Section 8.4.1).
- Implementation of stricter enforcement actions and penalties (discussed in Section 8.6).
- Improvements to the water supply augmentation responses (discussed in Section 8.4.2), as well as any associated operational changes (discussed in Section 8.4.3) which may be required.
- Incorporation of additional actions recommended by City staff or other interested parties.

The City will use the monitoring and reporting data to evaluate the ability for these potential revisions to resolve any shortage gaps which may occur within the standard water shortage levels.

The WSCP is adopted as part of the City's 2020 Urban Water Management Plan adoption process discussed in Section 10.3. It is anticipated the City will review, revise, and adopt an updated WSCP as part of preparing its 2025 Urban Water Management Plan as necessary. However, the City will continue to review the monitoring and reporting data, and if needed, update the WSCP more frequently. Any updates to the City's WSCP will include a public hearing and adoption process by the City Council (see Section 8.12).

## 8.11 SPECIAL WATER FEATURE DISTINCTION

**CWC 10632.**

*(b) For purposes of developing the water shortage contingency plan pursuant to subdivision (a), an urban water supplier shall analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas, as defined in subdivision (a) of Section 115921 of the Health and Safety Code.*

The City's WSCP defines "decorative water features" as water features which are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, but excluding pools and spas. In general, there are additional health and safety considerations in the water supplied to pools and spas compared to decorative water features. As a result, the City's WSCP has reviewed the response actions, enforcement actions, and monitoring and reporting programs separately for decorative water features and for pools and spas, as applicable.

As described in Section 8.4.1, under a Stage 1 Water Supply Shortage Level, no water shall be used to clean, fill or maintain levels in decorative fountains, ponds, lakes or other similar aesthetic structures unless such water is part of a recycling system.

## 8.12 PLAN ADOPTION, SUBMITTAL, AND AVAILABILITY

**CWC 10632.**

*(c) The urban water supplier shall make available the water shortage contingency plan prepared pursuant to this article to its customers and any city or county within which it provides water supplies no later than 30 days after adoption of the water shortage contingency plan.*

The City's WSCP is adopted as part of the City's 2020 Urban Water Management Plan adoption process discussed in Chapter 10. The process for adopting the City's WSCP includes the following:

- The City will conduct a public hearing and make the WSCP available for public inspection.
- The City will provide notification of the time and place of the public hearing to any city or county in which water is provided.
- The City will publish notice of public hearing in a newspaper once a week, for two successive weeks (with at least five days between publication dates).
- The City Council will adopt the 2020 Urban Water Management Plan and the WSCP.
- As part of submitting the 2020 Urban Water Management Plan to DWR, the City will also submit the WSCP (electronically through DWR's online submittal tool) within 30 days of adoption and by July 1, 2021. The City will submit a copy of the WSCP to the California State Library and to any city or county in which water is provided within 30 days of adoption. In addition, the City will make the WSCP available for public review within 30 days of adoption.

If there are any subsequent amendments required, the process for adopting an amended WSCP includes the following:

- The City will conduct a public hearing and make the amended WSCP available for public inspection via public City Council agendas.
- The City Council will adopt the amended WSCP.
- The City will submit the amended WSCP to DWR (electronically through DWR's online submittal tool) within 30 days of adoption.

Additional information regarding the adoption, submittal, and availability of the City's WSCP (and 2020 Urban Water Management Plan) is provided in Chapter 10.

Chapter 9

# DEMAND MANAGEMENT MEASURES

## LAY DESCRIPTION – CHAPTER 9

### DEMAND MANAGEMENT MEASURES

Chapter 9 (Demand Management Measures) of the City's 2020 Plan discusses and provides the following:

- The City has implemented "Demand Management Measures" to reduce its water demands and achieve its water use targets (discussed in Chapter 5)
- The City's Demand Management Measures include adoption of an ordinance to prevent water waste.
- The City's Demand Management Measures include metering of all customer connections, including separate metering for single-family residential, commercial, industrial, large landscape and institutional/governmental facilities.
- The City's Demand Management Measures include conservation pricing. The City's current water rate structure is tiered to promote water conservation by customers.
- The City's Demand Management Measures include public education and outreach programs regarding water conservation.
- The City's Demand Management Measures include various actions to assess and manage water distribution system losses.
- Additional Demand Management Measures including rebate, conservation, and educational programs are discussed.
- A summary of the Demand Management Measures the City has implemented over the past five (5) years is provided. The City met the 2020 Water Use Target (discussed in Chapter 5) through the implementation of these Demand Management Measures.

## 9.1 DEMAND MANAGEMENT MEASURES FOR WHOLESALE SUPPLIERS

**CWC 10631.**

*(e) Provide a description of the supplier's water demand management measures. This description shall include all of the following:*

*(1)(B) The narrative pursuant to this paragraph shall include descriptions of the following water demand management measures:*

*(ii) Metering.*

*(iv) Public education and outreach.*
*(vi) Water conservation program coordination and staffing support.*

*(vii) Other demand management measures that have a significant impact on water use as measured in gallons per capita per day, including innovative measures, if implemented.*

*(2) For an urban wholesale water supplier, as defined in Section 10608.12, a narrative description of the items in clauses (ii), (iv), (vi), and (vii) of subparagraph (B) of paragraph (1), and a narrative description of its distribution system asset management and wholesale supplier assistance programs.*

### *9.1.1 METERING*

The City is not a wholesale agency and is not required by DWR to complete Section 9.1.

## 9.2 EXISTING DEMAND MANAGEMENT MEASURES FOR RETAIL SUPPLIERS

**CWC 10631.**

*(e) Provide a description of the supplier's water demand management measures. This description shall include all of the following:*

*(1)(A) For an urban retail water supplier, as defined in Section 10608.12, a narrative description that addresses the nature and extent of each water demand management measure implemented over the past five years. The narrative shall describe the water demand management measures that the supplier plans to implement to achieve its water use targets pursuant to Section 10608.20.*

*(B) The narrative pursuant to this paragraph shall include descriptions of the following water demand management measures:*

*(i) Water waste prevention ordinances.*

*(ii) Metering.*

*(iii) Conservation pricing.*

*(iv) Public education and outreach.*

*(v) Programs to assess and manage distribution system real loss.*

*(vi) Water conservation program coordination and staffing support.*

*(vii) Other demand management measures that have a significant impact on water use as measured in gallons per capita per day, including innovative measures, if implemented.*

### 9.2.1 WATER WASTE PREVENTION ORDINANCES

Waste is defined as any excessive, unnecessary or unwarranted use of water, including but not limited to any use which causes unnecessary runoff beyond the boundaries of any property as served by its meter and any failure to repair as soon as reasonably possible any leak or rupture in any water pipes, faucets, valves, plumbing fixtures or other water service appliances. The City adopted Ordinance No. 3027 in October 2015 to establish water conservation measures, staged water supply shortage demand management measures (DMMs), and prevent water waste. The adoption of Ordinance No. 3027 was part of a comprehensive water shortage planning effort to manage the City's response to any water supply challenges it may encounter. The City will review and update as necessary when DWR publishes urban water use targets for its service area in accordance with SB 606 and AB 1668 regulations.

### 9.2.2 METERING

**CWC 526.**

*(a) Notwithstanding any other provision of law, an urban water supplier that, on or after January 1, 2004, receives water from the federal Central Valley Project under a water service contract or subcontract… shall do both of the following:*

*(1) On or before January 1, 2013, install water meters on all service connections to residential and nonagricultural commercial buildings… located within its service area.*

**CWC 527.**

*(a) An urban water supplier that is not subject to Section 526 shall do both of the following:*

*(1) Install water meters on all municipal and industrial service connections located within its service area on or before January 1, 2025.*

The City meters all customer connections, including separate metering for single-family residential, commercial, industrial, large landscape and institutional/governmental facilities. Furthermore, if there is new development within the City, each facility is individually metered.

Service charges for the city are based on the customers' connection size. Further information regarding the City's service fees and conservation pricing is provided in Section 9.2.3.

### 9.2.3 CONSERVATION PRICING

The City has two commodity rates (Budgeted Use and Drought Surcharge) for water for customers within its service area. A Readiness-to-Serve Charge is added to the commodity rates to comprise the total water bill and is based on the size of the meter. Water bills are sent out monthly. A water rate sheet showing current rates is provided in Appendix Q.

The City's current water rate structure is tiered to promote water conservation by customers. The water rates have been developed to fund the cost of water and are related to the overall cost of water service. In the event the customer uses more than the amount of water allotted for the budgeted allocation, a Drought Surcharge rate would apply. The Drought Surcharge rate essentially penalizes the customers for over usage of water. This applies to all water-use sectors (e.g., single family residential, multifamily residential, industrial, institutional, etc.). Therefore, there is an economic benefit to conserving water.

### 9.2.4 PUBLIC EDUCATION AND OUTREACH

The City developed a public information program to educate the public to the benefits of water conservation. The program involves the dissemination of information through literature provided at City Hall and other City of Ontario facilities, and articles in the City of Ontario newsletter. The City includes informational flyers with the water bills periodically to address water conservation and other important matters. The City periodically holds public seminars and workshops with other local agencies to promote water conservation. The City also provides water conservation information and updates on its website. The City will continue these programs to promote water conservation.

As part of a public outreach program for water conservation, City representatives have visited schools to discuss water conservation. This discussion is usually included as part of an overall presentation on the water system and how it works. The City will continue the school education programs to promote water conservation to that sector of the community.

### 9.2.5 PROGRAMS TO ASSESS AND MANAGE DISTRIBUTION SYSTEM REAL LOSS

The City's system is comprised mainly of single and multi-family dwellings. The City estimates water system losses at approximately 2.9 percent, as discussed in Section 4.2. The City has water conservation literature that alerts customers to be on the lookout for water system leaks and to correct them promptly. The City is available to assist customers in answering questions regarding system leaks or higher than expected water usage.

As a part of normal operation and maintenance of the water system, City staff does preventive maintenance. This includes regular checks on valves and meters, and pipeline maintenance. If leaks are encountered or suspected during routine inspection of the system, further evaluation is conducted. If leaks are found, they are repaired.

The City monitors the water system for loss by comparing water production to water sales. The City will continue to monitor the water system for water loss, and if a trend develops to indicate that further analyses are required, the City will provide the necessary funds to institute another leak detection program.

The City will continue these programs to assess and manage distribution system real losses.

### *9.2.6 WATER CONSERVATION PROGRAM COORDINATION AND STAFFING SUPPORT*

Various City departments are involved in the water conservation program. These include maintenance and operations personnel, the Utilities General Manager, the Public Works Director, and administrative staff who answer billing and usage questions and serve at the front counter at City Hall. In addition, the City employs a full time Water Resources Coordinator to oversee all water conservation activities. The Water Resources Coordinator is responsible for all matters pertaining to the City's water conservation program including implementation of DMMs. The City plans to continue to provide water conservation program coordination and staffing support.

### *9.2.7 OTHER DEMAND MANAGEMENT MEASURES*

Large Landscape Conservation Programs

The City routinely hosts seminars and workshops in the community to promote landscape conservation. The City continues to offer a rebate program for the purchase of landscape related items to both residential and commercial customers to promote water conservation. During FY 2015-16 through FY 2019-20, the City provided rebates for this program.

Rebate Programs

The City continues to offer a rebate program for the purchase of high-efficiency washing machines, high-efficiency toilets, and weather-based irrigation controllers to customers to promote water conservation. The City currently offers rebates to qualifying customers for high-efficiency washing machines, high-efficiency toilets, and weather-based irrigation controllers. The rebate application, along with a list of qualifying appliances, are listed on the City's website. During FY 2015-16 through FY 2019-20, the City provided rebates for this program.

The City plans to continue implementation of the programs described above to promote water conservation.

## 9.3 REPORTING IMPLEMENTATION

### *9.3.1 IMPLEMENTATION OVER THE PAST FIVE YEARS*

**CWC 10631.**

*(e) Provide a description of the supplier's water demand management measures. This description shall include all of the following:*

*(1) (A) ...a narrative description that addresses the nature and extent of each water demand management measure implemented over the past five years.*

The City is committed to implementing water conservation programs. The highlights of DMM implementation over the past five years are described below.

As discussed in Section 9.2.1, in October 2015, the City adopted Ordinance No. 3027 to establish water conservation measures and staged water supply shortage demand management measures.

As discussed in Section 9.2.2, the City metered all customer connections, including separate metering for single-family residential, commercial, industrial, large landscape and institutional/governmental facilities during the past five years. Furthermore, if there was new development within the City, each facility was individually metered. Service charges for the City are based on the customers' connection size.

As discussed in Section 9.2.3, the City has two commodity rates (Budgeted Use and Drought Surcharge) for water for customers within its service area. Readiness-to-Serve Charges are added to the commodity rates to comprise the total water bill and are based on the size of the meter. Water bills are sent out monthly. A water rate sheet showing current rates is provided in Appendix Q.

As discussed in Section 9.2.4, the City developed a public information program to educate the public to the benefits of water conservation. The program involves the dissemination of information through literature provided at City Hall and other City of Ontario facilities, and articles in the City of Ontario newsletter. The City included informational flyers with the water bills periodically to address water conservation and other important matters. The City periodically held public seminars and workshops with other local agencies to promote water conservation. The City also provided water conservation information and updates on its website. As part of a public outreach program for water conservation, City representatives visited schools to discuss water conservation. The City coordinated and/or participated in public education/outreach events from FY 2015-16 through FY 2019-20.

As discussed in Section 9.2.5, the City distributed water conservation literature that alerted customers to be on the lookout for water system leaks and to correct them promptly.

As a part of normal operation and maintenance of the water system, City staff performed preventive maintenance. This included regular checks on valves and meters, and pipeline maintenance. The City monitored the water system for losses by comparing water production to water sales.

As described in Section 9.2.6, the City employed a full time Water Resources Coordinator to oversee all water conservation activities from FY 2015-16 through FY 2019-20. The Water Resources Coordinator is responsible for all matters pertaining to the City's water conservation program including implementation of DMMs. The City plans to continue to provide water conservation program coordination and staffing support.

Other DMMs employed by the City are discussed in Section 9.2.7. Highlights of other DMM implementation over the past five years are described below.

- Landscape Conservation Program – During FY 2015-16 through FY 2019-20, the City routinely hosted seminars and workshops in the community to promote landscape conservation. The City also offered a rebate program for the purchase of landscape related items to both residential and commercial customers to promote water conservation.
- High Efficiency Clothes Washing Machine Rebate Program – The City distributed high efficiency washing machine rebates from FY 2015-16 through FY 2019-20.
- High Efficiency Toilet Rebate Program – The City distributed high efficiency toilet rebates from FY 2015-16 through FY 2019-20.

## *9.3.2 IMPLEMENTATION TO ACHIEVE WATER USE TARGETS*

**CWC 10631.**

*(e)(1)(A) For an urban retail water supplier, as defined in Section 10608.12, a narrative description that addresses the nature and extent of each water demand management measure implemented over the past five years. The narrative shall describe the water demand management measures that the supplier plans to implement to achieve its water use targets pursuant to Section 10608.20.*

The Demand Management Measures implemented by the City are discussed in Section 9.2. Descriptions regarding the nature and extent of these Demand Management Measures implemented by the City over the past five years are discussed in Section 9.3. The City will continue to implement these Demand Management Measures and other water conservation programs and work collaboratively with IEUA and MWD to provide water conservation programs for its residents.

As discussed in Section 5.5, the City's per-capita water use during FY 2019-20 was 161 GPCD. The City's confirmed 2020 Water Use Target is 196 GPCD. The City's per-capita water use during FY 2019-20 meets the 2020 Water Use Target and is in compliance. The City met the 2020 Water

Use Target through the implementation of the Demand Management Measures discussed in Section 9.2. Continued implementation of these Demand Management Measures will assist the City in meeting water use targets and objectives.

## 9.4 WATER USE OBJECTIVES (FUTURE REQUIREMENTS)

The City is currently working with DWR to develop Water Use Objectives pursuant to AB 1668 and SB 606. Beginning in 2024, water agencies, including the City, are required to begin reporting compliance of their Water Use Objectives consisting of indoor residential water use, outdoor residential water use, commercial, industrial and institutional, irrigation with dedicated meters, water loss, and other unique local uses. The City plans to meet its Water Use Objectives through continued implementation of the Demand Management Measures discussed in Section 9.2.

Chapter 10

# PLAN ADOPTION, SUBMITTAL, AND IMPLEMENTATION

## LAY DESCRIPTION – CHAPTER 10

### PLAN ADOPTION, SUBMITTAL, AND IMPLEMENTATION

Chapter 10 (Plan Adoption, Submittal, and Implementation) of the City's 2020 Plan discusses and provides the following:

- The steps the City has performed to adopt and submit its 2020 Plan are detailed.
- The steps the City has performed to adopt and submit its Water Shortage Contingency Plan are detailed.
- The City coordinated the preparation of its 2020 Plan with the Chino Basin Watermaster, CDA, County of San Bernardino, Cucamonga Valley Water District, Fontana Water Company, IEUA, Jurupa Community Services District, Monte Vista Water District, MWD, Santa Ana Watershed Project Authority, SAWCo, WFA, and the Cities of Chino, Chino Hills, Fontana, Montclair, Pomona, Rancho Cucamonga, and Upland. The City notified these agencies at least sixty (60) days prior to the public hearing of the preparation of the 2020 Plan and invited these agencies to participate in the development of the 2020 Plan.
- The City provided a notice of the public hearing to the same agencies regarding the time, date, and place of the public hearing.
- The City published a newspaper notification of the public hearing, once a week for two successive weeks.
- The City conducted a public hearing to discuss and adopt the City's 2020 Plan and City's Water Shortage Contingency Plan.
- Within 30 days of adoption, the City submitted the 2020 Plan and Water Shortage Contingency Plan to the California Department of Water Resources.
- Within 30 days of adoption, the City submitted all data tables associated with the 2020 Plan to the California Department of Water Resources.
- Within 30 days of adoption, the City submitted a copy of the 2020 Plan to the State of California Library.
- Within 30 days of adoption, the City submitted a copy of the 2020 Plan (and Water Shortage Contingency Plan) to the County of San Bernardino Assessor- Recorder/ Clerk's office and the City Clerk's Office.
- Within 30 days after submittal of the 2020 Plan to the California Department of Water Resources, the City made the 2020 Plan (including the Water Shortage Contingency Plan) available at the City Clerk's Office and on the City's website.

- The steps the City will perform to amend the 2020 Plan and/or the Water Shortage Contingency Plan, if necessary, are provided.

## 10.1 INCLUSION OF ALL 2020 DATA

The data provided in the City's 2020 Plan and the Water Shortage Contingency Plan is provided on a FY basis through June 30, 2020 (as discussed in Section 2.5).

## 10.2 NOTICE OF PUBLIC HEARING

The City's public hearing notification process for its 2020 Plan and the Water Shortage Contingency Plan is discussed below.

### *10.2.1 NOTICE TO CITIES AND COUNTIES*

**CWC 10621.**

*(b) Every urban water supplier required to prepare a plan pursuant to this part shall, at least 60 days before the public hearing on the plan required by Section 10642, notify any city or county within which the supplier provides water supplies that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan.*

**CWC 10642.**

*…The urban water supplier shall provide notice of the time and place of a hearing to any city or county within which the supplier provides water supplies. Notices by a local public agency pursuant to this section shall be provided pursuant to Chapter 17.5 (commencing with Section 7290) of Division 7 of Title 1 of the Government Code. A privately owned water supplier shall provide an equivalent notice within its service area…*

#### *10.2.1.1 60 DAY NOTIFICATION*

As discussed in Section 2.6.1 and Section 2.6.2, the City coordinated the preparation of the 2020 Plan with the Chino Basin Watermaster, CDA, Cucamonga Valley Water District, Fontana Water Company, IEUA, Monte Vista Water District, MWD, Santa Ana Watershed Project Authority, SAWCo, and WFA. The City notified these agencies, as well as the city and county within which the City provides water supplies, at least sixty (60) days prior to the public hearing of the preparation of the 2020 Plan and invited them to participate in the development of the Plan. A copy of the notification letters sent to these agencies is provided in Appendix D.

### 10.2.1.2 NOTICE OF PUBLIC HEARING

The City provided a notice of the public hearing to the Chino Basin Watermaster, CDA, Cucamonga Valley Water District, Fontana Water Company, IEUA, Monte Vista Water District, MWD, Santa Ana Watershed Project Authority, SAWCo, and WFA. The notice includes the time and place of the public hearing. In accordance with Government Code Section 7291, if the City's audience for the public hearing includes a substantial number that are not able to speak or understand English, the City will provide interpreters. To ensure that the draft 2020 Plan and the draft Water Shortage Contingency Plan were available for review, the City placed a copy at the City Clerk's Office located at City Hall and made a copy available for review on its website. Copies of the notice of the public hearing are provided in Appendix D.

### 10.2.1.3 SUBMITTAL TABLES

Table 10-1 summarizes the agencies which were provided notifications by the City.

**Table 10-1 Notification to Cities and Counties**

| Submittal Table 10-1 Retail: Notification to Cities and Counties | | |
|---|---|---|
| City Name | 60 Day Notice | Notice of Public Hearing |
| *Add additional rows as needed* | | |
| Chino | Yes | Yes |
| Chino Hills | Yes | Yes |
| Fontana | Yes | Yes |
| Montclair | Yes | Yes |
| Pomona | Yes | Yes |
| Rancho Cucamonga | Yes | Yes |
| Upland | Yes | Yes |
| County Name *Drop Down List* | 60 Day Notice | Notice of Public Hearing |
| *Add additional rows as needed* | | |
| San Bernardino County | Yes | Yes |
| | | |
| NOTES: | | |

### 10.2.2 NOTICE TO THE PUBLIC

**CWC 10642.**

*...Prior to adopting either, the urban water supplier shall make both the plan and the water shortage contingency plan available for public inspection and shall hold a public hearing or hearings thereon. Prior to any of these hearings, notice of the time and place of the hearing shall be published within the jurisdiction of the publicly owned water supplier pursuant to Section 6066 of the Government Code. The urban water supplier shall provide notice of the time and place of a hearing to any city or county within which the supplier provides water supplies.*

**Government Code 6066.**

*Publication of notice pursuant to this section shall be once a week for two successive weeks. Two publications in a newspaper published once a week or oftener, with at least five days intervening between the respective publication dates not counting such publication dates, are sufficient. The period of notice commences upon the first day of publication and terminates at the end of the fourteenth day, including therein the first day.*

Pursuant to Section 6066 of the Government Code, the City published an English and Spanish notice of public hearing in the newspaper during the weeks of June 1, 2021 and June 8, 2021. A notice of public hearing was also provided to the City Clerk's office and was posted throughout the City of Ontario and on the City's website. A copy of the published notice is provided in Appendix D. To ensure the draft 2020 Plan and the draft Water Shortage Contingency Plan were available for review, the City placed a copy of the Plan at the City Clerk's Office located at City Hall and made a copy available for review on its website.

## 10.3 PUBLIC HEARING AND ADOPTION

**CWC 10642.**

*...Prior to adopting either, the urban water supplier shall make both the plan and the water shortage contingency plan available for public inspection and shall hold a public hearing or hearings thereon.*

**CWC 10608.26.**

*(a) In complying with this part, an urban retail water supplier shall conduct at least one public hearing to accomplish all of the following:*

*(1) Allow community input regarding the urban retail water supplier's implementation plan for complying with this part.*

*(2) Consider the economic impacts of the urban retail water supplier's implementation plan for complying with this part.*

*(3) Adopt a method, pursuant to subdivision (b) of Section 10608.20, for determining its urban water use target.*

### 10.3.1 PUBLIC HEARING

Prior to adopting the draft 2020 Plan and the draft Water Shortage Contingency Plan, the City held a public hearing on June 15, 2021 which included input from the community regarding the City's draft 2020 Plan and the draft Water Shortage Contingency Plan. As part of the public hearing, the City adopted a method to determine of its water use targets through selection of Target Method 1 (see Section 5.2.1 and Appendix H). In addition, the City considered the economic impacts of meeting these water use targets; including measures described in Section 8.8.

### 10.3.2 ADOPTION

**CWC 10642.**

*... After the hearing or hearings, the plan or water shortage contingency plan shall be adopted as prepared or as modified after the hearing or hearings.*

Following the public hearing, the City adopted both the draft 2020 Plan and the draft Water Shortage Contingency Plan (included in Chapter 8). A copy of the resolutions adopting the 2020 Plan, the Water Shortage Contingency Plan, and the addendum to the 2015 Urban Water Management Plan are provided in Appendix R.

## 10.4 PLAN SUBMITTAL

**CWC 10621.**

*(e) Each urban water supplier shall update and submit its 2020 plan to the department by July 1, 2021.*

**CWC 10644.**

*(a) (1) An urban water supplier shall submit to the department, the California State Library, and any city or county within which the supplier provides water supplies a copy of its plan no later than 30 days after adoption.*

**CWC 10635.**

*(c) The urban water supplier shall provide that portion of its urban water management plan prepared pursuant to this article to any city or county within which it provides water supplies no later than 60 days after the submission of its urban water management plan.*

The City's submittal process for its 2020 Plan and the Water Shortage Contingency Plan is discussed below.

### 10.4.1 SUBMITTING A UWMP AND WATER SHORTAGE CONTINGENCY PLAN TO DWR

The City Council adopted the 2020 Plan on June 15, 2021 and within 30 days of adoption and before July 1, 2021, the City submitted the adopted 2020 Plan (including the Water Shortage Contingency Plan) to DWR. The 2020 Plan and Water Shortage Contingency Plan were submitted through DWR's "Water Use Efficiency (WUE) Data Portal" website.

DWR developed a checklist which was used by the City to assist DWR with its determination that the City's 2020 Plan has addressed the requirements of the California Water Code. The City has completed the DWR checklist by indicating where the required CWC elements can be found within the City's 2020 Plan (See Appendix C).

### 10.4.2 ELECTRONIC DATA SUBMITTAL

**CWC 10644.**

*(a)(2) The plan, or amendments to the plan, submitted to the department …shall be submitted electronically and shall include any standardized forms, tables, or displays specified by the department.*

Within 30 days of adoption of the 2020 Plan and before July 1, 2021, the City submitted all data tables associated with the 2020 Plan through DWR's "Water Use Efficiency Data Portal" website.

### 10.4.3 SUBMITTING A UWMP, INCLUDING WSCP, TO THE CALIFORNIA STATE LIBRARY

Within 30 days of adoption of the 2020 Plan by the City Council, a copy (CD or hardcopy) of the 2020 Plan was submitted to the State of California Library. A copy of the letter to the State Library will be maintained in the City's file. The 2020 Plan will be mailed to the following address if sent by regular mail:

California State Library
Government Publications Section
Attention: Coordinator, Urban Water Management Plans
P.O. Box 942837
Sacramento, CA 94237-0001

The 2020 Plan will be mailed to the following address if sent by courier or overnight carrier:

California State Library
Government Publications Section
Attention: Coordinator, Urban Water Management Plans
900 N Street
Sacramento, CA 95814

### 10.4.4 SUBMITTING A UWMP TO CITIES AND COUNTIES

Within 30 days of adoption of the 2020 Plan (including the Water Shortage Contingency Plan) by the City Council, a copy of the 2020 Plan was submitted to the County of San Bernardino Assessor-Recorder/ Clerk's office and the City of Ontario's City Clerk's Office. A copy of the letter to the County of San Bernardino will be maintained in the City's file.

## 10.5 PUBLIC AVAILABILITY

**CWC 10645.**

*(a) Not later than 30 days after filing a copy of its plan with the department, the urban water supplier and the department shall make the plan available for public review during normal business hours.*

*(b) Not later than 30 days after filing a copy of its water shortage contingency plan with the department, the urban water supplier and the department shall make the plan available for public review during normal business hours.*

Within 30 days after submittal of the 2020 Plan to DWR, the City made the 2020 Plan (including the Water Shortage Contingency Plan) available at the City Clerk's Office located at City Hall during normal business hours and on the City's website.

## 10.6 NOTIFICATION TO PUBLIC UTILITIES COMMISSION

**CWC 10621.**

*(c) An urban water supplier regulated by the Public Utilities Commission shall include its most recent plan and water shortage contingency plan as part of the supplier's general rate case filings.*

The City is not regulated by the California Public Utilities Commission (CPUC).

## 10.7 AMENDING AN ADOPTED UWMP OR WATER SHORTAGE CONTINGENCY PLAN

**CWC 10621.**

*(d)The amendments to, or changes in, the plan shall be adopted and filed in the manner set forth in Article 3 (commencing with Section 10640).*

**CWC 10644.**

*(a)(1) An urban water supplier shall submit to the department, the California State Library, and any city or county within which the supplier provides water supplies a copy of its plan no later than 30 days after adoption. Copies of amendments or changes to the plans shall be submitted to the department, the California State Library, and any city or county within which the supplier provides water supplies within 30 days after adoption.*

The City's amendment process for its 2020 Plan is discussed below.

### 10.7.1 AMENDING A UWMP

If the City amends the adopted 2020 Plan, the amended Plan will undergo adoption by the City's governing board. Within 30 days of adoption, the amended Plan will then be submitted to DWR, the State of California Library, the County of San Bernardino Assessor- Recorder/ Clerk's office, and the City of Ontario's City Clerk's Office.

### 10.7.2 AMENDING A WATER SHORTAGE CONTINGENCY PLAN

**CWC 10644.**

*(b) If an urban water supplier revises its water shortage contingency plan, the supplier shall submit to the department a copy of its water shortage contingency plan prepared pursuant to subdivision (a) of Section 10632 no later than 30 days after adoption, in accordance with protocols for submission and using electronic reporting tools developed by the department.*

If the City amends the adopted 2020 Plan (including the Water Shortage Contingency Plan), the amended Plan (and Water Shortage Contingency Plan) will undergo adoption by the City's governing board. Within 30 days of adoption, the amended Plan (and Water Shortage Contingency Plan) will then be submitted to DWR through the WUE portal, the State of California Library, the County of San Bernardino Assessor- Recorder/ Clerk's office, and the City of Ontario's City Clerk's Office.

# APPENDIX A

# DWR STANDARDIZED TABLES

# EXHIBIT A

| Submittal Table 2-1 Retail Only: Public Water Systems | | | |
|---|---|---|---|
| Public Water System Number | Public Water System Name | Number of Municipal Connections 2020 | Volume of Water Supplied 2020 * |
| *Add additional rows as needed* | | | |
| 3610034 | Ontario Municipal Utilities Company | 36,514 | 39,921 |
| | | | |
| | | | |
| | **TOTAL** | 36,514 | 39,921 |
| **** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.* | | | |
| NOTES: Source for "Number of Municipal Connections 2020": https://sdwis.waterboards.ca.gov/PDWW/ | | | |

# EXHIBIT A

| Submittal Table 2-2: Plan Identification | | | |
|---|---|---|---|
| **Select Only One** | **Type of Plan** | | **Name of RUWMP or Regional Alliance** *if applicable* (select from drop down list) |
| ☑ | **Individual UWMP** | | |
| | ☐ | Water Supplier is also a member of a RUWMP | |
| | ☐ | Water Supplier is also a member of a Regional Alliance | |
| ☐ | **Regional Urban Water Management Plan (RUWMP)** | | |
| NOTES: | | | |

# EXHIBIT A

| Submittal Table 2-3: Supplier Identification | |
|---|---|
| Type of Supplier (select one or both) | |
| ☐ | Supplier is a wholesaler |
| ☑ | Supplier is a retailer |
| Fiscal or Calendar Year (select one) | |
| ☐ | UWMP Tables are in calendar years |
| ☑ | UWMP Tables are in fiscal years |
| If using fiscal years provide month and date that the fiscal year begins (mm/dd) | |
| *07/01* | |
| Units of measure used in UWMP * (select from drop down) | |
| Unit | AF |
| **** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.* | |
| NOTES: | |

# EXHIBIT A

| Submittal Table 2-4 Retail: Water Supplier Information Exchange |
| --- |
| The retail Supplier has informed the following wholesale supplier(s) of projected water use in accordance with Water Code Section 10631. |
| Wholesale Water Supplier Name |
| *Add additional rows as needed* |
| Chino Basin Desalter Authority |
| Inland Empire Utilities Agency |
| San Antonio Water Company |
| Water Facilities Authority |
| NOTES: |

# EXHIBIT A

| Submittal Table 3-1 Retail: Population - Current and Projected | | | | | | |
|---|---|---|---|---|---|---|
| Population Served | 2020 | 2025 | 2030 | 2035 | 2040 | 2045*(opt)* |
| | 178,409 | 232,583 | 266,339 | 300,095 | 362,903 | 362,903 |
| NOTES: The 2020 population and the populations projected through 2045 were obtained the City of Ontario's 2020 Water Master Plan (See Section 3.4.1 and Section 5.4.1). Population is equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040. | | | | | | |

# EXHIBIT A

| Submittal Table 4-1 Retail: Demands for Potable and Non-Potable[1] Water - Actual | | | |
|---|---|---|---|
| Use Type | 2020 Actual | | |
| **Drop down list**<br>May select each use multiple times<br>These are the only Use Types that will be recognized by the WUEdata online submittal tool | Additional Description (as needed) | Level of Treatment When Delivered<br>Drop down list | Volume[2] |
| Add additional rows as needed | | | |
| Single Family | | Drinking Water | 12,502 |
| Multi-Family | | Drinking Water | 5,068 |
| Commercial | | Drinking Water | 5,359 |
| Industrial | | Drinking Water | 2,078 |
| Institutional/Governmental | | Drinking Water | 538 |
| Landscape | | Drinking Water | 4,631 |
| Losses | | | 1,565 |
| Other | Hydrant | Drinking Water | 368 |
| | | **TOTAL** | 32,109 |

[1] *Recycled water demands are NOT reported in this table. Recycled water demands are reported in Table 6-4.*

[2] *Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Recycled water demands are provided in Table 4-3 and Table 6-4.

# EXHIBIT A

| Submittal Table 4-2 Retail: Use for Potable and Non-Potable[1] Water - Projected | | | | | | |
|---|---|---|---|---|---|---|
| Use Type | Additional Description (as needed) | Projected Water Use[2] *Report To the Extent that Records are Available* | | | | |
| **Drop down list** May select each use multiple times These are the only Use Types that will be recognized by the WUEdata online submittal tool | | 2025 | 2030 | 2035 | 2040 | 2045 (opt) |
| Add additional rows as needed | | | | | | |
| Single Family | | 15,723 | 17,540 | 19,109 | 22,431 | 22,431 |
| Multi-Family | | 6,374 | 7,110 | 7,746 | 9,093 | 9,093 |
| Commercial | | 6,740 | 7,519 | 8,191 | 9,615 | 9,615 |
| Industrial | | 2,613 | 2,915 | 3,176 | 3,728 | 3,728 |
| Institutional/Governmental | | 677 | 755 | 822 | 965 | 965 |
| Landscape | | 5,824 | 6,497 | 7,078 | 8,309 | 8,309 |
| Losses | | 1,968 | 2,196 | 2,392 | 2,808 | 2,808 |
| Other | | 463 | 516 | 562 | 660 | 660 |
| | **TOTAL** | 40,382 | 45,048 | 49,076 | 57,609 | 57,609 |

[1] *Recycled water demands are NOT reported in this table. Recycled water demands are reported in Table 6-4.* [2] *Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Projected water use are equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040.

# EXHIBIT A

| Submittal Table 4-3 Retail: Total Water Use (Potable and Non-Potable) | | | | | | |
|---|---|---|---|---|---|---|
| | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (opt) |
| Potable Water, Raw, Other Non-potable *From Tables 4-1R and 4-2 R* | 32,109 | 40,382 | 45,048 | 49,076 | 57,609 | 57,609 |
| Recycled Water Demand[1] *From Table 6-4* | 7,812 | 12,168 | 13,465 | 14,762 | 16,059 | 16,059 |
| Optional Deduction of Recycled Water Put Into Long-Term Storage[2] | | | | | | |
| **TOTAL WATER USE** | 39,921 | 52,550 | 58,513 | 63,838 | 73,668 | 73,668 |

*[1] Recycled water demand fields will be blank until Table 6-4 is complete* *[2] Long term storage means water placed into groundwater or surface storage that is not removed from storage in the same year. Supplier **may** deduct recycled water placed in long-term storage from their reported demand. This value is manually entered into Table 4-3.*

NOTES: Projected total water use are equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040.

# EXHIBIT A

| Submittal Table 4-4 Retail: Last Five Years of Water Loss Audit Reporting | |
|---|---|
| Reporting Period Start Date (mm/yyyy) | Volume of Water Loss [1,2] |
| 07/2015 | 618 |
| 07/2016 | 1,325 |
| 07/2017 | 1,282 |
| 07/2018 | 1,031 |
| 07/2019 | 1,565 |

[1] *Taken from the field "Water Losses" (a combination of apparent losses and real losses) from the AWWA worksheet.*

[2] ***Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: The "Volume of Water Losses" from FY 2016-17 through FY 2018-19 are based on the field "Water Losses" (a combination of apparent losses and real losses) from the AWWA worksheets. Because the water loss audits are reported in calendar years, the volume of water losses were calculated to be an average of the two calendar years as part of that fiscal year. The volume of water losses for FY 2015-16 and FY 2019-20 (calendar years 2016 and 2020) were estimated based on water system metered production and sales data.

# EXHIBIT A

| Submittal Table 4-5 Retail Only: Inclusion in Water Use Projections | |
|---|---|
| **Are Future Water Savings Included in Projections?**<br>(Refer to Appendix K of UWMP Guidebook)<br>*Drop down list (y/n)* | Yes |
| If "Yes" to above, state the section or page number, in the cell to the right, where citations of the codes, ordinances, or otherwise are utilized in demand projections are found. | Section 4.2.6 and Chapter 8 |
| **Are Lower Income Residential Demands Included In Projections?**<br>*Drop down list (y/n)* | Yes |
| NOTES: | |

# EXHIBIT A

**Submittal Table 5-1 Baselines and Targets Summary**
**From SB X7-7 Verification Form**
*Retail Supplier or Regional Alliance Only*

| Baseline Period | Start Year * | End Year * | Average Baseline GPCD* | Confirmed 2020 Target* |
|---|---|---|---|---|
| 10-15 year | *1995* | *2004* | *245* | *196* |
| 5 Year | *2003* | *2007* | *237* | |

**All cells in this table should be populated manually from the supplier's SBX7-7 Verification Form and reported in Gallons per Capita per Day (GPCD)*

NOTES:

# EXHIBIT A

**Submittal Table 5-2: 2020 Compliance**
**From SB X7-7 2020 Compliance Form**
*Retail Supplier or Regional Alliance Only*

| 2020 GPCD | | | 2020 Confirmed Target GPCD* | Did Supplier Achieve Targeted Reduction for 2020? Y/N |
|---|---|---|---|---|
| Actual 2020 GPCD* | 2020 TOTAL Adjustments* | Adjusted 2020 GPCD* *(Adjusted if applicable)* | | |
| *161* | *0* | *161* | *196* | *Y* |

**All cells in this table should be populated manually from the supplier's SBX7-7 2020 Compliance Form and reported in Gallons per Capita per Day (GPCD)*

NOTES:

# EXHIBIT A

| Submittal Table 6-1 Retail: Groundwater Volume Pumped | | | | | | |
|---|---|---|---|---|---|---|
| ☐ | Supplier does not pump groundwater. The supplier will not complete the table below. | | | | | |
| ☐ | All or part of the groundwater described below is desalinated. | | | | | |
| Groundwater Type ***Drop Down List*** *May use each category multiple times* | Location or Basin Name | 2016* | 2017* | 2018* | 2019* | 2020* |
| *Add additional rows as needed* | | | | | | |
| Alluvial Basin | Chino Basin | 22,751 | 24,672 | 26,109 | 19,604 | 18,395 |
| | **TOTAL** | 22,751 | 24,672 | 26,109 | 19,604 | 18,395 |
| **** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.* | | | | | | |
| NOTES: | | | | | | |

# EXHIBIT A

| Submittal Table 6-2 Retail: Wastewater Collected Within Service Area in 2020 | |
|---|---|
| ☐ | There is no wastewater collection system. The supplier will not complete the table below. |
| 100 | Percentage of 2020 service area covered by wastewater collection system *(optional)* |
| 100 | Percentage of 2020 service area population covered by wastewater collection system *(optional)* |

| Wastewater Collection | | | Recipient of Collected Wastewater | | | |
|---|---|---|---|---|---|---|
| Name of Wastewater Collection Agency | Wastewater Volume Metered or Estimated? *Drop Down List* | Volume of Wastewater Collected from UWMP Service Area 2020 * | Name of Wastewater Treatment Agency Receiving Collected Wastewater | Treatment Plant Name | Is WWTP Located Within UWMP Area? *Drop Down List* | Is WWTP Operation Contracted to a Third Party? *(optional)* *Drop Down List* |
| IEUA | Estimated | 12,645 | IEUA | RP-1 and RP-5 | Yes | No |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| **Total Wastewater Collected from Service Area in 2020:** | | 12,645 | | | | |

**** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3* **.**

NOTES:

# EXHIBIT A

**Submittal Table 6-3 Retail: Wastewater Treatment and Discharge Within Service Area in 2020**

☐ **No wastewater is treated or disposed of within the UWMP service area.** The supplier will not complete the table below.

| Wastewater Treatment Plant Name | Discharge Location Name or Identifier | Discharge Location Description | Wastewater Discharge ID Number *(optional)* [2] | Method of Disposal *Drop down list* | Does This Plant Treat Wastewater Generated Outside the Service Area? *Drop down list* | Treatment Level *Drop down list* | 2020 volumes [1] | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Wastewater Treated | Discharged Treated Wastewater | Recycled Within Service Area | Recycled Outside of Service Area | Instream Flow Permit Requirement |
| RP-1 | Santa Ana River | San Ana River | | River or creek outfall | Yes | Tertiary | 31,000 | 14,200 | 7,812 | 8,988 | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | **Total** | 31,000 | 14,200 | 7,812 | 8,988 | 0 |

[1] **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.
[2] If the **Wastewater Discharge ID Number** is not available to the UWMP preparer, access the SWRCB CIWQS regulated facility website at https://ciwqs.waterboards.ca.gov/ciwqs/readOnly/CiwqsReportServlet?inCommand=reset&reportName=RegulatedFacility

NOTES: RP-1 are located within the City's service area; however; the water reclamation plant is wholly owned and operated by IEUA. Information regarding "2020 volumes" is estimated based IEUA's Recycled Water Annual Report FY 2019-20. Recycled water volume (within the serviced area) is for fiscal year 2019-20. Because the City does not own the water reclamation plant, information regarding "Instream Flow Permit Requirement" is not available and is not applicable.

# EXHIBIT A

**Submittal Table 6-4 Retail: Recycled Water Direct Beneficial Uses Within Service Area**

☐ Recycled water is not used and is not planned for use within the service area of the supplier. The supplier will not complete the table below.

| | |
|---|---|
| Name of Supplier Producing (Treating) the Recycled Water: | Inland Empire Utilities Agency |
| Name of Supplier Operating the Recycled Water Distribution System: | Ontario Municipal Utilities Company |
| Supplemental Water Added in 2020 (volume) *Include units* | 0 |
| Source of 2020 Supplemental Water | N/A |

| Beneficial Use Type *Insert additional rows if needed.* | **Potential** Beneficial Uses of Recycled Water (Describe) | Amount of **Potential** Uses of Recycled Water (Quantity) *Include volume units* [1] | General Description of 2020 Uses | Level of Treatment *Drop down list* | 2020 [1] | 2025 [1] | 2030 [1] | 2035 [1] | 2040 [1] | 2045 [1] (opt) |
|---|---|---|---|---|---|---|---|---|---|---|
| Agricultural irrigation | | 5,971 | | Tertiary | 2,905 | 1,704 | 1,136 | 568 | 0 | 0 |
| Landscape irrigation (exc golf courses) | Schools, Parks, City Landscape | 6,764 | Schools, Parks, City Landscape | Tertiary | 3,290 | 7,088 | 8,612 | 10,136 | 11,659 | 11,659 |
| Golf course irrigation | | 1,297 | | Tertiary | 631 | 660 | 680 | 700 | 720 | 720 |
| Commercial use | | | | | | | | | | |
| Industrial use | | 2,027 | | Tertiary | 986 | 2,716 | 3,037 | 3,358 | 3,680 | 3,680 |
| Geothermal and other energy production | | | | | | | | | | |
| Seawater intrusion barrier | | | | | | | | | | |
| Recreational impoundment | | | | | | | | | | |
| Wetlands or wildlife habitat | | | | | | | | | | |
| Groundwater recharge (IPR) | | | | | | | | | | |
| Reservoir water augmentation (IPR) | | | | | | | | | | |
| Direct potable reuse | | | | | | | | | | |
| Other (Description Required) | | | | | | | | | | |
| | | | | **Total:** | 7,812 | 12,168 | 13,465 | 14,762 | 16,059 | 16,059 |
| | | | | **2020 Internal Reuse** | | | | | | |

[1] ***Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Projected recycled water use is equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040. Pursuant to the City's 2020 Recycled Water Master Plan, the City anticipates agricultural recycled water use will decrease to 0 AFY at buildout.

# EXHIBIT A

**Submittal Table 6-5 Retail: 2015 UWMP Recycled Water Use Projection Compared to 2020 Actual**

| | |
|---|---|
| ☐ | Recycled water was not used in 2015 nor projected for use in 2020.<br>The supplier will not complete the table below. If recycled water was not used in 2020, and was not predicted to be in 2015, then check the box and do not complete the table. |

| Beneficial Use Type | 2015 Projection for 2020 [1] | 2020 Actual Use[1] |
|---|---|---|
| *Insert additional rows as needed.* | | |
| Agricultural irrigation | 2,177 | 2,905 |
| Landscape irrigation (exc golf courses) | 4,195 | 3,290 |
| Golf course irrigation | 600 | 631 |
| Commercial use | | |
| Industrial use | 957 | 986 |
| Geothermal and other energy production | | |
| Seawater intrusion barrier | | |
| Recreational impoundment | | |
| Wetlands or wildlife habitat | | |
| Groundwater recharge (IPR) | | |
| Reservoir water augmentation (IPR) | | |
| Direct potable reuse | | |
| Other (Description Required) | | |
| **Total** | 7,929 | 7,812 |

[1] **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.

NOTE:

# EXHIBIT A

| Submittal Table 6-6 Retail: Methods to Expand Future Recycled Water Use | | | |
|---|---|---|---|
| ☐ | Supplier does not plan to expand recycled water use in the future. Supplier will not complete the table below but will provide narrative explanation. | | |
| Section 6.2.5 | Provide page location of narrative in UWMP | | |
| Name of Action | Description | Planned Implementation Year | Expected Increase in Recycled Water Use * |
| *Add additional rows as needed* | | | |
| Recycled Water Expansion | Expand recycled water distribution system pursuant to City's "2020 Recycled Water Master Plan" (Near Phase) | 2025 | 4,356 |
| Recycled Water Expansion | Expand recycled water distribution system pursuant to City's "2020 Recycled Water Master Plan" (Future Phase) | 2045 | 3,891 |
| | | | |
| | | **Total** | 8,247 |
| ***Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.* | | | |
| NOTES: | | | |

# EXHIBIT A

| Submittal Table 6-7 Retail: Expected Future Water Supply Projects or Programs | | | | | | |
|---|---|---|---|---|---|---|
| ☑ | No expected future water supply projects or programs that provide a quantifiable increase to the agency's water supply. Supplier will not complete the table below. | | | | | |
| ☐ | Some or all of the supplier's future water supply projects or programs are not compatible with this table and are described in a narrative format. | | | | | |
| | Provide page location of narrative in the UWMP | | | | | |
| Name of Future Projects or Programs | Joint Project with other suppliers? | | Description (if needed) | Planned Implementation Year | Planned for Use in Year Type *Drop Down List* | Expected Increase in Water Supply to Supplier* *This may be a range* |
| | *Drop Down List (y/n)* | *If Yes, Supplier Name* | | | | |
| *Add additional rows as needed* | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| ***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.* | | | | | | |
| NOTES: | | | | | | |

# EXHIBIT A

| Submittal Table 6-8 Retail: Water Supplies — Actual | | | | |
|---|---|---|---|---|
| Water Supply | Additional Detail on Water Supply | 2020 | | |
| **Drop down list** May use each category multiple times.These are the only water supply categories that will be recognized by the WUEdata online submittal tool | | Actual Volume* | Water Quality Drop Down List | Total Right or Safe Yield* (optional) |
| Add additional rows as needed | | | | |
| Groundwater (not desalinated) | Chino Basin | 18,395 | Drinking Water | |
| Purchased or Imported Water | Chino Basin Desalter Authority | 6,636 | Drinking Water | |
| Purchased or Imported Water | Water Facilities Authority | 6,513 | Drinking Water | |
| Purchased or Imported Water | San Antonio Water Company | 565 | Drinking Water | |
| Recycled Water | Inland Empire Utilities Agency | 7,812 | Recycled Water | |
| | **Total** | 39,921 | | 0 |
| ***Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.* | | | | |
| NOTES: | | | | |

# EXHIBIT A

**Submittal Table 6-9 Retail: Water Supplies — Projected**

| Water Supply | Additional Detail on Water Supply | Projected Water Supply * Report To the Extent Practicable | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Drop down list** May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool | | **2025** | | **2030** | | **2035** | | **2040** | | **2045** (opt) | |
| | | Reasonably Available Volume | Total Right or Safe Yield (optional) | Reasonably Available Volume | Total Right or Safe Yield (optional) | Reasonably Available Volume | Total Right or Safe Yield (optional) | Reasonably Available Volume | Total Right or Safe Yield (optional) | Reasonably Available Volume | Total Right or Safe Yield (optional) |
| Add additional rows as needed | | | | | | | | | | | |
| Groundwater (not desalinated) | Chino Basin | 20,249 | | 22,915 | | 24,943 | | 31,476 | | 31,476 | |
| Purchased or Imported Water | Chino Basin Desalter Authority | 11,000 | | 13,000 | | 15,000 | | 17,000 | | 17,000 | |
| Purchased or Imported Water | Water Facilities Authority | 8,533 | | 8,533 | | 8,533 | | 8,533 | | 8,533 | |
| Purchased or Imported Water | San Antonio Water Company | 600 | | 600 | | 600 | | 600 | | 600 | |
| Recycled Water | Inland Empire Utilities Agency | 12,168 | | 13,465 | | 14,762 | | 16,059 | | 16,059 | |
| | **Total** | 52,550 | 0 | 58,513 | 0 | 63,838 | 0 | 73,668 | 0 | 73,668 | 0 |

***Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES:

# EXHIBIT A

| Submittal Table 7-1 Retail: Basis of Water Year Data (Reliability Assessment) | | | |
|---|---|---|---|
| **Year Type** | **Base Year** If not using a calendar year, type in the last year of the fiscal, water year, or range of years, for example, water year 2019-2020, use 2020 | **Available Supplies if Year Type Repeats** | |
| | | ☐ Quantification of available supplies is not compatible with this table and is provided elsewhere in the UWMP. Location _____ | |
| | | ☐ Quantification of available supplies is provided in this table as either volume only, percent only, or both. | |
| | | **Volume Available *** | **% of Average Supply** |
| Average Year | 2020 | 39,921 | 100% |
| Single-Dry Year | 2018 | 43,346 | 108.6% |
| Consecutive Dry Years 1st Year | 2012 | 42,603 | 106.7% |
| Consecutive Dry Years 2nd Year | 2013 | 42,730 | 107.0% |
| Consecutive Dry Years 3rd Year | 2014 | 45,196 | 113.2% |
| Consecutive Dry Years 4th Year | 2015 | 41,226 | 103.3% |
| Consecutive Dry Years 5th Year | 2016 | 36,036 | 90.3% |
| | | | |

*Supplier may use multiple versions of Table 7-1 if different water sources have different base years and the supplier chooses to report the base years for each water source separately. If a Supplier uses multiple versions of Table 7-1, in the "Note" section of each table, state that multiple versions of Table 7-1 are being used and identify the particular water source that is being reported in each table.*

***Units of measure (AF, CCF, MG** ) must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES:

# EXHIBIT A

| Submittal Table 7-2 Retail: Normal Year Supply and Demand Comparison | | | | | |
|---|---|---|---|---|---|
| | 2025 | 2030 | 2035 | 2040 | 2045 *(Opt)* |
| Supply totals<br>*(autofill from Table 6-9)* | 52,550 | 58,513 | 63,838 | 73,668 | 73,668 |
| Demand totals<br>*(autofill from Table 4-3)* | 52,550 | 58,513 | 63,838 | 73,668 | 73,668 |
| Difference | 0 | 0 | 0 | 0 | 0 |
| NOTES: Supply and demand are equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040. | | | | | |

# EXHIBIT A

| Submittal Table 7-3 Retail: Single Dry Year Supply and Demand Comparison | | | | | |
|---|---|---|---|---|---|
| | 2025 | 2030 | 2035 | 2040 | 2045 (Opt) |
| Supply totals* | 57,058 | 63,534 | 68,847 | 79,989 | 79,989 |
| Demand totals* | 57,058 | 63,534 | 68,847 | 79,989 | 79,989 |
| Difference | 0 | 0 | 0 | 0 | 0 |
| ***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.* | | | | | |
| NOTES: Supply and demand are equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040. | | | | | |

# EXHIBIT A

| Submittal Table 7-4 Retail: Multiple Dry Years Supply and Demand Comparison | | | | | | |
|---|---|---|---|---|---|---|
| | | 2025* | 2030* | 2035* | 2040* | 2045* (Opt) |
| First year | Supply totals | 56,080 | 62,445 | 67,667 | 78,618 | 78,618 |
| | Demand totals | 56,080 | 62,445 | 67,667 | 78,618 | 78,618 |
| | Difference | 0 | 0 | 0 | 0 | 0 |
| Second year | Supply totals | 56,248 | 62,632 | 67,870 | 78,853 | 78,853 |
| | Demand totals | 56,248 | 62,632 | 67,870 | 78,853 | 78,853 |
| | Difference | 0 | 0 | 0 | 0 | 0 |
| Third year | Supply totals | 59,493 | 66,246 | 71,786 | 83,403 | 83,403 |
| | Demand totals | 59,493 | 66,246 | 71,786 | 83,403 | 83,403 |
| | Difference | 0 | 0 | 0 | 0 | 0 |
| Fourth year | Supply totals | 54,268 | 60,428 | 65,481 | 76,078 | 76,078 |
| | Demand totals | 54,268 | 60,428 | 65,481 | 76,078 | 76,078 |
| | Difference | 0 | 0 | 0 | 0 | 0 |
| Fifth year | Supply totals | 47,436 | 52,820 | 57,237 | 66,500 | 66,500 |
| | Demand totals | 47,436 | 52,820 | 57,237 | 66,500 | 66,500 |
| | Difference | 0 | 0 | 0 | 0 | 0 |
| Sixth year *(optional)* | Supply totals | | | | | |
| | Demand totals | | | | | |
| | Difference | 0 | 0 | 0 | 0 | 0 |
| ***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.* | | | | | | |
| NOTES: Supply and demand are equal for years 2040 and 2045 because the City anticipates buildout to occur in 2040. | | | | | | |

# EXHIBIT A

**Submittal Table 7-5: Five-Year Drought Risk Assessment Tables to address Water Code Section 10635(b)**

| 2021 | Total |
|---|---|
| Total Water Use | 45,299 |
| Total Supplies | 42,603 |
| Surplus/Shortfall w/o WSCP Action | (2,696) |
| **Planned WSCP Actions** (use reduction and supply augmentation) | |
| WSCP - supply augmentation benefit | 0 |
| WSCP - use reduction savings benefit | 2,696 |
| Revised Surplus/(shortfall) | 0 |
| Resulting % Use Reduction from WSCP action | 6% |

| 2022 | Total |
|---|---|
| Total Water Use | 48,138 |
| Total Supplies | 42,730 |
| Surplus/Shortfall w/o WSCP Action | (5,408) |
| **Planned WSCP Actions** (use reduction and supply augmentation) | |
| WSCP - supply augmentation benefit | 0 |
| WSCP - use reduction savings benefit | 5,408 |
| Revised Surplus/(shortfall) | 0 |
| Resulting % Use Reduction from WSCP action | 11% |

| 2023 | Total |
|---|---|
| Total Water Use | 53,774 |
| Total Supplies | 45,196 |
| Surplus/Shortfall w/o WSCP Action | (8,578) |
| **Planned WSCP Actions** (use reduction and supply augmentation) | |
| WSCP - supply augmentation benefit | 0 |
| WSCP - use reduction savings benefit | 8,578 |
| Revised Surplus/(shortfall) | 0 |
| Resulting % Use Reduction from WSCP action | 16% |

| 2024 | Total |
|---|---|
| Total Water Use | 51,660 |
| Total Supplies | 41,226 |
| Surplus/Shortfall w/o WSCP Action | (10,434) |
| **Planned WSCP Actions** (use reduction and supply augmentation) | |
| WSCP - supply augmentation benefit | 0 |
| WSCP - use reduction savings benefit | 10,434 |
| Revised Surplus/(shortfall) | 0 |
| Resulting % Use Reduction from WSCP action | 20% |

| 2025 | Total |
|---|---|
| Total Water Use | 47,436 |
| Total Supplies | 36,036 |
| Surplus/Shortfall w/o WSCP Action | (11,400) |
| **Planned WSCP Actions** (use reduction and supply augmentation) | |
| WSCP - supply augmentation benefit | 0 |
| WSCP - use reduction savings benefit | 11,400 |
| Revised Surplus/(shortfall) | 0 |
| Resulting % Use Reduction from WSCP action | 24% |

# EXHIBIT A

**Submittal Table 8-1**
**Water Shortage Contingency Plan Levels**

| Shortage Level | Percent Shortage Range | Shortage Response Actions (*Narrative description*) |
|---|---|---|
| 1 | Up to 10% | Washing of motor vehicles, trailers, boats or other types of mobile equipment shall be done only with a hand-held bucket or a hose equipped with a positive shutoff nozzle for quick rinses, except that washing may be done at the immediate premises of a commercial car wash or with reclaimed wastewater. No person shall sprinkle, water, or irrigate any landscaped or vegetated areas between the hours of 9:00 a.m. and 4:00 p.m. |
| 2 | Up to 20% | In addition to Shortage Level 1, operators of hotels and motels must provide the option of choosing not to have towels and linens laundered daily. Irrigation is prohibited during and within 48 hours of rainfall. |
| 3 | Up to 30% | In addition to Shortage Level 2, the use of fire hydrants shall be limited to fire fighting and related activities and other uses of water for municipal purposes shall be limited to activities necessary to maintain the public health, safety, and welfare. Unless written permission has been granted by the City Manager or his/her designee, the use of potable water for construction activities and grading shall be prohibited. |
| 4 | Up to 40% | In addition to Shortage Level 3, residents and CII customers will be prohibited from irrigating turf or other landscaping more than two days a week. No person shall irrigate any turf or landscaped area more than fifteen minutes (15) on watering days. No vehicles shall be washed unless it is taken to a carwash. |
| 5 | Up to 50% | In addition to Shortage Level 4, residents and CII customers will be prohibited from irrigating turf or other landscaping more than one day a week. |
| 6 | >50% | In addition to Shortage Level 5, unless otherwise permitted by a resolution of the City Council, there shall be no use of potable water for irrigation of outdoor landscape or turf. Commercial nurseries shall be prohibited from the use of potable water for irrigation of outdoor, landscape and turf except by use of a hand-held hose equipped with a positive shutoff nozzle. The following nonessential use of water shall be prohibited: the filling, cycling, filtering, or refilling of swimming pools, spas, Jacuzzis, fountains or other like devices. |

NOTES:

# EXHIBIT A

**Submittal Table 8-2: Demand Reduction Actions**

| Shortage Level | Demand Reduction Actions<br>***Drop down list***<br>*These are the only categories that will be accepted by the WUEdata online submittal tool. Select those that apply.* | How much is this going to reduce the shortage gap?<br>*Include units used (volume type or percentage)* | Additional Explanation or Reference<br>*(optional)* | Penalty, Charge, or Other Enforcement?<br>***For Retail Suppliers Only***<br>*Drop Down List* |
|---|---|---|---|---|
| *Add additional rows as needed* | | | | |
| 1 | Other - Prohibit use of potable water for washing hard surfaces | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Other - Require automatic shut of hoses | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Water Features - Restrict water use for decorative water features, such as fountains | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | CII - Restaurants may only serve water upon request | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Other - Customers must repair leaks, breaks, and malfunctions in a timely manner | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Landscape - Limit landscape irrigation to specific times | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Landscape - Restrict or prohibit runoff from landscape irrigation | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Other | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | The use of water for fire hydrants shall be limited to fire fighting and related activities necessary to maintain the public health, safety, and welfare. An exception may be made for construction use through proper city-designated meter. The use of poable water for construction activities shall be restricted in areas where recycled water is available for such use. | |
| 2 | Other | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | Includes all Stage 1 actions | Yes |
| 2 | Other water feature or swimming pool restriction | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | Filling or refilling of empty swimming pools shall not occur without the written permission of the City Manager or his/her designee. | Yes |
| 2 | Landscape - Other landscape restriction or prohibition | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | All customers are prohibited from irrigating turf or ornamental landscapes during and within 48 hours following measurable rainfall. | Yes |
| 2 | CII - Lodging establishment must offer opt out of linen service | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | | Yes |
| 2 | Landscape - Prohibit all landscape irrigation | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | All persons, including the City, are prohibited from irrigating with potable water any ornamental turf on public street medians. | Yes |
| 2 | Landscape - Other landscape restriction or prohibition | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | The use of potable water for irrigation outside of newly constructed homes and buildings shall be consistent with California Building Standards Commission and Department of Housing & Community Development. | Yes |
| 3 | Other | Collective reduction from all Shortage Level 3 actions is up to 14,137 AF | includes all Stage 2 actions | Yes |
| 3 | Landscape - Limit landscape irrigation to specific days | Collective reduction from all Shortage Level 3 actions is up to 14,137 AF | Residents and CII customers will be prohibited from irrigating any turf or landscape area more than four days a week. | Yes |
| 3 | Other - Prohibit use of potable water for construction and dust control | Collective reduction from all Shortage Level 3 actions is up to 14,137 AF | The use of water from fire hydrants shall be limited to fire fighting and related activities and other uses of water for municipal purposes shall be limited to activities necessary to maintain the public health, safety and welfare. Unless written permission has been granted by the CityManager or his/her designee, the use<br>of potable water for construction activities and grading shall be prohibited. | Yes |
| 4 | Other | Collective reduction from all Shortage Level 4 actions is up to 18,849 AF | Includes all Stage 3 actions | Yes |
| 4 | Landscape - Limit landscape irrigation to specific days | Collective reduction from all Shortage Level 4 actions is up to 18,849 AF | Residents and CII customers will be prohibited from irrigating any turf or landscape area more than two days a week. | Yes |
| 4 | Landscape - Other landscape restriction or prohibition | Collective reduction from all Shortage Level 4 actions is up to 18,849 AF | No person shall irrigate any turf or landscaped area more than fifteen minutes (15) on watering days. | Yes |
| 4 | Other - Prohibit vehicle washing except at facilities using recycled or recirculating water | Collective reduction from all Shortage Level 4 actions is up to 18,849 AF | | Yes |
| 5 | Other | Collective reduction from all Shortage Level 5 actions is up to 23,561 AF | Includes all Stage 4 actions | Yes |
| 5 | Landscape - Limit landscape irrigation to specific days | Collective reduction from all Shortage Level 5 actions is up to 23,561 AF | Residents and CII customers will be prohibited from irrigating any turf or landscape area more than one day a week. | Yes |
| 6 | Other | Collective reduction from all Shortage Level 6 actions is up to >23,561 AF | Includes all Stage 5 actions | Yes |
| 6 | Landscape - Prohibit all landscape irrigation | Collective reduction from all Shortage Level 6 actions is up to >23,561 AF | Commercial nurseries shall be prohibited from the use of potable water for irrigation of outdoor, landscape and turf except by use of a hand-held hose equipped with a positive shutoff nozzle. | Yes |
| 6 | Landscape - Other landscape restriction or prohibition | Collective reduction from all Shortage Level 6 actions is up to >23,561 AF | | Yes |
| 6 | Other water feature or swimming pool restriction | Collective reduction from all Shortage Level 6 actions is up to >23,561 AF | The following nonessential uses of water shall be prohibited: the filling, cycling, filtering, or refilling swimming pools, spas, Jacuzzis, fountains or other like devices. | Yes |

NOTES:

# EXHIBIT A

| Submittal Table 8-3: Supply Augmentation and Other Actions | | | |
|---|---|---|---|
| Shortage Level | Supply Augmentation Methods and Other Actions by Water Supplier<br>***Drop down list***<br>*These are the only categories that will be accepted by the WUEdata online submittal tool* | How much is this going to reduce the shortage gap? *Include units used (volume type or percentage)* | Additional Explanation or Reference *(optional)* |
| *Add additional rows as needed* | | | |
| 1 | Transfers | Not applicable (see Notes) | |
| 2 | Transfers | Not applicable (see Notes) | |
| 3 | Transfers | Not applicable (see Notes) | |
| 4 | Transfers | Not applicable (see Notes) | |
| 5 | Transfers | Not applicable (see Notes) | |
| 6 | Transfers | Not applicable (see Notes) | |
| | | | |
| | | | |
| | | | |
| NOTES: The City will consider increased production from the Chino Basin using existing facilities to address increased demands. As noted on Table 8-2, the City plans to implement demand reduction measures in the event water supplies from existing sources are not sufficient to meet anticipated demands. | | | |

# EXHIBIT A

| Submittal Table 10-1 Retail: Notification to Cities and Counties | | |
|---|---|---|
| City Name | 60 Day Notice | Notice of Public Hearing |
| *Add additional rows as needed* | | |
| Chino | Yes | Yes |
| Chino Hills | Yes | Yes |
| Fontana | Yes | Yes |
| Montclair | Yes | Yes |
| Pomona | Yes | Yes |
| Rancho Cucamonga | Yes | Yes |
| Upland | Yes | Yes |
| County Name *Drop Down List* | 60 Day Notice | Notice of Public Hearing |
| *Add additional rows as needed* | | |
| San Bernardino County | Yes | Yes |
| | | |
| NOTES: | | |

# APPENDIX B

# DEMONSTRATION OF REDUCED IMPORTED WATER RELIANCE

# EXHIBIT A

**DEMONSTRATION OF CONSISTENCY WITH THE DELTA PLAN FOR PARTICIPANTS IN COVERED ACTIONS**
**(FY 2014-2015 THROUGH FY 2044-45)**
**CITY OF ONTARIO**

## Introduction

Pursuant to the California Department of Water Resources (DWR), an urban water supplier that anticipates participating in or receiving water from a proposed project (or "covered action") such as a multi-year water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Sacramento-San Joaquin Delta (Delta) should provide information in their 2015 and 2020 Urban Water Management Plans (UWMPs) for use in demonstrating consistency with Delta Plan Policy WR P1, "*Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance"*. In addition, pursuant to California Code of Regulations, Title 23, § 5003:

> *(c)(1) Water suppliers that have done all of the following are contributing to reduced reliance on the Delta and improved regional self-reliance and are therefore consistent with this policy:*
>
> > *(A) Completed a current Urban or Agricultural Water Management Plan (Plan) which has been reviewed by the California Department of Water Resources for compliance with the applicable requirements of Water Code Division 6, Parts 2.55, 2.6, and 2.8;*
> >
> > *(B) Identified, evaluated, and commenced implementation, consistent with the implementation schedule set forth in the Plan, of all programs and projects included in the Plan that are locally cost effective and technically feasible which reduce reliance on the Delta; and*
> >
> > *(C) Included in the Plan, commencing in 2015, the expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance. The expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance shall be reported in the Plan as the reduction in the amount of water used, or in the percentage of water used, from the Delta watershed. For the purposes of reporting, water efficiency is considered a new source of water supply, consistent with Water Code section 1011(a).*

# EXHIBIT A

The City is member agency of the Inland Empire Utilities Agency, which in turn is a member agency of the Metropolitan Water District of Southern California (MWD).

IEUA is an urban water supplier and a member agency of MWD. MWD provides IEUA with imported water supplies, which IEUA in turn distributes on a wholesale basis to its retail water purveyors. MWD is a contractor on the State Water Project (SWP) and, due to water quality considerations, all imported water supplies IEUA receives from MWD originate from the SWP system. The SWP system runs from Lake Oroville in Northern California to Southern California, crossing the Sacramento-San Joaquin Delta (Delta) along the way. MWD and its member agencies have made investments into water supply and demand management to regionally reduce impacts on the Delta. These investments bring regional reliability and reduced Delta reliance that make it infeasible for individual MWD member agencies to determine their individual Delta reliance. As a recipient of imported water from the SWP delivered via MWD, IEUA may indirectly receive water through a proposed covered action, such as a multi-year water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Delta. Through this appendix, IEUA is providing information in its 2015 and 2020 UWMPs that may be used in the covered action process, to demonstrate consistency with Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (WR P1) [California Code of Regulations (CCR), Title 23, § 5003].

As noted in MWD's document entitled "*Infeasibility of Accounting Supplies from the Delta Watershed for Metropolitan's Member Agencies and their Customers*" (which is included in MWD's Regional 2020 UWMP and is provided as Attachment 1 below), "... Metropolitan's service area, as a whole, reduces reliance on the Delta through investments in non-Delta water supplies, local water supplies, and regional and local demand management measures. Metropolitan's member agencies coordinate reliance on the Delta through their membership in Metropolitan, a regional cooperative providing wholesale water service to its 26 member agencies. Accordingly, regional reliance on the

Delta can only be measured regionally—not by individual Metropolitan member agencies and not by the customers of those member agencies....”

In addition, MWD’s 2020 Regional UWMP indicates “...in accordance with UMWP requirements, Metropolitan’s member agencies and their customers (many of them, retail agencies) also report demands and supplies for their service areas in their respective UWMPs. The data reported by those agencies are not additive to the regional totals shown in Metropolitan’s UWMP; rather, their reporting represents subtotals of the regional total and should be considered as such for the purposes of determining reduced reliance on the Delta…While the demands that Metropolitan’s member agencies and their customers report in their UWMPs are a good reflection of the demands in their respective service areas, they do not adequately represent each water supplier’s contributions to reduced reliance on the Delta. In order to calculate and report their reliance on water supplies from the Delta watershed, water suppliers that receive water from the Delta through other regional or wholesale water suppliers would need to determine the amount of Delta water that they receive from the regional or wholesale supplier. Two specific pieces of information are needed to accomplish this: first is the quantity of demands on the regional or wholesale water supplier that accurately reflect a supplier’s contributions to reduced reliance on the Delta, and second is the quantity of a supplier’s demands on the regional or wholesale water supplier that are met by supplies from the Delta watershed…For water suppliers that make investments in regional projects or programs it may be infeasible to quantify their demands on the regional or wholesale water supplier in a way that accurately reflects their individual contributions to reduced reliance on the Delta.” Nonetheless, the City has taken proactive measures to help reduce regional reliance on imported water supplies and is discussed in the following sections.

**Reduced Reliance Calculation Tables**

Pursuant to DWR guidance, Tables C-1 through C-4 were prepared to show the potential reduction of reliance on imported water supplies for the City. The City has used these tables to demonstrate its reduced regional reliance on imported water supplies, but not

specifically Delta Watershed supplies. For each of the tables, a “Baseline year” was selected. Water demands during subsequent years (from 2015 through 2045 in five-year increments) were compared to water demands during the Baseline year. Table C-1 considers the population and service area water demands, and a demand per capita per day (GPCD) water use rate was calculated for each of the years following the Baseline year. The calculated reduction in GPCD from the Baseline year was then translated to an estimated amount of water saved as a result of water conservation measures. Table C-2 references the estimated amount of water saved from Table C-1 and shows the City’s water demand without water use efficiency in effect.

A method of showing a reduced regional reliance on imported water supplies is to show increased regional self-reliance. Table C-3 lists water supply sources that contribute to regional self-reliance, including water use efficiency (from Table C-1 and C-2), recycled water use, and groundwater recharge activities. Regional self-reliance is expressed both in terms of acre feet (AF) and as a percentage.

The calculation of reduced regional reliance on imported water supplies is shown on Table C-4. Table C-4 also shows the percent change in imported water supplies relative to the City’s total supply. A negative percent change of imported water supplies indicates the City has reduced regional reliance on imported water supplies.

Since the Baseline year, the City has decreased its reduced regional reliance on imported water supplies in 2015, 2020, and anticipates doing so through 2045.

The City has reduced regional reliance on imported water supplies in three separate categories, as follows:

- The demand in GPCD for the "Baseline” year was compared to the GPCDs in subsequent years (from 2015 through 2045, in five-year increments). The reduced GPCD multiplied by the population in these subsequent years is indicative of the potential reduced regional reliance on imported water supplies and is included in Table C-1

- The recycled water use from 2015 through 2045, in five-year increments, also demonstrates reduced regional reliance on imported water supplies and is included in Table C-1
- To the extent the Chino Basin Watermaster has, or plans to, use recycled water to replenish the Chino Basin, the City's proportional share (up to the total replenishment water obligation) will be included on Table C-1.

These categories of reduced regional reliance on imported water supplies are discussed below. The sum of the increased regional self-reliance and the sum of the reduced regional reliance on imported water supplies demand resulting from these categories is reflected on Table C-3 and Table C-4, respectively, and is reflective of the City's overall reduced reliance.

Reduced GPCD

Section 6.2.2 of this Plan describes the management of the Chino Basin. The City relies on groundwater produced from the Chino Basin, which is adjudicated and managed by the Chino Basin Watermaster. To the extent the City historically (baseline during FY 2010-11) has produced groundwater in excess of its water rights, it has paid assessments to the Chino Basin Watermaster which are then used to purchase untreated imported water from the Inland Empire Utilities Agency, which is in turn purchased water from the Metropolitan Water District of Southern California. The untreated imported water subsequently is delivered to replenish the Chino Basin and to supplement local storm water replenishment. In addition, the City can purchase treated imported water from Water Facilities Authority which is ultimately provided by the Metropolitan Water District of Southern California.

Chapter 9 of this Plan describes the Demand Management Measures which the City has implemented to reduce the amount water used by its customers. In addition, Chapter 6 describes the groundwater basin management measures implemented by the Chino

Basin Watermaster. Collectively these actions translate to a reduction in the GPCD usage rate which is described further in Chapter 5. These actions directly impact total water demands, and consequently, the quantity of water which may be required from imported water supplies. Absent the proactive measures taken by the City, it is anticipated there may have been a greater demand on imported water.

Pursuant to DWR guidance, reduced regional reliance on imported water supplies can be demonstrated by first selecting a “Baseline” water demand, represented by total potable water demands during FY 2010-11. Table C-1 summarizes the “Baseline” water usage by the City in FY 2011-12 (assuming demand reduction efforts had not been implemented); actual water usage in 2015 and 2020; and projected water usage through 2045 in five-year increments. Furthermore, it is assumed that as of FY 2010-11 the City was already exceeding its water rights and was required to fund the purchase of untreated imported water supplies. Table C-2 demonstrates that if water conservation measures had not been implemented by the City, there may have been a greater reliance on untreated imported water supplies during subsequent years as compared to the Baseline year. However, as discussed below and shown in Table C-1, the reduced water demands have resulted in reduced regional reliance on imported water supplies as compared to the Baseline year.

The City’s potable water demand of 33,938 AF during FY 2010-11, along with the corresponding service area population of approximately 159,946, were used to determine the Baseline GPCD. Subsequently, the actual demands for FY 2014-15 and FY 2019-20 were compared to the calculated population to obtain the recent GPCD which includes the water conservations measures which have been implemented (those demand management measures are described in Chapter 9). The “Water Supplies Contributing to Regional Self-Reliance" are also provided in Table C-3. The differences between the Baseline GPCD and the 2015 and 2020 GPCDs are effectively considered a demonstration of the reduced regional reliance on imported water supplies with the understanding that any potential increased demand by the City resulting from increased population could have been required from imported water supplies, absent the City’s new

water supplies which contribute to self-reliance. A similar methodology is used for the projected potable water demands (2020 UWMP Table 4-3) and populations (2020 UWMP Table 3-1).

Recycled Water Use

The City has also constructed infrastructure to deliver recycled water to its customers instead of continuing to use its potable water supplies. The historical recycled water demands for FY 2014-15 and FY 2019-20, along with the projected recycled water demands (from 2020 UWMP Table 4-3) are incorporated in Table C-1 and Table C-3. These quantities are in addition to the reduced demand resulting from decreased GPCD.

Recycled Water for Groundwater Replenishment

In 2000, the Chino Basin Watermaster developed the Chino Basin Optimum Basin Management Program (OBMP). As an integral part of the OBMP, Inland Empire Utilities Agency, Chino Basin Watermaster, Chino Basin Water Conservation District, and San Bernardino County Flood Control District implemented the Chino Basin Recycled Water Groundwater Recharge Program. This program was implemented to serve as a comprehensive water supply program to enhance local groundwater quality and to provide a source of reliable water for the Chino Basin through increased recharge of stormwater, imported water, and recycled water. Inland Empire Utilities Agency anticipates recharging as much as 16,000 AFY of recycled water. The recharged water hypothetically assigned to the City is based on the City's share (20.742%) of the Chino Basin's current Operating Safe Yield (131,000 AFY) multiplied by the amount of recycled water replenished and is shown on Table C-3. Therefore, the benefit to each producer in the Chino Basin is based on the proportional share of its anticipated production to the total Chino Basin production.

The decrease in GPCD and increase in recycled water use compared to the Baseline year has resulted in an overall decrease in regional reliance on imported water supplies.

As shown in Table C-4, the percentage of imported water supplies relative to the City's total supply has decreased, and is projected to decrease, from the percentage in the Baseline year.

Metropolitan Water District of Southern California

In addition, as the wholesale provider, the Metropolitan Water District of Southern California has included a detailed discussion regarding measurable reduction in Delta reliance in Appendix 11 for 2015 and 2020 as part of its 2015 Regional Urban Water Management Plan and 2020 Regional Urban Water Management Plan, respectively, and are also included in Attachment 1 below.

Inland Empire Utilities Agency

As the wholesale provider, IEUA has included a detailed discussion regarding measurable reduction in Delta reliance in Appendix G for 2015 and 2020 as part of its 2020 Regional Urban Water Management Plan, respectively, and is also included in Attachment 2 below.

2015 UWMP Appendix C

The information contained in this Appendix B is also intended to be a new Appendix C attached to the City of Ontario's 2015 UWMP consistent with WR P1 subsection (c)(1)(C) (Cal. Code Regs. tit. 23, § 5003). The City provided notice of the availability of the draft 2020 UWMP (including this Appendix B which will also be a new Appendix C to its 2015 UWMP) and WSCP and the public hearing to consider adoption of both plans and Appendix C to the 2015 UWMP in accordance with CWC Sections 10621(b) and 10642, and Government Code Section 6066, and Chapter 17.5 (starting with Section 7290) of Division 7 of Title 1 of the Government Code. The notice of availability of the documents was sent to the agencies, cities, and counties described in Section 10 of the UWMP. In addition, a public notice advertising the public hearing was published in the newspapers

during the weeks of June 1, 2021 and June 8, 2021. Copies of: (1) the notification letter sent to the agencies, cities, and counties, and (2) the notice published in the newspapers are included in the 2020 UWMP Appendix D.

Thus, this Appendix B to the City's 2020 UWMP, which was adopted with the City's 2020 UWMP, will also be recognized and treated as Appendix C to the City's 2015 UWMP. The City held the public hearing for the draft 2020 UWMP, draft WSCP, and draft Addendum (Appendix C) to the 2015 UWMP on June 15, 2021, at the City Council meeting. On June 15, 2021, the City Council determined that the 2020 UWMP and the WSCP accurately represent the water resources plan for the City's service area. The City Council determined that Appendix B to the 2020 UWMP and Addendum (Appendix C) to the 2015 UWMP includes all the elements described in Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (Cal. Code Regs. tit. 23, § 5003), which need to be included in a water supplier's UWMP to support a certification of consistency for a future covered action. As stated in Resolutions XXXX, XXXX, and XXXX the City Council adopted the 2020 UWMP, the WSCP, and Addendum (Appendix C) to the 2015 UWMP, respectively and authorized their submittal to the State of California. Copies of Resolution XXXX, XXXX, and XXXX are included in the 2020 UWMP Appendix R.

## Reduced Reliance Calculation - Ontario Municipal Utilities Company

**Table C-1: Optional Calculation of Water Use Efficiency -To be completed if Water Supplier does not specifically estimate Water Use Efficiency as a supply**

| Service Area Water Use Efficiency Demands (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands with Water Use Efficiency Accounted For | 39,681 | 41,226 | 39,921 | 52,550 | 58,513 | 63,838 | 73,668 | 73,668 |
| Non-Potable Water Demands | 5,743 | 8,098 | 7,812 | 12,168 | 13,465 | 14,762 | 16,059 | 16,059 |
| Potable Service Area Demands with Water Use Efficiency Accounted For | 33,938 | 33,128 | 32,109 | 40,382 | 45,048 | 49,076 | 57,609 | 57,609 |

| Total Service Area Population | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Population | 159,946 | 168,777 | 178,409 | 232,583 | 266,339 | 300,095 | 362,903 | 362,903 |

| Water Use Efficiency Since Baseline (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Per Capita Water Use (GPCD) | 189 | 175 | 161 | 155 | 151 | 146 | 142 | 142 |
| Change in Per Capita Water Use from Baseline (GPCD) | | (14) | (29) | (34) | (38) | (43) | (48) | (48) |
| Estimated Water Use Efficiency Since Baseline | | 2,684 | 5,746 | 8,969 | 11,465 | 14,599 | 19,393 | 19,393 |

**Table C-2: Calculation of Service Area Water Demands Without Water Use Efficiency**

| Total Service Area Water Demands (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands with Water Use Efficiency Accounted For | 39,681 | 41,226 | 39,921 | 52,550 | 58,513 | 63,838 | 73,668 | 73,668 |
| Reported Water Use Efficiency or Estimated Water Use Efficiency Since Baseline | - | 2,684 | 5,746 | 8,969 | 11,465 | 14,599 | 19,393 | 19,393 |
| Service Area Water Demands without Water Use Efficiency Accounted For | 39,681 | 43,910 | 45,667 | 61,518 | 69,978 | 78,437 | 93,061 | 93,061 |

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**Table C-3: Calculation of Supplies Contributing to Regional Self-Reliance**

| Water Supplies Contributing to Regional Self-Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Water Use Efficiency | - | 2,684 | 5,746 | 8,969 | 11,465 | 14,599 | 19,393 | 19,393 |
| Water Recycling | 5,743 | 8,098 | 7,812 | 12,168 | 13,465 | 14,762 | 16,059 | 16,059 |
| Stormwater Capture and Use | | | | | | | | |
| Advanced Water Technologies | | | | | | | | |
| Conjunctive Use Projects | | | | | | | | |
| Local and Regional Water Supply and Storage Projects | | | | | | | | |
| Other Programs and Projects the Contribute to Regional Self-Reliance[1] | 1,306 | 2,248 | 2,775 | 2,702 | 2,843 | 3,085 | 3,371 | 3,371 |
| Water Supplies Contributing to Regional Self-Reliance | 7,049 | 13,030 | 16,334 | 23,839 | 27,773 | 32,446 | 38,823 | 38,823 |

| Service Area Water Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands without Water Use Efficiency Accounted For | 39,681 | 43,910 | 45,667 | 61,518 | 69,978 | 78,437 | 93,061 | 93,061 |

| Change in Regional Self Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Water Supplies Contributing to Regional Self-Reliance | 7,049 | 13,030 | 16,334 | 23,839 | 27,773 | 32,446 | 38,823 | 38,823 |
| Change in Water Supplies Contributing to Regional Self-Reliance | | 5,982 | 9,285 | 16,790 | 20,724 | 25,397 | 31,775 | 31,775 |

| Percent Change in Regional Self Reliance (As Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Percent of Water Supplies Contributing to Regional Self-Reliance | 17.8% | 29.7% | 35.8% | 38.8% | 39.7% | 41.4% | 41.7% | 41.7% |
| Change in Percent of Water Supplies Contributing to Regional Self-Reliance | | 11.9% | 18.0% | 21.0% | 21.9% | 23.6% | 24.0% | 24.0% |

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**Table C-4: Calculation of Reliance on Water Supplies from the Delta Watershed**

| Water Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| CVP/SWP Contract Supplies | | | | | | | | |
| Delta/Delta Tributary Diversions | | | | | | | | |
| Transfers and Exchanges | | | | | | | | |
| Other Water Supplies from the Delta Watershed[2] | 9,824 | 10,703 | 6,513 | 11,000 | 13,000 | 15,000 | 17,000 | 17,000 |
| Total Water Supplies from the Delta Watershed | 9,824 | 10,703 | 6,513 | 11,000 | 13,000 | 15,000 | 17,000 | 17,000 |

| Service Area Water Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands without Water Use Efficiency Accounted For | 39,681 | 43,910 | 45,667 | 61,518 | 69,978 | 78,437 | 93,061 | 93,061 |

| Change in Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Water Supplies from the Delta Watershed | 9,824 | 10,703 | 6,513 | 11,000 | 13,000 | 15,000 | 17,000 | 17,000 |
| Change in Water Supplies from the Delta Watershed | | 879 | (3,311) | 1,176 | 3,176 | 5,176 | 7,176 | 7,176 |

| Percent Change in Supplies from the Delta Watershed (As a Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Percent of Water Supplies from the Delta Watershed | 24.8% | 24.4% | 14.3% | 17.9% | 18.6% | 19.1% | 18.3% | 18.3% |
| Change in Percent of Water Supplies from the Delta Watershed | | -0.4% | -10.5% | -6.9% | -6.2% | -5.6% | -6.5% | -6.5% |

Baseline Year is FY 2010-11

[1] Represents groundwater recharge of recycled water made by IEUA within the Chino Basin. Groundwater recharge by IEUA is projected to range from 13,000 AFY to 16,000 AFY through 2045. Water supply available to OMUC is based on OMUC's share of the Safe Yield (20.742%).

[2] Represents imported untreated water from Water Facilities Authority/Inland Empire Utilities Agency

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# EXHIBIT A

## APPENDIX B
## ATTACHMENT 1

- **Infeasibility of Accounting Supplies from the Delta Watershed for Metropolitan's Member Agencies and their Customers**

- **Appendix 11 Addendum to the Metropolitan Water District of Southern California's 2015 Urban Water Management Plan**

- **Appendix 11 "Quantifying Regional Self-Reliance and Reliance on Water Supplies from the Delta Watershed", Metropolitan Water District of Southern California's 2020 Urban Water Management Plan**

# EXHIBIT A

## Infeasibility of Accounting Supplies from the Delta Watershed for Metropolitan's Member Agencies and their Customers

Metropolitan's service area, as a whole, reduces reliance on the Delta through investments in non-Delta water supplies, local water supplies, and regional and local demand management measures. Metropolitan's member agencies coordinate reliance on the Delta through their membership in Metropolitan, a regional cooperative providing wholesale water service to its 26 member agencies. Accordingly, regional reliance on the Delta can only be measured regionally—not by individual Metropolitan member agencies and not by the customers of those member agencies.

Metropolitan's member agencies, and those agencies' customers, indirectly reduce reliance on the Delta through their collective efforts as a cooperative. Metropolitan's member agencies do not control the amount of Delta water they receive from Metropolitan. Metropolitan manages a statewide integrated conveyance system consisting of its participation in the State Water Project (SWP), its Colorado River Aqueduct (CRA) including Colorado River water resources, programs and water exchanges, and its regional storage portfolio. Along with the SWP, CRA, storage programs, and Metropolitan's conveyance and distribution facilities, demand management programs increase the future reliability of water resources for the region. In addition, demand management programs provide system-wide benefits by decreasing the demand for imported water, which helps to decrease the burden on the district's infrastructure and reduce system costs, and free up conveyance capacity to the benefit of all member agencies.

Metropolitan's costs are funded almost entirely from its service area, with the exception of grants and other assistance from government programs. Most of Metropolitan's revenues are collected directly from its member agencies. Properties within Metropolitan's service area pay a property tax that currently provides approximately 8 percent of the fiscal year 2021 annual budgeted revenues. The rest of Metropolitan's costs are funded through rates and charges paid by Metropolitan's member agencies for the wholesale services it provides to them.[1] Thus, Metropolitan's member agencies fund nearly all operations Metropolitan undertakes to reduce reliance on the Delta, including Colorado River Programs, storage facilities, Local Resources Programs and Conservation Programs within Metropolitan's service area.

Because of the integrated nature of Metropolitan's systems and operations, and the collective nature of Metropolitan's regional efforts, it is infeasible to quantify each of Metropolitan member agencies' individual reliance on the Delta. It is infeasible to attempt to segregate an entity and a system that were designed to work as an integrated regional cooperative.

In addition to the member agencies funding Metropolitan's regional efforts, they also invest in their own local programs to reduce their reliance on any imported water. Moreover, the customers of those member agencies may also invest in their own local programs to reduce water demand. However, to the extent those efforts result in reduction of demands on Metropolitan, that reduction does not equate to a like reduction of reliance on the Delta. Demands on Metropolitan are not commensurate with demands on the Delta because most of Metropolitan member agencies receive blended resources from

[1] A standby charge is collected from properties within the service areas of 21 of Metropolitan's 26 member agencies, ranging from $5 to $14.20 per acre annually, or per parcel if smaller than an acre. Standby charges go towards those member agencies' obligations to Metropolitan for the Readiness-to-Serve Charge. The total amount collected annually is approximately $43.8 million, approximately 2 percent of Metropolitan's fiscal year 2021 annual budgeted revenues.

Metropolitan as determined by Metropolitan—not the individual member agency—and for most member agencies, the blend varies from month-to-month and year-to-year due to hydrology, operational constraints, use of storage and other factors.

## Colorado River Programs

As a regional cooperative of member agencies, Metropolitan invests in programs to ensure the continued reliability and sustainability of Colorado River supplies. Metropolitan was established to obtain an allotment of Colorado River water, and its first mission was to construct and operate the CRA. The CRA consists of five pumping plants, 450 miles of high voltage power lines, one electric substation, four regulating reservoirs, and 242 miles of aqueducts, siphons, canals, conduits and pipelines terminating at Lake Mathews in Riverside County. Metropolitan owns, operates, and manages the CRA. Metropolitan is responsible for operating, maintaining, rehabilitating, and repairing the CRA, and is responsible for obtaining and scheduling energy resources adequate to power pumps at the CRA's five pumping stations.

Colorado River supplies include Metropolitan's basic Colorado River apportionment, along with supplies that result from existing and committed programs, including supplies from the Imperial Irrigation District (IID)-Metropolitan Conservation Program, the implementation of the Quantification Settlement Agreement (QSA) and related agreements, and the exchange agreement with San Diego County Water Authority (SDCWA). The QSA established the baseline water use for each of the agreement parties and facilitates the transfer of water from agricultural agencies to urban uses. Since the QSA, additional programs have been implemented to increase Metropolitan's CRA supplies. These include the PVID Land Management, Crop Rotation, and Water Supply Program, as well as the Lower Colorado River Water Supply Project. The 2007 Interim Guidelines provided for the coordinated operation of Lake Powell and Lake Mead, as well as the Intentionally Created Surplus (ICS) program that allows Metropolitan to store water in Lake Mead.

## Storage Investments/Facilities

Surface and groundwater storage are critical elements of Southern California's water resources strategy and help Metropolitan reduce its reliance on the Delta. Because California experiences dramatic swings in weather and hydrology, storage is important to regulate those swings and mitigate possible supply shortages. Surface and groundwater storage provide a means of storing water during normal and wet years for later use during dry years, when imported supplies are limited. The Metropolitan system, for purposes of meeting demands during times of shortage, regulating system flows, and ensuring system reliability in the event of a system outage, provides over 1,000,000 acre-feet of system storage capacity. Diamond Valley Lake provides 810,000 acre-feet of that storage capacity, effectively doubling Southern California's previous surface water storage capacity. Other existing imported water storage available to the region consists of Metropolitan's raw water reservoirs, a share of the SWP's raw water reservoirs in and near the service area, and the portion of the groundwater basins used for conjunctive-use storage.

Since the early twentieth century, DWR and Metropolitan have constructed surface water reservoirs to meet emergency, drought/seasonal, and regulatory water needs for Southern California. These reservoirs include Pyramid Lake, Castaic Lake, Elderberry Forebay, Silverwood Lake, Lake Perris, Lake Skinner, Lake Mathews, Live Oak Reservoir, Garvey Reservoir, Palos Verdes Reservoir, Orange County Reservoir, and Metropolitan's Diamond Valley Lake (DVL). Some reservoirs such as Live Oak Reservoir, Garvey Reservoir, Palos Verdes Reservoir, and Orange County Reservoir, which have a total combined capacity of about 3,500 AF, are used solely for regulating purposes. The total gross storage capacity for

the larger remaining reservoirs is 1,757,600 AF. However, not all of the gross storage capacity is available to Metropolitan; dead storage and storage allocated to others reduce the amount of storage that is available to Metropolitan to 1,665,200 AF.

Conjunctive use of the aquifers offers another important source of dry year supplies. Unused storage in Southern California groundwater basins can be used to optimize imported water supplies, and the development of groundwater storage projects allows effective management and regulation of the region's major imported supplies from the Colorado River and SWP. Over the years, Metropolitan has implemented conjunctive use through various programs in the service area; the following table lists the groundwater conjunctive use programs that have been developed in the region.

| Program | Metropolitan Agreement Partners | Program Term | Max Storage AF | Dry-Year Yield AF/Yr |
|---|---|---|---|---|
| Long Beach Conjunctive Use Storage Project (Central Basin) | Long Beach | June 2002-2027 | 13,000 | 4,300 |
| Foothill Area Groundwater Storage Program (Monkhill/ Raymond Basin) | Foothill MWD | February 2003-2028 | 9,000 | 3,000 |
| Orange County Groundwater Conjunctive Use Program | MWDOC<br>OCWD | June 2003-2028 | 66,000+ | 22,000 |
| Chino Basin Conjunctive Use Programs | IEUA<br>TVMWD<br>Watermaster | June 2003-2028 | 100,000 | 33,000 |
| Live Oak Basin Conjunctive Use Project (Six Basins) | TVMWD<br>City of La Verne | October 2002-2027 | 3,000 | 1,000 |
| City of Compton Conjunctive Use Project (Central Basin) | Compton | February 2005-2030 | 2,289 | 763 |
| Long Beach Conjunctive Use Program Expansion in Lakewood (Central Basin) | Long Beach | July 2005-2030 | 3,600 | 1,200 |
| Upper Claremont Basin Groundwater Storage Program (Six Basins) | TVMWD | Sept. 2005- 2030 | 3,000 | 1,000 |
| Elsinore Basin Conjunctive Use Storage Program | Western MWD<br>Elsinore Valley MWD | May 2008- 2033 | 12,000 | 4,000 |
| **TOTAL** | | | **211,889** | **70,263** |

## Metropolitan Demand Management Programs

Demand management costs are Metropolitan's expenditures for funding local water resource development programs and water conservation programs. These Demand Management Programs incentivize the development of local water supplies and the conservation of water to reduce the need to import water to deliver to Metropolitan's member agencies. These programs are implemented below the delivery points between Metropolitan's and its member agencies' distribution systems and, as such, do not add any water to Metropolitan's supplies. Rather, the effect of these downstream programs is to

produce a local supply of water for the local agencies and to reduce demands by member agencies for water imported through Metropolitan's system. The following discussions outline how Metropolitan funds local resources and conservation programs for the benefit of all of its member agencies and the entire Metropolitan service area. Notably, the history of demand management by Metropolitan's member agencies and the local agencies that purchase water from Metropolitan's members has spanned more than four decades. The significant history of the programs is another reason it would be difficult to attempt to assign a portion of such funding to any one individual member agency.

## Local Resources Programs

In 1982, Metropolitan began providing financial incentives to its member agencies to develop new local supplies to assist in meeting the region's water needs. Because of Metropolitan's regional distribution system, these programs benefit all member agencies regardless of project location because they help to increase regional water supply reliability, reduce demands for imported water supplies, decrease the burden on Metropolitan's infrastructure, reduce system costs and free up conveyance capacity to the benefit of all the agencies that rely on water from Metropolitan.

For example, the Groundwater Replenishment System (GWRS) operated by the Orange County Water District is the world's largest water purification system for indirect potable reuse. It was funded, in part, by Metropolitan's member agencies through the Local Resources Program. Annually, the GWRS produces approximately 103,000 acre-feet of reliable, locally controlled, drought-proof supply of high-quality water to recharge the Orange County Groundwater Basin and protect it from seawater intrusion. The GWRS is a premier example of a regional project that significantly reduced the need to utilize imported water for groundwater replenishment in Metropolitan's service area, increasing regional and local supply reliability and reducing the region's reliance on imported supplies, including supplies from the State Water Project.

Metropolitan's local resource programs have evolved through the years to better assist Metropolitan's member agencies in increasing local supply production. The following is a description and history of the local supply incentive programs.

### *Local Projects Program*

In 1982, Metropolitan initiated the Local Projects Program (LPP), which provided funding to member agencies to facilitate the development of recycled water projects. Under this approach, Metropolitan contributed a negotiated up-front funding amount to help finance project capital costs. Participating member agencies were obligated to reimburse Metropolitan over time. In 1986, the LPP was revised, changing the up-front funding approach to an incentive-based approach. Metropolitan contributed an amount equal to the avoided State Water Project pumping costs for each acre-foot of recycled water delivered to end-use consumers. This funding incentive was based on the premise that local projects resulted in the reduction of water imported from the Delta and the associated pumping cost. The incentive amount varied from year to year depending on the actual variable power cost paid for State Water Project imports. In 1990, Metropolitan's Board increased the LPP contribution to a fixed rate of $154 per acre-foot, which was calculated based on Metropolitan's avoided capital and operational costs to convey, treat, and distribute water, and included considerations of reliability and service area demands.

### *Groundwater Recovery Program*

The drought of the early 1990s sparked the need to develop additional local water resources, aside from recycled water, to meet regional demand and increase regional water supply reliability. In 1991, Metropolitan conducted the Brackish Groundwater Reclamation Study which determined that large

amounts of degraded groundwater in the region were not being utilized. Subsequently, the Groundwater Recovery Program (GRP) was established to assist the recovery of otherwise unusable groundwater degraded by minerals and other contaminants, provide access to the storage assets of the degraded groundwater, and maintain the quality of groundwater resources by reducing the spread of degraded plumes.

### *Local Resources Program*

In 1995, Metropolitan's Board adopted the Local Resources Program (LRP), which combined the LPP and GRP into one program. The Board allowed for existing LPP agreements with a fixed incentive rate to convert to the sliding scale up to $250 per acre-foot, similar to GRP incentive terms. Those agreements that were converted to LRP are known as "LRP Conversions."

### *Competitive Local Projects Program*

In 1998, the Competitive Local Resources Program (Competitive Program) was established. The Competitive Program encouraged the development of recycled water and recovered groundwater through a process that emphasized cost-efficiency to Metropolitan, timing new production according to regional need while minimizing program administration cost. Under the Competitive Program, agencies requested an incentive rate up to $250 per acre-foot of production over 25 years under a Request for Proposals (RFP) for the development of up to 53,000 acre-feet per year of new water recycling and groundwater recovery projects. In 2003, a second RFP was issued for the development of an additional 65,000 acre-feet of new recycled water and recovered groundwater projects through the LRP.

### *Seawater Desalination Program*

Metropolitan established the Seawater Desalination Program (SDP) in 2001 to provide financial incentives to member agencies for the development of seawater desalination projects. In 2014, seawater desalination projects became eligible for funding under the LRP, and the SDP was ended.

### *2007 Local Resources Program*

In 2006, a task force comprised of member agency representatives was formed to identify and recommend program improvements to the LRP. As a result of the task force process, the 2007 LRP was established with a goal of 174,000 acre-feet per year of additional local water resource development. The new program allowed for an open application process and eliminated the previous competitive process. This program offered sliding scale incentives of up to $250 per acre-foot, calculated annually based on a member agency's actual local resource project costs exceeding Metropolitan's prevailing water rate.

### *2014 Local Resources Program*

A series of workgroup meetings with member agencies was held to identify the reasons why there was a lack of new LRP applications coming into the program. The main constraint identified by the member agencies was that the $250 per acre-foot was not providing enough of an incentive for developing new projects due to higher construction costs to meet water quality requirements and to develop the infrastructure to reach end-use consumers located further from treatment plants. As a result, in 2014, the Board authorized an increase in the maximum incentive amount, provided alternative payment structures, included onsite retrofit costs and reimbursable services as part of the LRP, and added eligibility for seawater desalination projects. The current LRP incentive payment options are structured as follows:

- Option 1 – Sliding scale incentive up to $340/AF for a 25-year agreement term
- Option 2 – Sliding scale incentive up to $475/AF for a 15-year agreement term
- Option 3 – Fixed incentive up to $305/AF for a 25-year agreement term

### *On-site Retrofit Programs*

In 2014, Metropolitan's Board also approved the On-site Retrofit Pilot Program which provided financial incentives to public or private entities toward the cost of small-scale improvements to their existing irrigation and industrial systems to allow connection to existing recycled water pipelines. The On-site Retrofit Pilot Program helped reduce recycled water retrofit costs to the end-use consumer which is a key constraint that limited recycled water LRP projects from reaching full production capacity. The program incentive was equal to the actual eligible costs of the on-site retrofit, or $975 per acre-foot of up-front cost, which equates to $195 per acre-foot for an estimated five years of water savings ($195/AF x 5 years) multiplied by the average annual water use in previous three years, whichever is less. The Pilot Program lasted two years and was successful in meeting its goal of accelerating the use of recycled water.

In 2016, Metropolitan's Board authorized the On-site Retrofit Program (ORP), with an additional budget of $10 million. This program encompassed lessons learned from the Pilot Program and feedback from member agencies to make the program more streamlined and improve its efficiency. As of fiscal year 2019/20, the ORP has successfully converted 440 sites, increasing the use of recycled water by 12,691 acre-feet per year.

### *Stormwater Pilot Programs*

In 2019, Metropolitan's Board authorized both the Stormwater for Direct Use Pilot Program and a Stormwater for Recharge Pilot Program to study the feasibility of reusing stormwater to help meet regional demands in Southern California. These pilot programs are intended to encourage the development, monitoring, and study of new and existing stormwater projects by providing financial incentives for their construction/retrofit and monitoring/reporting costs. These pilot programs will help evaluate the potential benefits delivered by stormwater capture projects and provide a basis for potential future funding approaches. Metropolitan's Board authorized a total of $12.5 million for the stormwater pilot programs ($5 million for the District Use Pilot and $7.5 million for the Recharge Pilot).

### *Current Status and Results of Metropolitan's Local Resource Programs*

Today, nearly one-half of the total recycled water and groundwater recovery production in the region has been developed with an incentive from one or more of Metropolitan's local resource programs. During fiscal year 2020, Metropolitan provided about $13 million for production of 71,000 acre-feet of recycled water for non-potable and indirect potable uses. Metropolitan provided about $4 million to support projects that produced about 50,000 acre-feet of recovered groundwater for municipal use. Since 1982, Metropolitan has invested $680 million to fund 85 recycled water projects and 27 groundwater recovery projects that have produced a cumulative total of about 4 million acre-feet.

## Conservation Programs

Metropolitan's regional conservation programs and approaches have a long history. Decades ago, Metropolitan recognized that demand management at the consumer level would be an important part of balancing regional supplies and demands. Water conservation efforts were seen as a way to reduce the need for imported supplies and offset the need to transport or store additional water into or within the Metropolitan service area. The actual conservation of water takes place at the retail consumer level. Regional conservation approaches have proven to be effective at reaching retail consumers throughout Metropolitan's service area and successfully implementing water saving devices, programs and practices. Through the pooling of funding by Metropolitan's member agencies, Metropolitan is able to engage in regional campaigns with wide-reaching impact. Regional investments in demand management programs, of which conservation is a key part along with local supply programs, benefit all member agencies regardless of project location. These programs help to increase regional water supply

reliability, reduce demands for imported water supplies, decrease the burden on Metropolitan's infrastructure, reduce system costs, and free up conveyance capacity to the benefit of all member agencies.

### *Incentive-Based Conservation Programs*

#### *Conservation Credits Program*

In 1988, Metropolitan's Board approved the Water Conservation Credits Program (Credits Program). The Credits Program is similar in concept to the Local Projects Program (LPP). The purpose of the Credits Program is to encourage local water agencies to implement effective water conservation projects through the use of financial incentives. The Credits Program provides financial assistance for water conservation projects that reduce demands on Metropolitan's imported water supplies and require Metropolitan's assistance to be financially feasible.

Initially, the Credits Program provided 50 percent of a member agency's program cost, up to a maximum of $75 per acre-foot of estimated water savings. The $75 Base Conservation Rate was established based Metropolitan's avoided cost of pumping SWP supplies. The Base Conservation Rate has been revisited by Metropolitan's Board and revised twice since 1988, from $75 to $154 per acre-foot in 1990 and from $154 to $195 per acre-foot in 2005.

In fiscal year 2020 Metropolitan processed more than 30,400 rebate applications totaling $18.9 million.

#### *Member Agency Administered Program*

Some member agencies also have unique programs within their service areas that provide local rebates that may differ from Metropolitan's regional program. Metropolitan continues to support these local efforts through a member agency administered funding program that adheres to the same funding guidelines as the Credits Program. The Member Agency Administered Program allows member agencies to receive funding for local conservation efforts that supplement, but do not duplicate, the rebates offered through Metropolitan's regional rebate program.

#### *Water Savings Incentive Program*

There are numerous commercial entities and industries within Metropolitan's service area that pursue unique savings opportunities that do not fall within the general rebate programs that Metropolitan provides. In 2012, Metropolitan designed the Water Savings Incentive Program (WSIP) to target these unique commercial and industrial projects. In addition to rebates for devices, under this program, Metropolitan provides financial incentives to businesses and industries that created their own custom water efficiency projects. Qualifying custom projects can receive funding for permanent water efficiency changes that result in reduced potable demand.

### *Non-Incentive Conservation Programs*

In addition to its incentive-based conservation programs, Metropolitan also undertakes additional efforts throughout its service area that help achieve water savings without the use of rebates. Metropolitan's non-incentive conservation efforts include:

- residential and professional water efficient landscape training classes
- water audits for large landscapes
- research, development and studies of new water saving technologies
- advertising and outreach campaigns
- community outreach and education programs
- advocacy for legislation, codes, and standards that lead to increased water savings

### *Current Status and Results of Metropolitan's Conservation Programs*

Since 1990, Metropolitan has invested $824 million in conservation rebates that have resulted in a cumulative savings of 3.27 million acre-feet of water. These investments include $450 million in turf removal and other rebates during the last drought which resulted in 175 million square feet of lawn turf removed. During fiscal year 2020, 1.06 million acre-feet of water is estimated to have been conserved. This annual total includes Metropolitan's Conservation Credits Program; code-based conservation achieved through Metropolitan-sponsored legislation; building plumbing codes and ordinances; reduced consumption resulting from changes in water pricing; and pre-1990 device retrofits.

## Infeasibility of Accounting Regional Investments in Reduced Reliance Below the Regional Level

The accounting of regional investments that contribute to reduced reliance on supplies from the Delta watershed is straightforward to calculate and report at the regional aggregate level. However, any similar accounting is infeasible for the individual member agencies or their customers. As described above, the region (through Metropolitan) makes significant investments in projects, programs and other resources that reduce reliance on the Delta. In fact, all of Metropolitan's investments in Colorado River supplies, groundwater and surface storage, local resources development and demand management measures that reduce reliance on the Delta are collectively funded by revenues generated from the member agencies through rates and charges.

Metropolitan's revenues cannot be matched to the demands or supply production history of an individual agency, or consistently across the agencies within the service area. Each project or program funded by the region has a different online date, useful life, incentive rate and structure, and production schedule. It is infeasible to account for all these things over the life of each project or program and provide a nexus to each member agency's contributions to Metropolitan's revenue stream over time. Accounting at the regional level allows for the incorporation of the local supplies and water use efficiency programs done by member agencies and their customers through both the regional programs and through their own specific local programs. As shown above, despite the infeasibility of accounting reduced Delta reliance below the regional level, Metropolitan's member agencies and their customers have together made substantial contributions to the region's reduced reliance.

## References

http://www.mwdh2o.com/WhoWeAre/Board/Board-Meeting/Board%20Archives/2017/12-Dec/Reports/064863458.pdf

http://www.mwdh2o.com/PDF_About_Your_Water/Annual_Achievement_Report.pdf

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Link to Metropolitan's 2020 UWMP once final

# Appendix 11

## Addendum to
## The Metropolitan Water District of Southern California's
## 2015 Urban Water Management Plan

# Quantifying Regional Self-Reliance and Reduced Reliance on Water Supplies from the Delta Watershed

**(Draft May 2021)**

# Appendix 11
# METROPOLITAN'S REDUCED DELTA RELIANCE REPORTING
## Addendum to Metropolitan's 2015 Urban Water Management Plan

### A.11.1 Background

Under the Sacramento-San Joaquin Delta Reform Act of 2009, state and local public agencies proposing a covered action in the Delta,[1] prior to initiating the implementation of that action, must prepare a written certification of consistency with detailed findings as to whether the covered action is consistent with applicable Delta Plan policies and submit that certification to the Delta Stewardship Council.[2] Anyone may appeal a certification of consistency, and if the Delta Stewardship Council grants the appeal, the covered action may not be implemented until the agency proposing the covered action submits a revised certification of consistency, and either no appeal is filed, or the Delta Stewardship Council denies the subsequent appeal.[3]

An urban water supplier that anticipates participating in or receiving water from a proposed covered action such as a multi-year water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Delta should provide information in their 2015 and 2020 Urban Water Management Plans (UWMPs) that can then be used in the covered action process to demonstrate consistency with Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (WR P1).[4]

WR P1 details what is needed for a covered action to demonstrate consistency with reduced reliance on the Delta and improved regional self-reliance. WR P1 subsection (a) states that:

*(a) Water shall not be exported from, transferred through, or used in the Delta if all of the following apply:*

> *(1) One or more water suppliers that would receive water as a result of the export, transfer, or use have failed to adequately contribute to reduced reliance on the Delta and improved regional self-reliance consistent with all of the requirements listed in paragraph (1) of subsection (c);*
>
> *(2) That failure has significantly caused the need for the export, transfer, or use; and*
>
> *(3) The export, transfer, or use would have a significant adverse environmental impact in the Delta.*

WR P1 subsection (c)(1) further defines what adequately contributing to reduced reliance on the Delta means in terms of (a)(1) above.

*(c)(1) Water suppliers that have done all the following are contributing to reduced reliance on the Delta and improved regional self-reliance and are therefore consistent with this policy:*

> *(A) Completed a current Urban or Agricultural Water Management Plan (Plan) which has been reviewed by the California Department of Water Resources for compliance with the applicable requirements of Water Code Division 6, Parts 2.55, 2.6, and 2.8;*

[1] Water Code, § 85057.5; Cal. Code Regs. tit. 23, § 5001.
[2] Water Code, § 85225; Delta Plan, App. D.
[3] Water Code, §§ 85225.10-85225.25; Delta Plan, App. D.
[4] Cal. Code Regs., tit. 23, § 5003.

*(B) Identified, evaluated, and commenced implementation, consistent with the implementation schedule set forth in the Plan, of all programs and projects included in the Plan that are locally cost effective and technically feasible which reduce reliance on the Delta; and*

*(C) Included in the Plan, commencing in 2015, the expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance. The expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance shall be reported in the Plan as the reduction in the amount of water used, or in the percentage of water used, from the Delta watershed. For the purposes of reporting, water efficiency is considered a new source of water supply, consistent with Water Code section 1011(a).*

The analysis and documentation provided below include all of the elements described in WR P1(c)(1) that need to be included in a water supplier's UWMP to support a certification of consistency for a future covered action.

### A.11.2 Summary of Expected Outcomes for Reduced Reliance on the Delta

As stated in WR P1(c)(1)(C), the policy requires that, commencing in 2015, UWMPs include expected outcomes for measurable reduction in Delta reliance and improved regional self-reliance. WR P1 further states that those outcomes shall be reported in the UWMP as the reduction in the amount of water used, or in the percentage of water used, from the Delta.

The expected outcomes for Metropolitan's Delta reliance and regional self-reliance were developed using the approach and guidance described in Appendix C of DWR's Urban Water Management Plan Guidebook 2020 (Guidebook Appendix C) issued in March 2021.

The data used in this analysis represent the total regional efforts of Metropolitan and its member agencies and their customers (many of them, retail agencies) and were developed in conjunction with Metropolitan's member agencies as part of the UWMP coordination process as described in Section 5 of Metropolitan's UWMP. In accordance with UMWP requirements, Metropolitan's member agencies and their customers (many of them, retail agencies) also report demands and supplies for their service areas in their respective UWMPs. The data reported by those agencies are not additive to the regional totals shown in Metropolitan's UWMP; rather, their reporting represents subtotals of the regional total and should be considered as such for the purposes of determining reduced reliance on the Delta.

While the demands that Metropolitan's member agencies and their customers report in their UWMPs are a good reflection of the demands in their respective service areas, they do not adequately represent each water supplier's contributions to reduced reliance on the Delta. In order to calculate and report their reliance on water supplies from the Delta watershed, water suppliers that receive water from the Delta through other regional or wholesale water suppliers would need to determine the amount of Delta water that they receive from the regional or wholesale supplier. Two specific pieces of information are needed to accomplish this: first is the quantity of demands on the regional or wholesale water supplier that accurately reflect a supplier's contributions to reduced reliance on the Delta, and second is the quantity of a supplier's demands on the regional or wholesale water supplier that are met by supplies from the Delta watershed.

For water suppliers that make investments in regional projects or programs it may be infeasible to quantify their demands on the regional or wholesale water supplier in a way that accurately reflects their individual contributions to reduced reliance on the Delta. Due to the extensive, long-standing and successful implementation of regional demand management and local resource

incentive programs in Metropolitan's service area, this infeasibility holds true for Metropolitan's members as well their customers. For Metropolitan's service area, reduced reliance on supplies from the Delta watershed can only be accurately accounted at the regional level, as is demonstrated in this analysis.

The following provides a summary of the near-term (2025) and long-term (2045) expected outcomes for Metropolitan's Delta reliance and regional self-reliance. The results show that as a region, Metropolitan and its members as well as their customers are measurably reducing reliance on the Delta and improving regional self-reliance, both as an amount of water used and as a percentage of water used.

*Expected Outcomes for Regional Self-Reliance*

- Near-term (2025) – Normal water year regional self-reliance is expected to increase by 813 TAF from the 2010 baseline; this represents an increase of almost 25 percent of 2025 normal water year retail demands (Table A.11-2).
- Long-term (2045) – Normal water year regional self-reliance is expected to increase by more than 1.28 MAF from the 2010 baseline, this represents an increase of more than 25 percent of 2045 normal water year retail demands (Table A.11-2).

*Expected Outcomes for Reduced Reliance on Supplies from the Delta Watershed*

- Near-term (2025) – Normal water year reliance on supplies from the Delta watershed decreased by 301 TAF from the 2010 baseline, this represents a decrease of 3 percent of 2025 normal water year retail demands (Table A.11-3).
- Long-term (2045) – Normal water year reliance on supplies from the Delta watershed decreased by 314 TAF from the 2010 baseline, this represents a decrease of just over 5 percent of 2045 normal water year retail demands (Table A.11-3).

## A11.3 Demonstration of Reduced Reliance on the Delta

The methodology used to determine Metropolitan's reduced Delta reliance and improved regional self-reliance is consistent with the approach detailed in DWR's UWMP Guidebook Appendix C, including the use of narrative justifications for the accounting of supplies and the documentation of specific data sources. Some of the key assumptions underlying Metropolitan's demonstration of reduced reliance include:

- All data were obtained from the current 2020 UWMP or previously adopted UWMPs and represent average or normal water year conditions.
- All analyses were conducted at the service area level, and all data reflect the total contributions of Metropolitan and its members as well as their customers.
- No projects or programs that are described in the UWMPs as "Projects Under Development" were included in the accounting of supplies.

*Baseline and Expected Outcomes*

In order to calculate the expected outcomes for measurable reduction in Delta reliance and improved regional self-reliance, a baseline is needed to compare against. This analysis uses a normal water year representation of 2010 as the baseline, which is consistent with the approach described in the Guidebook Appendix C. Data for the 2010 baseline were taken from Metropolitan's 2005 UWMP as the UWMPs generally do not provide normal water year data for the year that they are adopted (i.e., 2005 UWMP forecasts begin in 2010, 2010 UWMP forecasts begin in 2015, and so on).

Consistent with the 2010 baseline data approach, the expected outcomes for reduced Delta reliance and improved regional self-reliance for 2015 and 2020 were taken from Metropolitan's 2010 and 2015 UWMPs respectively. Expected outcomes for 2025-2045 are from the current 2020 UWMP. Documentation of the specific data sources and assumptions are included in the discussions below.

*Service Area Demands without Water Use Efficiency*

In alignment with the Guidebook Appendix C, this analysis uses normal water year demands, rather than normal water year supplies to calculate expected outcomes in terms of the percentage of water used. Using normal water year demands serves as a proxy for the amount of supplies that would be used in a normal water year, which helps alleviate issues associated with how supply capability is presented to fulfill requirements of the Act versus how supplies might be accounted for to demonstrate consistency with WR P1.

Because WR P1 considers water use efficiency savings a source of water supply, water suppliers such as Metropolitan that explicitly calculate and report water use efficiency savings in their UWMP will need to make an adjustment to properly reflect normal water year demands in the calculation of reduced reliance. As explained in the Guidebook Appendix C, water use efficiency savings must be added back to the normal year demands to represent demands without water use efficiency savings accounted for; otherwise the effect of water use efficiency savings on regional self-reliance would be overestimated. Table A.11-1 shows the results of this adjustment for Metropolitan. Supporting narratives and documentation for all of the data shown in Table A.11-1 are provided below.

**Table A.11-1**
**Demands without Water Use Efficiency Accounted For**

| Total Service Area Water Demands (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Service Area Demands with Water Use Efficiency Accounted For | 4,628,000 | 4,563,000 | 4,163,000 | 3,763,000 | 3,821,000 | 3,893,000 | 3,936,000 | 3,985,000 |
| Reported Water Use Efficiency | 865,000 | 936,000 | 1,056,000 | 1,162,000 | 1,211,000 | 1,263,000 | 1,325,000 | 1,389,000 |
| **Service Area Demands without Water Use Efficiency Accounted For** | **5,493,000** | **5,499,000** | **5,219,000** | **4,925,000** | **5,032,000** | **5,156,000** | **5,261,000** | **5,374,000** |

*Service Area Demands without Water Use Efficiency*

The service area demands shown in Table A.11-1 represent the total retail water demands for Metropolitan's service area and include municipal and industrial demands, agricultural demands, seawater barrier demands, and storage replenishment demands. These demand types and the modeling methodologies used to calculate them are described in Section 2.2 and Appendix 1 of Metropolitan's UWMP.

*Water Use Efficiency*

The water use efficiency numbers shown in Table A.11-1 represent the total water use efficiency savings (conservation) for Metropolitan's region, including savings from active, code-based, price-effect and pre-1990 sources. These sources of water use efficiency and the methodologies used to calculate them are described in Section 2.2, Section 3.4, Section 3.7 and Appendix 1 of Metropolitan's UWMP.

The demand and water use efficiency data shown in Table A.11-1 were collected from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table 2-6: Metropolitan Regional Water Demand Average Year
- 2015 values – Metropolitan's 2010 UWMP, Table 2-8: Metropolitan Regional Water Demands Average Year
- 2020 values – Metropolitan's 2015 UWMP, Table 2-3: Metropolitan Regional Water Demands Average Year
- 2025-2045 values – Metropolitan's 2020 UWMP, Table 2-3: Metropolitan Regional Water Demands Normal Water Year

### *Supplies Contributing to Regional Self-Reliance*

For a covered action to demonstrate consistency with the Delta Plan, WR P1 subsection (c)(1)(C) states that water suppliers must report the expected outcomes for measurable improvement in regional self-reliance. Table A.11-2 shows expected outcomes for supplies contributing to regional self-reliance both in amount and as a percentage. The numbers shown in Table A.11-2 represent efforts to improve regional self-reliance for Metropolitan's entire service area and include the total contributions of Metropolitan and its members as well as their customers. Supporting narratives and documentation for the all of the data shown in Table A.11-2 are provided below.

The results shown in Table A.11-2 demonstrate that Metropolitan's service area is measurably improving its regional self-reliance. In the near-term (2025), the expected outcome for normal water year regional self-reliance increases by 747 TAF from the 2010 baseline; this represents an increase of about 23 percent of 2025 normal water year retail demands. In the long-term (2045), normal water year regional self-reliance is expected to increase by more than 1.2 MAF from the 2010 baseline; this represents an increase of 25 percent of 2045 normal water year retail demands.

**Table A.11-2**
**Supplies Contributing to Regional Self-Reliance**

| Water Supplies Contributing to Regional Self-Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Water Use Efficiency | 865,000 | 936,000 | 1,056,000 | 1,162,000 | 1,211,000 | 1,263,000 | 1,325,000 | 1,389,000 |
| Water Recycling | 316,000 | 348,000 | 436,000 | 550,000 | 613,000 | 687,000 | 698,000 | 706,000 |
| Stormwater Capture and Use | 100,000 | 103,000 | 110,000 | 80,000 | 82,000 | 82,000 | 82,000 | 82,000 |
| Advanced Water Technologies | 111,000 | 101,000 | 194,000 | 194,000 | 208,000 | 209,000 | 209,000 | 210,000 |
| Conjunctive Use Projects | 1,416,000 | 1,429,000 | 1,303,000 | 1,255,000 | 1,273,000 | 1,296,000 | 1,311,000 | 1,326,000 |
| Local and Regional Water Supply and Storage Projects | 252,000 | 224,000 | 261,000 | 257,000 | 257,000 | 258,000 | 258,000 | 258,000 |
| Other Programs and Projects that Contribute to Regional Self-Reliance | 875,000 | 1,250,000 | 1,200,000 | 1,250,000 | 1,250,000 | 1,250,000 | 1,250,000 | 1,250,000 |
| **Water Supplies Contributing to Regional Self-Reliance** | **3,935,000** | **4,391,000** | **4,560,000** | **4,748,000** | **4,894,000** | **5,045,000** | **5,133,000** | **5,221,000** |

| Service Area Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Service Area Demands without Water Use Efficiency Accounted For | 5,493,000 | 5,499,000 | 5,219,000 | 4,925,000 | 5,032,000 | 5,156,000 | 5,261,000 | 5,374,000 |

| Change in Regional Self Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Water Supplies Contributing to Regional Self-Reliance | 3,935,000 | 4,391,000 | 4,560,000 | 4,748,000 | 4,894,000 | 5,045,000 | 5,133,000 | 5,221,000 |
| **Change in Supplies Contributing to Regional Self-Reliance** | **NA** | **456,000** | **625,000** | **813,000** | **959,000** | **1,110,000** | **1,198,000** | **1,286,000** |

| Percent Change in Regional Self Reliance (As Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Percent of Supplies Contributing to Regional Self-Reliance | 71.6% | 79.9% | 87.4% | 96.4% | 97.3% | 97.8% | 97.6% | 97.2% |
| **Change in Percent of Supplies Contributing to Regional Self-Reliance** | **NA** | **8.2%** | **15.7%** | **24.8%** | **25.6%** | **26.2%** | **25.9%** | **25.5%** |

*Water Use Efficiency*

The water use efficiency information shown in Table A.11-2 is taken directly from Table A.11-1 above.

*Water Recycling*

The water recycling values shown in Table A.11-2 reflect the total recycled water production in Metropolitan's service area as described in Section 3.5 and Appendix 2 of Metropolitan's UWMP.

*Stormwater Capture and Use*

The stormwater capture and use data shown in Table A.11-2 include supplies from local surface water production as described in Section 1.4 and Appendix 2 of Metropolitan's UWMP.

These values do not include production from regional storage reservoirs; storage in these reservoirs is comprised of previously stored water from sources already reflected in Tables A.11-2 and A.11-3. These regional storage resources are generally used to provide additional regional self-reliance in dry years, which is not reflected in this normal water year analysis. The regional storage reservoirs and their yields are described in Section 3.6, Appendix 2 and Appendix 3 of Metropolitan's UWMP.

The stormwater capture and use values shown in Table A.11-2 also do not include stormwater capture that is used to recharge local groundwater basins. Stormwater capture for groundwater recharge supports production of groundwater in the region, and for the purposes of this analysis that production is already captured in Table A.11-2 under conjunctive use projects.

*Advanced Water Technologies*

The advanced water technologies data shown in Table A.11-2 include total groundwater recovery and seawater desalination production in Metropolitan's service area as described in Section 3.5 and Appendix 2 of Metropolitan's UWMP.

*Conjunctive Use Projects*

The values for conjunctive use projects shown in Table A.11-2 represent total groundwater production in the region as described in Section 1.4 and Appendix 2 of Metropolitan's UWMP.

The conjunctive use projects numbers shown in Table A.11-2 do not include production from regional groundwater conjunctive use programs. As described in the stormwater capture and use discussion above, these regional storage programs rely on previously stored water from sources already reflected in Tables A.11-2 and A.11-3 and are generally used to provide additional regional self-reliance in dry-years. The regional groundwater conjunctive use programs and their yields are described in Section 3.6 and Appendix 3.

*Local and Regional Water Supply and Storage Programs*

The data for local and regional water supply and storage programs shown in Table A.11-2 include supplies from the Los Angeles Aqueduct. This supply is described in Section 1.4 and Appendix 2 of Metropolitan's UWMP.

The local and regional supply numbers shown in Table A.11-2, except for "Other Programs and Projects that Contribute to Regional Self-Reliance" which is discussed below, were obtained from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table 2-6: Metropolitan Regional Water Demand Average Year

- 2015 values – Metropolitan's 2010 UWMP, Table 2-8: Metropolitan Regional Water Demands Average Year
- 2020 values – Metropolitan's 2015 UWMP, Table 2-3: Metropolitan Regional Water Demands Average Year
- 2025-2045 values – Metropolitan's 2020 UWMP, Table 2-3: Metropolitan Regional Water Demands Normal Water Year

*Other Programs and Projects that Contribute to Regional Self-Reliance*

Other programs and projects that contribute to regional self-reliance shown in Table A.11-2 include current programs from the Colorado River Aqueduct. Colorado River supplies include Metropolitan's basic Colorado River apportionment, as well as supplies that result from existing and committed programs, including those from the IID-MWD Conservation Program, the implementation of the Quantification Settlement Agreement (QSA), related agreements, and the exchange agreement with SDCWA. Colorado River Aqueduct supplies and programs are described in Section 3.1 and Appendix 3 of Metropolitan's UWMP.

The values shown in Table A.11-2 for other programs and projects that contribute to regional self-reliance come from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table A.3-7: Maximum Expected Colorado River Aqueduct Deliveries Year 2010 (Average Year)
- 2015 values – Metropolitan's 2010 UWMP, Table A.3-7: Maximum Expected Colorado River Aqueduct Deliveries Year 2015 (Average Year)
- 2020 values – Metropolitan's 2015 UWMP, Table A.3-7: Maximum Expected Colorado River Aqueduct Deliveries Year 2020 (Average Year)
- 2025-2045 values – Metropolitan's 2020 UWMP, Table A.3-7: Maximum Expected Colorado River Aqueduct Deliveries Years 2025, 2030, 2035, 2040, 2045 (Normal Water Year)

*Reliance on Water Supplies from the Delta Watershed*

In order for a covered action to demonstrate consistency with the Delta Plan, WR P1 subsection (c)(1)(C) requires that water suppliers report the expected outcomes for measurable reductions in supplies from the Delta watershed either as an amount or as a percentage. This analysis provides both calculations. Based on the methodology described in Guidebook Appendix C, and consistent with the approach of this analysis in not including projects under development, this accounting does not include any supplies from potential future covered actions. Table A.11-3 shows the expected outcomes for reliance on supplies from the Delta watershed for Metropolitan's service area. Supporting narratives and documentation for the all of the data shown in Table A.11-3 are provided below.

The results shown in Table A.11-3 demonstrate that Metropolitan's service area is measurably reducing its Delta reliance. In the near-term (2025), the expected outcome for normal water year reliance on supplies from the Delta watershed decreased by 301 TAF from the 2010 baseline; this represents a decrease of 3 percent of 2025 normal water year retail demands. In the long-term (2045), normal water year reliance on supplies from the Delta watershed decreased by 314 TAF from the 2010 baseline; this represents a decrease of just over 5 percent of 2045 normal water year retail demands.

**Table A.11-3**
**Reliance on Water Supplies from the Delta Watershed**

| Water Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| CVP/SWP Contract Supplies | 1,472,000 | 1,029,000 | 984,000 | 1,133,000 | 1,130,000 | 1,128,000 | 1,126,000 | 1,126,000 |
| Delta/Delta Tributary Diversions | - | - | - | - | - | - | - | - |
| Transfers and Exchanges of Supplies from the Delta Watershed | 20,000 | 44,000 | 91,000 | 58,000 | 52,000 | 52,000 | 52,000 | 52,000 |
| Other Water Supplies from the Delta Watershed | - | - | - | - | - | - | - | - |
| **Total Water Supplies from the Delta Watershed** | **1,492,000** | **1,073,000** | **1,075,000** | **1,191,000** | **1,182,000** | **1,180,000** | **1,178,000** | **1,178,000** |

| Service Area Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Service Area Demands without Water Use Efficiency Accounted For | 5,493,000 | 5,499,000 | 5,219,000 | 4,925,000 | 5,032,000 | 5,156,000 | 5,261,000 | 5,374,000 |

| Change in Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Water Supplies from the Delta Watershed | 1,492,000 | 1,073,000 | 1,075,000 | 1,191,000 | 1,182,000 | 1,180,000 | 1,178,000 | 1,178,000 |
| **Change in Supplies from the Delta Watershed** | **NA** | **(419,000)** | **(417,000)** | **(301,000)** | **(310,000)** | **(312,000)** | **(314,000)** | **(314,000)** |

| Percent Change in Supplies from the Delta Watershed (As a Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Percent of Supplies from the Delta Watershed | 27.2% | 19.5% | 20.6% | 24.2% | 23.5% | 22.9% | 22.4% | 21.9% |
| **Change in Percent of Supplies from the Delta Watershed** | **NA** | **-7.6%** | **-6.6%** | **-3.0%** | **-3.7%** | **-4.3%** | **-4.8%** | **-5.2%** |

*CVP/SWP Contract Supplies*

The CVP/SWP contract supplies shown in Table A.11-3 include Metropolitan's SWP Table A and Article 21 supplies. These supplies are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

The values shown in Table A.11-3 do not include Desert Water Agency/Coachella Valley Water District SWP contract supplies. These supplies are exchanged with Desert Water Agency and Coachella Valley Water District for an equal amount of Colorado River water, which is reflected in the Colorado River Aqueduct supplies shown in Table A.11-2. In addition, Desert Water Agency and Coachella Valley Water District should include their SWP contract supplies in their own accountings of reduced reliance. Additional information on these exchange agreements can be found in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

These values also do not include supplies from San Luis Carryover storage or Central Valley storage programs because storage in these programs comprises previously stored water from sources already reflected in Table A.11-3. These storage programs are generally used to provide additional regional self-reliance in dry years, which is not reflected in this normal water year analysis. The Central Valley storage projects and their yields are described in Section 3.3, and Appendix 3. San Luis Carryover storage is described in Section 3.2 and Appendix 3.

*Transfers and Exchanges of Supplies from the Delta Watershed*

The transfers and exchanges of supplies from the Delta watershed shown in Table A.11-3 include supplies from the San Bernardino Valley MWD Program, Yuba River Accord Purchase Program, the San Gabriel Valley MWD Program, Irvine Ranch Water District Storage and Exchange Program, and other generic SWP and Central Valley transfers and exchanges. These programs are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

Supplies from the Delta Watershed shown in Table A.11-3 are from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table A.3-7: California Aqueduct Program Capabilities Year 2010 (Average Year)

- 2015 values – Metropolitan's 2010 UWMP, Table A.3-7: California Aqueduct Program Capabilities Year 2015 (Average Year)
- 2020 values – Metropolitan's 2015 UWMP, Table A.3-7: California Aqueduct Program Capabilities Year 2020 (Average Year)
- 2025-2045 values – Metropolitan's 2020 UWMP, Table A.3-7: California Aqueduct Program Capabilities Years 2025, 2030, 2035, 2040, 2045 (Normal Water Year)

### A.11.4 UWMP Implementation

In addition to the analysis and documentation described above, WR P1 subsection (c)(1)(B) requires that all programs and projects included in the UWMP that are locally cost-effective and technically feasible, which reduce reliance on the Delta, are identified, evaluated, and implemented consistent with the implementation schedule. WR P1 (c)(1)(B) states that:

> *(B) Identified, evaluated, and commenced implementation, consistent with the implementation schedule set forth in the Plan, of all programs and projects included in the Plan that are locally cost effective and technically feasible which reduce reliance on the Delta*[.]

In accordance with Water Code Section 10631(f), water suppliers must already include in their UWMP a detailed description of expected future projects and programs that they may implement to increase the amount of water supply available to them in normal and single-dry water years and for a period of drought lasting five consecutive years. The UWMP description must also identify specific projects, include a description of the increase in water supply that is expected to be available from each project, and include an estimate regarding the implementation timeline for each project or program.

Section 3 of Metropolitan's UWMP summarizes the implementation plan and continued progress in developing a diversified water portfolio to meet the region's water needs.

*Water Use Efficiency*

The water use efficiency numbers used in this analysis include the total water use efficiency savings (conservation) for the service area, including savings from active, code-based, price-effect and pre-1990 savings. The specific water use efficiency programs and their implementation are described in Section 3.4 of Metropolitan's UWMP.

*Water Recycling*

The water recycling values used in this analysis reflect the total recycled water production in Metropolitan's service area. Water recycling programs and implementation are discussed in Section 3.5 of Metropolitan's UWMP. In addition, individual project-level details are provided in Appendix 5.

*Stormwater Capture and Use*

The stormwater capture and use data used in this analysis include supplies from local surface water production. Local surface water production and its implementation are discussed in Appendix 2 of Metropolitan's UWMP.

*Advanced Water Technologies*

The advanced water technologies data used in this analysis include total groundwater recovery and seawater desalination production in Metropolitan's service. Groundwater recovery and seawater desalination programs and implementation are described in Section 3.5 of Metropolitan's UWMP. In addition, individual project-level details are provided in Appendix 5.

*Conjunctive Use Projects*

The values for conjunctive use projects used in this analysis represent total groundwater production in the region. Groundwater production and its implementation are discussed in Appendix 2 of Metropolitan's UWMP.

*Local and Regional Water Supply and Storage Programs*

The data for local and regional water supply and storage programs shown this analysis include supplies from the Los Angeles Aqueduct. This program and its implementation are described in Appendix 2 of Metropolitan's UWMP.

*Other Programs and Projects that Contribute to Regional Self-Reliance*

Other programs and projects that contribute to regional self-reliance used in this analysis include current programs from the Colorado River Aqueduct. Colorado River supplies include Metropolitan's basic Colorado River apportionment, as well as supplies that result from existing and committed programs, including those from the IID-MWD Conservation Program, the implementation of the Quantification Settlement Agreement (QSA), related agreements, and the exchange agreement with SDCWA. Colorado River Aqueduct programs and their implementation are described in Section 3.1 and Appendix 3 of Metropolitan's UWMP.

*CVP/SWP Contract Supplies*

The CVP/SWP contract supplies shown in this analysis include Metropolitan's SWP Table A and Article 21 supplies. These supplies and their implementation are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

*Transfers and Exchanges of Supplies from the Delta Watershed*

The transfers and exchanges of supplies from the Delta watershed shown in this analysis include supplies from the San Bernardino Valley MWD Program, Yuba River Accord Purchase Program, the San Gabriel Valley MWD Program, Irvine Ranch Water District Storage and Exchange Program, and other generic SWP and Central Valley transfers and exchanges. These programs and their implementation are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

### A.11.5 2015 UWMP Appendix 11

The information contained in this Appendix 11 is also intended to be a new Appendix 11 attached to Metropolitan's 2015 UWMP consistent with WR P1 subsection (c)(1)(C) (Cal. Code Regs. tit. 23, § 5003). Metropolitan provided notice of the availability of the draft 2020 UWMP (including this Appendix 11 which will also be a new Appendix 11 to its 2015 UWMP) and WSCP and the public hearing to consider adoption of both plans and Appendix 11 to the 2015 UWMP in accordance with CWC Sections 10621(b) and 10642, and Government Code Section 6066, and Chapter 17.5 (starting with Section 7290) of Division 7 of Title 1 of the Government Code. The public review drafts of the 2020 UWMP, Appendix 11 to the 2015 UWMP, and the WSCP were posted prominently on Metropolitan's website, mwdh2o.com, starting February 1, 2021, more than 60 days in advance of the public hearing on April 12, 2021. The notice of availability of the documents was sent to Metropolitan's member agencies, as well as cities and counties in Metropolitan's service area. In addition, a public notice advertising the public hearing in English and Spanish was published in 12 Southern California newspapers. The notification in English language newspapers was published on February 1 and 8, 2021. The notification was published on January 28-30, 2021 and February 1, 4-6, and 8, 2021 in Spanish language newspapers, satisfying the requirement for non-English language notification. Copies of: (1) the notification letter sent to the member agencies, cities and counties in Metropolitan's service area, and (2) the notice published in the newspapers are included in the 2020 UWMP Section 5. Thus, this Appendix 11 to Metropolitan's 2020 UWMP, which was adopted with Metropolitan's 2020 UWMP, will also be recognized and treated as Appendix 11 to Metropolitan's 2015 UWMP.

Metropolitan held the public hearing for the draft 2020 UWMP, draft Appendix 11 to the 2015 UWMP, and draft WSCP on April 12, 2021, at the Board's Water Planning and Stewardship Committee meeting, held online due to COVID-19 concerns. On May 11, 2021, Metropolitan's Board determined that the 2020 UWMP and the WSCP are consistent with the MWD Act and accurately represent the water resources plan for Metropolitan's service area. In addition, Metropolitan's Board determined that Appendix 11 to both the 2015 UWMP and the 2020 UWMP includes all of the elements described in Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (Cal. Code Regs. tit. 23, § 5003), which need to be included in a water supplier's UWMP to support a certification of consistency for a future covered action. As stated in Resolutions XXXX, XXXX, and XXXX, the Board adopted the 2020 UWMP, Appendix 11 to the 2015 UWMP, and the WSCP and authorized their submittal to the State of California. Copies of Resolutions XXXX, XXXX, and XXXX are included in the 2020 UWMP Section 5, and Resolution XXXX for the WSCP is attached to the WSCP as Attachment C. [NC1]

# Appendix 11

# Quantifying Regional Self-Reliance and Reduced Reliance on Water Supplies from the Delta

# Appendix 11
# METROPOLITAN'S
# REDUCED DELTA RELIANCE REPORTING

## A.11.1 Background

Under the Sacramento-San Joaquin Delta Reform Act of 2009, state and local public agencies proposing a covered action in the Delta,[1] prior to initiating the implementation of that action, must prepare a written certification of consistency with detailed findings as to whether the covered action is consistent with applicable Delta Plan policies and submit that certification to the Delta Stewardship Council.[2] Anyone may appeal a certification of consistency, and if the Delta Stewardship Council grants the appeal, the covered action may not be implemented until the agency proposing the covered action submits a revised certification of consistency, and either no appeal is filed, or the Delta Stewardship Council denies the subsequent appeal.[3]

An urban water supplier that anticipates participating in or receiving water from a proposed covered action such as a multi-year water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Delta should provide information in their 2015 and 2020 Urban Water Management Plans (UWMPs) that can then be used in the covered action process to demonstrate consistency with Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (WR P1).[4]

WR P1 details what is needed for a covered action to demonstrate consistency with reduced reliance on the Delta and improved regional self-reliance. WR P1 subsection (a) states that:

*(a) Water shall not be exported from, transferred through, or used in the Delta if all of the following apply:*

> *(1) One or more water suppliers that would receive water as a result of the export, transfer, or use have failed to adequately contribute to reduced reliance on the Delta and improved regional self-reliance consistent with all of the requirements listed in paragraph (1) of subsection (c);*
>
> *(2) That failure has significantly caused the need for the export, transfer, or use; and*
>
> *(3) The export, transfer, or use would have a significant adverse environmental impact in the Delta.*

WR P1 subsection (c)(1) further defines what adequately contributing to reduced reliance on the Delta means in terms of (a)(1) above.

*(c)(1) Water suppliers that have done all the following are contributing to reduced reliance on the Delta and improved regional self-reliance and are therefore consistent with this policy:*

> *(A) Completed a current Urban or Agricultural Water Management Plan (Plan) which has been reviewed by the California Department of Water Resources for compliance with the applicable requirements of Water Code Division 6, Parts 2.55, 2.6, and 2.8;*

[1] Water Code, § 85057.5; Cal. Code Regs. tit. 23, § 5001.
[2] Water Code, § 85225; Delta Plan, App. D.
[3] Water Code, §§ 85225.10-85225.25; Delta Plan, App. D.
[4] Cal. Code Regs., tit. 23, § 5003.

*(B) Identified, evaluated, and commenced implementation, consistent with the implementation schedule set forth in the Plan, of all programs and projects included in the Plan that are locally cost effective and technically feasible which reduce reliance on the Delta; and*

*(C) Included in the Plan, commencing in 2015, the expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance. The expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance shall be reported in the Plan as the reduction in the amount of water used, or in the percentage of water used, from the Delta watershed. For the purposes of reporting, water efficiency is considered a new source of water supply, consistent with Water Code section 1011(a).*

The analysis and documentation provided below include all of the elements described in WR P1(c)(1) that need to be included in a water supplier's UWMP to support a certification of consistency for a future covered action.

## A.11.2 Summary of Expected Outcomes for Reduced Reliance on the Delta

As stated in WR P1 =(c)(1)(C), the policy requires that, commencing in 2015, UWMPs include expected outcomes for measurable reduction in Delta reliance and improved regional self-reliance. WR P1 further states that those outcomes shall be reported in the UWMP as the reduction in the amount of water used, or in the percentage of water used, from the Delta.

The expected outcomes for Metropolitan's Delta reliance and regional self-reliance were developed using the approach and guidance described in Appendix C of DWR's Urban Water Management Plan Guidebook 2020 (Guidebook Appendix C) issued in December 2020. The data used in this analysis represent the total regional efforts of Metropolitan and its member agencies and subagencies and were developed in conjunction with Metropolitan's member agencies as part of the UWMP coordination process as described in Section 5 of Metropolitan's UWMP.

The following provides a summary of the near-term (2025) and long-term (2045) expected outcomes for Metropolitan's Delta reliance and regional self-reliance. The results show that as a region, Metropolitan and its member agencies are measurably reducing reliance on the Delta and improving regional self-reliance, both as an amount of water used and as a percentage of water used.

### *Expected Outcomes for Regional Self-Reliance*

- Near-term (2025) – Normal water year regional self-reliance is expected to increase by 583 TAF from the 2010 baseline; this represents an increase of about 26 percent of 2025 normal water year retail demands (Table A.11-2).
- Long-term (2045) – Normal water year regional self-reliance is expected to increase by more than 1 MAF from the 2010 baseline, this represents an increase of about 26 percent of 2045 normal water year retail demands (Table A.11-2).

### *Expected Outcomes for Reduced Reliance on Supplies from the Delta Watershed*

- Near-term (2025) – Normal water year reliance on supplies from the Delta watershed decreased by 375 TAF from the 2010 baseline, this represents a decrease of about 3 percent of 2025 normal water year retail demands (Table A.11-3).
- Long-term (2045) – Normal water year reliance on supplies from the Delta watershed

decreased by 490 TAF from the 2010 baseline, this represents a decrease of about 7.5 percent of 2045 normal water year retail demands (Table A.11-3).

## A11.3 Demonstration of Reduced Reliance on the Delta

The methodology used to determine Metropolitan's reduced Delta reliance and improved regional self-reliance is consistent with the approach detailed in DWR's UWMP Guidebook Appendix C, including the use of narrative justifications for the accounting of supplies and the documentation of specific data sources. Some of the key assumptions underlying Metropolitan's demonstration of reduced reliance include:

- All data were obtained from the current 2020 UWMP or previously adopted UWMPs and represent average or normal water year conditions.
- All analyses were conducted at the service area level, and all data reflect the total contributions of Metropolitan and its member agencies and subagencies.
- No projects or programs that are described in the UWMPs as "Projects Under Development" were included in the accounting of supplies.

### *Baseline and Expected Outcomes*

In order to calculate the expected outcomes for measurable reduction in Delta reliance and improved regional self-reliance, a baseline is needed to compare against. This analysis uses a normal water year representation of 2010 as the baseline, which is consistent with the approach described in the Guidebook Appendix C. Data for the 2010 baseline were taken from Metropolitan's 2005 UWMP as the UWMPs generally do not provide normal water year data for the year that they are adopted (i.e., 2005 UWMP forecasts begin in 2010, 2010 UWMP forecasts begin in 2015, and so on).

Consistent with the 2010 baseline data approach, the expected outcomes for reduced Delta reliance and improved regional self-reliance for 2015 and 2020 were taken from Metropolitan's 2010 and 2015 UWMPs respectively. Expected outcomes for 2025-2045 are from the current 2020 UWMP. Documentation of the specific data sources and assumptions are included in the discussions below.

### *Service Area Demands without Water Use Efficiency*

In alignment with the Guidebook Appendix C, this analysis uses normal water year demands, rather than normal water year supplies to calculate expected outcomes in terms of the percentage of water used. Using normal water year demands serves as a proxy for the amount of supplies that would be used in a normal water year, which helps alleviate issues associated with how supply capability is presented to fulfill requirements of the UWMP Act versus how supplies might be accounted for to demonstrate consistency with WR P1.

Because WR P1 considers water use efficiency savings a source of water supply, water suppliers such as Metropolitan that explicitly calculate and report water use efficiency savings in their UWMP will need to make an adjustment to properly reflect normal water year demands in the calculation of reduced reliance. As explained in the Guidebook Appendix C, water use efficiency savings must be added back to the normal year demands to represent demands without water use efficiency savings accounted for; otherwise the effect of water use efficiency savings on regional self-reliance would be overestimated. Table A.11-1 shows the results of this adjustment for Metropolitan. Supporting narratives and documentation for the all of the data shown in Table A.11-1 are provided below.

**Table A.11-1**
**Demands without Water Use Efficiency Accounted For DRAFT**

| Total Service Area Water Demands (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Service Area Demands with Water Use Efficiency Accounted For | 4,628,000 | 4,563,000 | 4,163,000 | 3,542,000 | 3,610,000 | 3,677,000 | 3,718,000 | 3,761,000 |
| Reported Water Use Efficiency | 865,000 | 936,000 | 1,056,000 | 1,056,000 | 1,127,000 | 1,200,000 | 1,263,000 | 1,339,000 |
| **Service Area Demands without Water Use Efficiency Accounted For** | **5,493,000** | **5,499,000** | **5,219,000** | **4,598,000** | **4,737,000** | **4,877,000** | **4,981,000** | **5,100,000** |

*Service Area Demands without Water Use Efficiency*

The service area demands shown in Table A.11-1 represent the total retail water demands for Metropolitan's service area and include municipal and industrial demands, agricultural demands, seawater barrier demands, and storage replenishment demands. These demand types and the modeling methodologies used to calculate them are described in Section 2.2 and Appendix 1 of Metropolitan's UWMP.

*Water Use Efficiency*

The water use efficiency numbers shown in Table A.11-1 represent the total water use efficiency savings (conservation) for Metropolitan's region, including savings from active, code-based, price-effect and pre-1990 sources. These sources of water use efficiency and the methodologies used to calculate them are described in Section 2.2, Section 3.4, Section 3.7 and Appendix 1 of Metropolitan's UWMP.

The demand and water use efficiency data shown in Table A.11-1 were collected from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table 2-6: Metropolitan Regional Water Demand Average Year
- 2015 values – Metropolitan's 2010 UWMP, Table 2-8: Metropolitan Regional Water Demands Average Year
- 2020 values – Metropolitan's 2015 UWMP, Table 2-3: Metropolitan Regional Water Demands Average Year
- 2025-2045 values – Metropolitan's 2020 UWMP, Table 2-3: Metropolitan Regional Water Demands Normal Water Year

### *Supplies Contributing to Regional Self-Reliance*

For a covered action to demonstrate consistency with the Delta Plan, WR P1 subsection (c)(1)(C) states that water suppliers must report the expected outcomes for measurable improvement in regional self-reliance. Table A.11-2 shows expected outcomes for supplies contributing to regional self-reliance both in amount and as a percentage. The numbers shown in Table A.11-2 represent efforts to improve regional self-reliance for Metropolitan's entire service area and include the total contributions of Metropolitan and its member agencies and subagencies. Supporting narratives and documentation for the all of the data shown in Table A.11-2 are provided below.

The results shown in Table A.11-2 demonstrate that Metropolitan's service area is measurably improving its regional self-reliance. In the near-term (2025), the expected outcome for normal water year regional self-reliance increases by 583 TAF from the 2010 baseline; this represents an increase of about 26 percent of 2025 normal water year retail demands. In the long-term (2045), normal water year regional self-reliance is expected to increase by more than 1 MAF from the

2010 baseline; this represents an increase of about 26percent of 2045 normal water year retail demands.

**Table A.11-2**
**Supplies Contributing to Regional Self-Reliance DRAFT**

| Water Supplies Contributing to Regional Self-Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Water Use Efficiency | 865,000 | 936,000 | 1,056,000 | 1,056,000 | 1,127,000 | 1,200,000 | 1,263,000 | 1,339,000 |
| Water Recycling | 316,000 | 348,000 | 436,000 | 497,000 | 555,000 | 569,000 | 581,000 | 592,000 |
| Stormwater Capture and Use | 100,000 | 103,000 | 110,000 | 99,000 | 102,000 | 102,000 | 102,000 | 102,000 |
| Advanced Water Technologies | 111,000 | 101,000 | 194,000 | 198,000 | 216,000 | 219,000 | 220,000 | 221,000 |
| Conjunctive Use Projects | 1,416,000 | 1,429,000 | 1,303,000 | 1,216,000 | 1,222,000 | 1,257,000 | 1,261,000 | 1,268,000 |
| Local and Regional Water Supply and Storage Projects | 422,000 | 414,000 | 535,000 | 540,000 | 540,000 | 540,000 | 540,000 | 540,000 |
| Other Programs and Projects that Contribute to Regional Self-Reliance | 711,000 | 1,054,000 | 909,000 | 918,000 | 918,000 | 918,000 | 918,000 | 918,000 |
| **Water Supplies Contributing to Regional Self-Reliance** | **3,941,000** | **4,385,000** | **4,543,000** | **4,524,000** | **4,680,000** | **4,805,000** | **4,885,000** | **4,980,000** |

| Service Area Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Service Area Demands without Water Use Efficiency Accounted For | 5,493,000 | 5,499,000 | 5,219,000 | 4,598,000 | 4,737,000 | 4,877,000 | 4,981,000 | 5,100,000 |

| Change in Regional Self Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Water Supplies Contributing to Regional Self-Reliance | 3,941,000 | 4,385,000 | 4,543,000 | 4,524,000 | 4,680,000 | 4,805,000 | 4,885,000 | 4,980,000 |
| **Change in Supplies Contributing to Regional Self-Reliance** | **NA** | **444,000** | **602,000** | **583,000** | **739,000** | **864,000** | **944,000** | **1,039,000** |

| Percent Change in Regional Self Reliance (As Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Percent of Supplies Contributing to Regional Self-Reliance | 71.7% | 79.7% | 87.0% | 98.4% | 98.8% | 98.5% | 98.1% | 97.6% |
| **Change in Percent of Supplies Contributing to Regional Self-Reliance** | **NA** | **8.0%** | **15.3%** | **26.6%** | **27.1%** | **26.8%** | **26.3%** | **25.9%** |

*Water Use Efficiency*

The water use efficiency information shown in Table A.11-2 is taken directly from Table A.11-1 above.

*Water Recycling*

The water recycling values shown in Table A.11-2 reflect the total recycled water production in Metropolitan's service area as described in Section 3.5 and Appendix 2 of Metropolitan's UWMP.

*Stormwater Capture and Use*

The stormwater capture and use data shown in Table A.11-2 include supplies from local surface water production as described in Section 1.4 and Appendix 2 of Metropolitan's UWMP.

These values do not include production from regional storage reservoirs; storage in these reservoirs is comprised of previously stored water from sources already reflected in Tables A.11-2 and A.11-3. These regional storage resources are generally used to provide additional regional self-reliance in dry years, which is not reflected in this normal water year analysis. The regional storage reservoirs and their yields are described in Section 3.6, Appendix 2 and Appendix 3 of Metropolitan's UWMP.

The stormwater capture and use values shown in Table A.11-2 also do not include stormwater capture that is used to recharge local groundwater basins. Stormwater capture for groundwater recharge supports production of groundwater in the region, and for the purposes of this analysis that production is already captured in Table A.11-2 under conjunctive use projects.

*Advanced Water Technologies*

The advanced water technologies data shown in Table A.11-2 include total groundwater recovery and seawater desalination production in Metropolitan's service area as described in Section 3.5 and Appendix 2 of Metropolitan's UWMP.

*Conjunctive Use Projects*

The values for conjunctive use projects shown in Table A.11-2 represent total groundwater production in the region as described in Section 1.4 and Appendix 2 of Metropolitan's UWMP.

The conjunctive use projects numbers shown in Table A.11-2 do not include production from regional groundwater conjunctive use programs. As described in the stormwater capture and use discussion above, these regional storage programs rely on previously stored water from sources already reflected in Tables A.11-2 and A.11-3 and are generally used to provide additional regional self-reliance in dry-years. The regional groundwater conjunctive use programs and their yields are described in Section 3.6 and Appendix 3.

*Local and Regional Water Supply and Storage Programs*

The data for local and regional water supply and storage programs shown in Table A.11-2 include supplies from the Los Angeles Aqueduct, IID-SDCWA Transfer and Exchange, All-American Canal Lining Project and the Coachella Canal Lining Project. These supplies are described in Section 1.4, Appendix 2 and Appendix 3 of Metropolitan's UWMP.

The local and regional supply numbers shown in Table A.11-2, except for "Other Programs and Projects that Contribute to Regional Self-Reliance" which is discussed below, were obtained from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table 2-6: Metropolitan Regional Water Demand Average Year
- 2015 values – Metropolitan's 2010 UWMP, Table 2-8: Metropolitan Regional Water Demands Average Year
- 2020 values – Metropolitan's 2015 UWMP, Table 2-3: Metropolitan Regional Water Demands Average Year
- 2025-2045 values – Metropolitan's 2020 UWMP, Table 2-3: Metropolitan Regional Water Demands Normal Water Year

*Other Programs and Projects that Contribute to Regional Self-Reliance*

Other programs and projects that contribute to regional self-reliance shown in Table A.11-2 include current programs from the Colorado River Aqueduct. Colorado River Aqueduct supplies and programs are described in Section 3.1 and Appendix 3 of Metropolitan's UWMP.

The other programs and projects shown in Table A.11-2 do not include supplies from the IID-SDCWA Transfer and Exchange, All-American Canal Lining Project or the Coachella Canal Lining Project. These supply programs are already reflected in Table A.11-2 under local and regional water supply and storage programs.

The values shown in Table A.11-2 for other programs and projects that contribute to regional self-reliance come from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table A.3-7: Colorado River Aqueduct Program Capabilities Year 2010 (Average Year)

- 2015 values – Metropolitan's 2010 UWMP, Table A.3-7: Colorado River Aqueduct Program Capabilities Year 2015 (Average Year)
- 2020 values – Metropolitan's 2015 UWMP, Table A.3-7: Colorado River Aqueduct Program Capabilities Year 2020 (Average Year)
- 2025-2045 values – Metropolitan's 2020 UWMP, Table A.3-7: Colorado River Aqueduct Program Capabilities Years 2025, 2030, 2035, 2040, 2045 (Normal Water Year)

### *Reliance on Water Supplies from the Delta Watershed*

In order for a covered action to demonstrate consistency with the Delta Plan, WR P1 subsection (c)(1)(C) requires that water suppliers report the expected outcomes for measurable reductions in supplies from the Delta watershed either as an amount or as a percentage. This analysis provides both calculations. Based on the methodology described in Guidebook Appendix C, and consistent with the approach of this analysis in not including projects under development, this accounting does not include any supplies from potential future covered actions. Table A.11-3 shows the expected outcomes for reliance on supplies from the Delta watershed for Metropolitan's service area. Supporting narratives and documentation for the all of the data shown in Table A.11-3 are provided below.

The results shown in Table A.11-3 demonstrate that Metropolitan's service area is measurably reducing its Delta reliance. In the near-term (2025), the expected outcome for normal water year reliance on supplies from the Delta watershed decreased by 375 TAF from the 2010 baseline; this represents a decrease of about 3 percent of 2025 normal water year retail demands. In the long-term (2045), normal water year reliance on supplies from the Delta watershed decreased by 490 TAF from the 2010 baseline; this represents a decrease of about 7.5 percent of 2045 normal water year retail demands.

**Table A.11-3**
**Reliance on Water Supplies from the Delta Watershed DRAFT**

| Water Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| CVP/SWP Contract Supplies | 1,472,000 | 1,029,000 | 984,000 | 1,108,670 | 1,108,670 | 1,108,670 | 993,980 | 993,980 |
| Delta/Delta Tributary Diversions | - | - | - | - | - | - | - | - |
| Transfers and Exchanges of Supplies from the Delta Watershed | 20,000 | 44,000 | 91,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 |
| Other Water Supplies from the Delta Watershed | - | - | - | - | - | - | - | - |
| **Total Water Supplies from the Delta Watershed** | **1,492,000** | **1,073,000** | **1,075,000** | **1,116,670** | **1,116,670** | **1,116,670** | **1,001,980** | **1,001,980** |

| Service Area Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Service Area Demands without Water Use Efficiency Accounted For | 5,493,000 | 5,499,000 | 5,219,000 | 4,598,000 | 4,737,000 | 4,877,000 | 4,981,000 | 5,100,000 |

| Change in Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Water Supplies from the Delta Watershed | 1,492,000 | 1,073,000 | 1,075,000 | 1,116,670 | 1,116,670 | 1,116,670 | 1,001,980 | 1,001,980 |
| **Change in Supplies from the Delta Watershed** | **NA** | **(419,000)** | **(417,000)** | **(375,330)** | **(375,330)** | **(375,330)** | **(490,020)** | **(490,020)** |

| Percent Change in Supplies from the Delta Watershed (As a Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Percent of Supplies from the Delta Watershed | 27.2% | 19.5% | 20.6% | 24.3% | 23.6% | 22.9% | 20.1% | 19.6% |
| **Change in Percent of Supplies from the Delta Watershed** | **NA** | **-7.6%** | **-6.6%** | **-2.9%** | **-3.6%** | **-4.3%** | **-7.0%** | **-7.5%** |

### *CVP/SWP Contract Supplies*

The CVP/SWP contract supplies shown in Table A.11-3 include Metropolitan's SWP Table A and Article 21 supplies. These supplies are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

The values shown in Table A.11-3 do not include Desert Water Agency/Coachella Valley Water District SWP contract supplies. These supplies are exchanged with Desert Water Agency and Coachella Valley Water District for an equal amount of Colorado River water, which is reflected in the Colorado River Aqueduct supplies shown in Table A.11-2. In addition, Desert Water Agency and Coachella Valley Water District should include their SWP contract supplies in their own accountings of reduced reliance. Additional information on these exchange agreements can be found in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

These values also do not include supplies from San Luis Carryover storage or Central Valley storage programs because storage in these programs comprises previously stored water from sources already reflected in Table A.11-3. These storage programs are generally used to provide additional regional self-reliance in dry years, which is not reflected in this normal water year analysis. The Central Valley storage projects and their yields are described in Section 3.3, and Appendix 3. San Luis Carryover storage is described in Section 3.2 and Appendix 3.

*Transfers and Exchanges of Supplies from the Delta Watershed*

The transfers and exchanges of supplies from the Delta watershed shown in Table A.11-3 include supplies from the San Bernardino Valley MWD Program, Yuba River Accord Purchase Program, the San Gabriel Valley MWD Program, and other generic SWP and Central Valley transfers and exchanges. These programs are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

Supplies from the Delta Watershed shown in Table A.11-3 are from the following sources.

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table A.3-7: California Aqueduct Program Capabilities Year 2010 (Average Year)
- 2015 values – Metropolitan's 2010 UWMP, Table A.3-7: California Aqueduct Program Capabilities Year 2015 (Average Year)
- 2020 values – Metropolitan's 2015 UWMP, Table A.3-7: California Aqueduct Program Capabilities Year 2020 (Average Year)
- 2025-2045 values – Metropolitan's 2020 UWMP, Table A.3-7: California Aqueduct Program Capabilities Years 2025, 2030, 2035, 2040, 2045 (Normal Water Year)

## A.11.4 UWMP Implementation

In addition to the analysis and documentation described above, WR P1 subsection (c)(1)(B) requires that all programs and projects included in the UWMP that are locally cost-effective and technically feasible, which reduce reliance on the Delta, are identified, evaluated, and implemented consistent with the implementation schedule. WR P1 (c)(1)(B) states that:

> *(B) Identified, evaluated, and commenced implementation, consistent with the implementation schedule set forth in the Plan, of all programs and projects included in the Plan that are locally cost effective and technically feasible which reduce reliance on the Delta*[.]

In accordance with Water Code Section 10631(f), water suppliers must already include in their UWMP a detailed description of expected future projects and programs that they may implement to increase the amount of water supply available to them in normal and single-dry water years and for a period of drought lasting five consecutive years. The UWMP description must also identify specific projects, include a description of the increase in water supply that is expected to be available from each project, and include an estimate regarding the implementation timeline for each project or program.

Section 3 of Metropolitan's UWMP summarizes the implementation plan and continued progress in developing a diversified water portfolio to meet the region's water needs.

*Water Use Efficiency*

The water use efficiency numbers used in this analysis include the total water use efficiency savings (conservation) for the service area, including savings from active, code-based, price-effect and pre-1990 savings. The specific water use efficiency programs and their implementation are described in Section 3.4 of Metropolitan's UWMP.

*Water Recycling*

The water recycling values used in this analysis reflect the total recycled water production in Metropolitan's service area. Water recycling programs and implementation are discussed in Section 3.5 of Metropolitan's UWMP. In addition, individual project-level details are provided in Appendix 5.

*Stormwater Capture and Use*

The stormwater capture and use data used in this analysis include supplies from local surface water production. Local surface water production and its implementation are discussed in Appendix 2 of Metropolitan's UWMP.

*Advanced Water Technologies*

The advanced water technologies data used in this analysis include total groundwater recovery and seawater desalination production in Metropolitan's service. Groundwater recovery and seawater desalination programs and implementation are described in Section 3.5 of Metropolitan's UWMP. In addition, individual project-level details are provided in Appendix 5.

*Conjunctive Use Projects*

The values for conjunctive use projects used in this analysis represent total groundwater production in the region. Groundwater production and its implementation are discussed in Appendix 2 of Metropolitan's UWMP.

*Local and Regional Water Supply and Storage Programs*

The data for local and regional water supply and storage programs shown this analysis include supplies from the Los Angeles Aqueduct, IID-SDCWA Transfer and Exchange, All-American Canal Lining Project and the Coachella Canal Lining Project. These programs and their implementation are described in Appendix 2 and Appendix 3 of Metropolitan's UWMP.

*Other Programs and Projects that Contribute to Regional Self-Reliance*

Other programs and projects that contribute to regional self-reliance used in this analysis include current programs from the Colorado River Aqueduct. Colorado River Aqueduct programs and their implementation are described in Section 3.1 and Appendix 3 of Metropolitan's UWMP.

*CVP/SWP Contract Supplies*

The CVP/SWP contract supplies shown in this analysis include Metropolitan's SWP Table A and Article 21 supplies. These supplies and their implementation are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

*Transfers and Exchanges of Supplies from the Delta Watershed*

The transfers and exchanges of supplies from the Delta watershed shown in this analysis include supplies from the San Bernardino Valley MWD Program, Yuba River Accord Purchase Program,

the San Gabriel Valley MWD Program and other generic SWP and Central Valley transfers and exchanges. These programs and their implementation are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

### A.11.5 2015 UWMP Appendix 11

The information contained in this Appendix 11 is also intended to be a new Appendix 11 attached to Metropolitan's 2015 UWMP consistent with WR P1 subsection (c)(1)(C) (Cal. Code Regs. tit. 23, § 5003). Metropolitan provided notice of the availability of the draft 2020 UWMP (including this Appendix 11 which will also be a new Appendix 11 to its 2015 UWMP) and 2020 WSCP and the public hearing to consider adoption of both plans in accordance with CWC Sections 10621(b) and 10642, and Government Code Section 6066, and Chapter 17.5 (starting with Section 7290) of Division 7 of Title 1 of the Government Code. The public review drafts of the 2020 UWMP, Appendix 11 to the 2015 UWMP, and the 2020 WSCP were posted prominently on Metropolitan's website, mwdh2o.com, on February 1, 2021, more than 60 days in advance of the public hearing on April 12, 2021. The notice of availability of the documents was sent to Metropolitan's member agencies, as well as cities and counties in Metropolitan's service area. In addition, a public notice advertising the public hearing in English and other non-English languages was published in XXX Southern California newspapers on February 1 and 8, 2021. Copies of: (1) the notification letter sent to the member agencies, cities and counties in Metropolitan's service area, and (2) the notice published in the newspapers are included in the 2020 UWMP Section 5. Thus, this Appendix 11 to Metropolitan's 2020 UWMP, which will be adopted with Metropolitan's 2020 UWMP, will also be recognized and treated as Appendix 11 to Metropolitan's 2015 UWMP.

# EXHIBIT A

## APPENDIX B

## ATTACHMENT 2

- **Appendix G "Inland Empire Utilities Agency Reduced Delta Reliance Reporting", Inland Empire Utilities Agency's 2020 Urban Water Management Plan**

EXHIBIT A

# Inland Empire Utilities Agency Reduced Delta Reliance Reporting

## G.1 Background

IEUA is an urban water supplier and a member agency of MWD. MWD provides IEUA with imported water supplies, which IEUA in turn distributes on a wholesale basis to its retail water purveyors. MWD is a contractor on the State Water Project (SWP) and, due to water quality considerations, all imported water supplies IEUA receives from MWD originate from the SWP system. The SWP system runs from Lake Oroville in Northern California to Southern California, crossing the Sacramento-San Joaquin Delta (Delta) along the way. MWD and its member agencies have made investments into water supply and demand management to regionally reduce impacts on the Delta. These investments bring regional reliability and reduced Delta reliance that make it infeasible for individual MWD member agencies to determine their individual Delta reliance.

As a recipient of imported water from the SWP delivered via MWD, IEUA may indirectly receive water through a proposed covered action, such as a multi-year water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Delta. Through this appendix, IEUA is providing information in its 2015 and 2020 UWMPs that may be used in the covered action process, to demonstrate consistency with Delta Plan Policy WR P1, *Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance* (WR P1) [California Code of Regulations (CCR), Title 23, § 5003].

The Delta Plan is a comprehensive, long-term resource management plan for the Sacramento-San Joaquin Delta (Delta) that was developed as part of the Delta Reform Act of 2009 (Water code section 85000 et seq) and includes both regulatory policies and recommendations, aimed at promoting a healthy Delta ecosystem. Delta Plan Policy WR P1 is one of 14 regulatory policies in the Delta Plan. WR P1 identifies UWMPs as the tool to demonstrate consistency with state policy to reduce reliance on the Delta for any Supplier that is participating in or carrying out a proposed covered action or receiving Delta water from a proposed covered action.

Within the supplier's UWMP, information should be provided that can be used to demonstrate consistency with this policy. Section (c)(1) of WR P1 states that suppliers that have (A) completed an urban water management plan, (B) implemented the efficiency measures in that plan, and (C) shown a measurable reduction in Delta reliance and improvement in regional self-reliance in the plan, are contributing to reduced reliance on the Delta and are therefore consistent with WR P1 [CCR, Title 23, § 5003(c)(1)].

The analysis and documentation provided below include all elements described in WR P1(c)(1) and are included in IEUA's 2015 and 2020 UWMP to support a certification of consistency in the case of a future covered action.

## G.2 Demonstration of Reduced Reliance

The methodology used to determine IEUA's reduced Delta reliance and improved regional self-reliance is consistent with the approach detailed in DWR's UWMP Guidebook Appendix C, including the use of narrative justifications for the accounting of supplies and the documentation of specific data sources. Some of the key assumptions underlying IEUA's demonstration of reduced reliance includes:

- All data were obtained from the current 2020 UWMP or previously adopted UWMPs and represent average or normal water year conditions.

- All analyses were conducted at the IEUA service area level. Demands on IEUA are the total demands from all its retail agencies. Supplies are the total supplies IEUA manages, which are imported water from MWD and recycled water from its regional water recycling plants.

- No projects or programs that are described in the UWMPs as "Projects Under Development" were included in the accounting of supplies.

## G.3 Summary of Expected Outcomes for Reduced Reliance on the Delta

As stated in WR P1(c)(1), the policy requires that, commencing in 2015, UWMPs include expected outcomes for measurable reduction in Delta reliance and improved regional self-reliance. WR P1 further states that those outcomes shall be reported in the UWMP as the reduction in the amount of water used, or in the percentage of water used, from the Delta.

It is important to note that MWD has prepared a detailed analysis that demonstrates the consistency with the Delta Plan Policy in its 2020 UWMP on a region-wide scale that includes its Member Agencies (MWD 2020 UWMP, Appendix 11). From its 2010 baseline, both long-term Regional Self-Reliance and Reduced Reliance on Supplies from the Delta are expected to increase over time. IEUA has adopted MWD's calculation of Reduced Reliance on Supplies from the Delta due to the infeasibility of separating out the delta supplies that IEUA receives from MWD (see Section G.6 and G.7 for details).

IEUA will report its own expected outcomes for Regional Self-Reliance in the following sections (G.4 and G.5). These expected outcomes use the approach and guidance described in Appendix C of DWR's Urban Water Management Plan Guidebook 2020 (Guidebook Appendix C), finalized on March 29, 2021.

The following provides a summary of the near-term (2025) and long-term (2045) expected outcomes for IEUA's regional self-reliance and MWD's regional reduction in reliance on Delta water supplies. The results show that IEUA is measurably improving regional self-reliance and MWD and its member agencies are reducing reliance on Delta supplies, both as an amount of water used and as a percentage of water used.

- Near-term (2025) – IEUA's normal water regional self-reliance is expected to increase by 25 thousand acre-feet (TAF) from the 2010 baseline; this represents an increase of about 10 percent of 2025 normal water year demands (Table G-2).

- Long-term (2045) – IEUA's normal water regional self-reliance is expected to increase by 50 TAF from the 2010 baseline; this represents an increase of about 17 percent of 2045 normal water year demands (Table G-2).

- Near-term (2025) – MWD's normal reliance on water supplies from the Delta Watershed is expected to decrease by 300 thousand acre-feet (TAF) from the 2010 baseline; this represents a decrease of about 3 percent of 2025 normal water year demands (Table G-3).

- Long-term (2045) – MWD's normal reliance on water supplies from the Delta Watershed is expected to decrease by 314 thousand acre-feet (TAF) from the 2010 baseline; this represents a decrease of about 5 percent of 2045 normal water year demands (Table G-3).

## G.4 Baseline and Calculation of Service Area Water Demands

In order to calculate the expected outcomes for measurable reduction in Delta reliance and improved regional self-reliance, a baseline is needed to compare against. This analysis uses a normal water year representation of 2010 as the baseline, which is consistent with the approach described in the Guidebook Appendix C.

Table G-1 shows the total service area water demands for IEUA for 2010 through 2045. These water demands include recycled water and imported water demand on IEUA from its retail agencies. The table also shows reported water use efficiency and calculates the total service area water demands without water use efficiency.

The data sources for the values in this table and calculations are explained below.

*Service Area Demands with Water Use Efficiency Accounted For:*

- Baseline (2010) value: The sum of the imported water and recycled water demands, as reported in IEUA's 2010 UWMP, Tables 3-10 and 3-15.

- 2015 value: The sum of the imported water and recycled water demands on IEUA, as reported in IEUA's 2015 UWMP, Table 2-8: IEUA Total Water Demands.

- 2020-2045 values: The sum of imported water and recycled water demands, from IEUA's 2020 UWMP, Table 2-4: Total Water Use (Potable and Non-Potable).

*Reported Water Use Efficiency:*

- Baseline (2010) value: No water use efficiency value is estimated to establish a conservative baseline.

- 2015 value: From IEUA's 2015 UWMP, Table 3-1. Only the 2015 value for WUE was selected.

- 2020 value: The volume of savings over the lifetime of water use efficiency measures implemented during FY 19/20, as reported in IEUA's Annual UWE FY19/20 report and detailed in Section 8.8 of IEUA's 2020 UWMP.

- 2025-2045 values: Projected water use efficiency savings, from IEUA's 2020 UWMP, Table 7-2.

The Service Area Water Demands without Water Use Efficiency Accounted For is the sum of the two volumes above for each year.

## G.5 Calculation of Supplies Contributing to Regional Self-Reliance

For a covered action to demonstrate consistency with the Delta Plan, WR P1(c)(1) states that water suppliers must report the expected outcomes for measurable improvement in regional self-reliance. Table G-2 shows expected outcomes for supplies contributing to regional self-reliance both in amount and as a percentage. The numbers shown in Table G-2 represent efforts to improve regional self-reliance for the IEUA service area, focused only on the supplies IEUA manages, which are water use efficiency and water recycling. Supporting narratives and documentation for the all the data shown in the table are provided below:

Water Use Efficiency

The water use efficiency information shown in Table G-2 is taken directly from Table G-1. It is now reflected as a supply contributing to regional self-reliance.

Water Recycling

The water recycling values shown in Table G-2 are the recycled water supplies to meet the recycled water portion of the projected "service area water demands with water use efficiency accounted for" shown in Table G-1. These values come from IEUA's 2010 UWMP Table 3-15, IEUA's 2015 UWMP Table 2-8, and IEUA's 2020 UWMP Table 2-4. A description on these water supplies can be found in Section 5.4 – Current Recycled Water Uses in IEUA's 2020 UWMP.

The results shown in Table G-2 demonstrate that IEUA is improving its regional self-reliance, since the volume of water supplies contributing to regional self-reliance are projected to increase over time. In the near term (2025), the expected outcome for normal water year regional self-reliance increases by over 25,000 AF from the 2010 baseline; this represents an increase of about 10 percent of 2025 normal water year demands. In the long term (2045), normal water year regional self-reliance is expected to increase by more than 50,000 AF from the 2010 baseline.

## G.6 Calculation of Reliance on Water Supplies from the Delta Watershed

WR P1(c)(1) requires that water suppliers report the expected outcomes for measurable reductions in supplies from the Delta watershed either as an amount or as a percentage. This analysis provides both calculations.

Although IEUA is currently a SWP-exclusive MWD member agency, it is infeasible to individually account for the independent impact on the Delta. IEUA participates, through MWD, in various water supply investment and demand management programs that reduce reliance on the Delta. Reliance on water supplies from the Delta are taken from MWD's Reduced Delta Reliance assessment (MWD 2020 UWMP, Appendix 11).

Regional reliance on supplies from the Delta watershed are expected to decrease by 314 TAF over the 2010 baseline, a decrease of about 5.2% of 2045 demands. Increased regional self-reliance primarily comes from water use efficiency, conjunctive use projects, water recycling, and local/regional water supply and storage projects. The water supply accounting completed by MWD does not include any supplies from potential future covered actions.

## G.7 Infeasibility of Accounting Supplies from the Delta Watershed for Metropolitan's Member Agencies and their Customers

Metropolitan's service area, as a whole, reduces reliance on the Delta through investments in non-Delta water supplies, local water supplies, and regional and local demand management measures. Metropolitan's member agencies coordinate reliance on the Delta through their membership in Metropolitan, a regional cooperative providing wholesale water service to its 26 member agencies. Accordingly, regional reliance on the Delta can only be measured regionally—not by individual Metropolitan member agencies and not by the customers of those member agencies.

Metropolitan's member agencies, and those agencies' customers, indirectly reduce reliance on the Delta through their collective efforts as a cooperative. Metropolitan's member agencies do not control the amount of Delta water they receive from Metropolitan. Metropolitan manages a statewide integrated conveyance system consisting of its participation in the State Water Project (SWP), its Colorado River Aqueduct (CRA) including Colorado River water resources, programs and water exchanges, and its regional storage portfolio. Along with the SWP, CRA, storage programs, and Metropolitan's conveyance and distribution facilities, demand management programs increase the future reliability of water resources for the region. In addition, demand management programs provide system-wide benefits by decreasing the demand for imported water, which helps to decrease the burden on Metropolitan's infrastructure and reduce system costs, and free up conveyance capacity to the benefit of all member agencies.

Metropolitan's costs are funded almost entirely from its service area, with the exception of grants and other assistance from government programs. Most of Metropolitan's revenues are collected directly from its member agencies. Properties within Metropolitan's service area pay a property tax that currently provides approximately 8 percent of the fiscal year 2021 annual budgeted revenues. The rest of Metropolitan's costs are funded through rates and charges paid by Metropolitan's member agencies for the wholesale services it provides to them. Thus, Metropolitan's member agencies fund nearly all operations Metropolitan undertakes to reduce reliance on the Delta, including Colorado River Programs, storage facilities, Local Resources Programs and Conservation Programs within Metropolitan's service area.

Because of the integrated nature of Metropolitan's systems and operations, and the collective nature of Metropolitan's regional efforts, it is infeasible to quantify each of Metropolitan member agencies' individual reliance on the Delta. It is infeasible to attempt to segregate an entity and a system that were designed to work as an integrated regional cooperative.

In addition to the member agencies funding Metropolitan's regional efforts, they also invest in their own local programs to reduce their reliance on any imported water. Moreover, the customers of those member agencies may also invest in their own local programs to reduce water demand. However, to the extent those efforts result in reduction of demands on Metropolitan, that reduction may not equate to a like reduction of reliance on the Delta. Demands on Metropolitan are not commensurate with demands on the Delta because most of Metropolitan member agencies receive blended resources from Metropolitan as determined by Metropolitan—not the individual member agency—and for most member agencies, the blend varies from month-to-month and year-to-year due to hydrology, operational constraints, use of storage and other factors.

The accounting of regional investments that contribute to reduced reliance on supplies from the Delta watershed is straightforward to calculate and report at the regional aggregate level. However, any similar accounting is infeasible for the individual member agencies or their customers. As described above, the region (through Metropolitan) makes significant investments in projects, programs and other resources that reduce reliance on the Delta. In fact, all of Metropolitan's investments in Colorado River supplies, groundwater and surface storage, local resources development and demand management measures that reduce reliance on the Delta are collectively funded by revenues generated from the member agencies through rates and charges.

Metropolitan's revenues cannot be matched to the demands or supply production history of an individual agency, or consistently across the agencies within the service area. Each project or program funded by the region has a different online date, useful life, incentive rate and structure, and production schedule. It is infeasible to account for all these things over the life of each project or program and provide a nexus to each member agency's contributions to Metropolitan's revenue stream over time. Accounting at the regional level allows for the incorporation of the local supplies and water use efficiency programs done by member agencies and their customers through both the regional programs and through their own specific local programs. As shown above, despite the infeasibility of accounting reduced Delta reliance below the regional level, Metropolitan's member agencies and their customers have together made substantial contributions to the region's reduced reliance.

**Colorado River Programs**

As a regional cooperative of member agencies, Metropolitan invests in programs to ensure the continued reliability and sustainability of Colorado River supplies. Metropolitan was established to obtain an allotment of Colorado River water, and its first mission was to construct and operate the CRA. The CRA consists of five pumping plants, 450 miles of high voltage power lines, one electric substation, four regulating reservoirs, and 242 miles of aqueducts, siphons, canals, conduits and pipelines terminating at Lake Mathews in Riverside County. Metropolitan owns, operates, and manages the CRA. Metropolitan is responsible for operating, maintaining, rehabilitating, and repairing the CRA, and is responsible for obtaining and scheduling energy resources adequate to power pumps at the CRA's five pumping stations.

Colorado River supplies include Metropolitan's basic Colorado River apportionment, along with supplies that result from existing and committed programs, including supplies from the Imperial Irrigation District (IID)-Metropolitan Conservation Program, the implementation of the Quantification Settlement Agreement (QSA) and related agreements, and the exchange agreement with San Diego County Water Authority (SDCWA). The QSA established the baseline water use for each of the agreement parties and facilitates the transfer of water from agricultural agencies to urban uses. Since the QSA, additional programs have been implemented to increase Metropolitan's CRA supplies. These include the PVID Land Management, Crop Rotation, and Water Supply Program, as well as the Lower Colorado River Water Supply Project. The 2007 Interim Guidelines provided for the coordinated operation of Lake Powell and Lake Mead, as well as the Intentionally Created Surplus (ICS) program that allows Metropolitan to store water in Lake Mead.

IEUA has emergency service connections to the MWD's Upper Feeder, which includes CRA supplies. However, these connections are not currently utilized due to water quality concerns.

**Storage Investments/Facilities**

Surface and groundwater storage are critical elements of Southern California's water resources strategy and help Metropolitan reduce its reliance on the Delta. Because California experiences dramatic swings in weather and hydrology, storage is important to regulate those swings and mitigate possible supply shortages. Surface and groundwater storage provide a means of storing water during normal and wet years for later use during dry years, when imported supplies are limited. The Metropolitan system, for purposes of meeting demands during times of shortage, regulating system flows, and ensuring system reliability in the event of a system outage, provides over 1,000,000 acre-feet of system storage capacity. Diamond Valley Lake provides 810,000 acre-feet of that storage capacity, effectively doubling Southern California's previous surface water storage capacity. Other existing imported water storage available to the region consists of Metropolitan's raw water reservoirs, a share of the SWP's raw water reservoirs in and near the service area, and the portion of the groundwater basins used for conjunctive-use storage.

Since the early twentieth century, DWR and Metropolitan have constructed surface water reservoirs to meet emergency, drought/seasonal, and regulatory water needs for Southern California. These reservoirs include Pyramid Lake, Castaic Lake, Elderberry Forebay, Silverwood Lake, Lake Perris, Lake Skinner, Lake Mathews, Live Oak Reservoir, Garvey Reservoir, Palos Verdes Reservoir, Orange County Reservoir, and Metropolitan's Diamond Valley Lake (DVL). Some reservoirs such as Live Oak Reservoir, Garvey Reservoir, Palos Verdes Reservoir, and Orange County Reservoir, which have a total combined capacity of about 3,500 AF, are used solely for regulating purposes. The total gross storage capacity for the larger remaining reservoirs is 1,757,600 AF. However, not all of the gross storage capacity is available to Metropolitan; dead storage and storage allocated to others reduce the amount of storage that is available to Metropolitan to 1,665,200 AF.

Conjunctive use of the aquifers offers another important source of dry year supplies. Unused storage in Southern California groundwater basins can be used to optimize imported water supplies, and the development of groundwater storage projects allows effective management and regulation of the region's major imported supplies from the Colorado River and SWP. Over the years, Metropolitan has implemented conjunctive use through various programs in the service area; the following table lists the groundwater conjunctive use programs that have been developed in the region.

# EXHIBIT A

| Program | Metropolitan Agreement Partners | Program Term | Max Storage AF | Dry-Year Yield AF/Yr |
|---|---|---|---|---|
| Long Beach Conjunctive Use Storage Project (Central Basin) | Long Beach | June 2002-2027 | 13,000 | 4,300 |
| Foothill Area Groundwater Storage Program (Monkhill/ Raymond Basin) | Foothill MWD | February 2003-2028 | 9,000 | 3,000 |
| Orange County Groundwater Conjunctive Use Program | MWDOC<br>OCWD | June 2003-2028 | 66,000+ | 22,000 |
| Chino Basin Conjunctive Use Programs | IEUA<br>TVMWD<br>Watermaster | June 2003-2028 | 100,000 | 33,000 |
| Live Oak Basin Conjunctive Use Project (Six Basins) | TVMWD<br>City of La Verne | October 2002-2027 | 3,000 | 1,000 |
| City of Compton Conjunctive Use Project (Central Basin) | Compton | February 2005-2030 | 2,289 | 763 |
| Long Beach Conjunctive Use Program Expansion in Lakewood (Central Basin) | Long Beach | July 2005-2030 | 3,600 | 1,200 |
| Upper Claremont Basin Groundwater Storage Program (Six Basins) | TVMWD | Sept. 2005- 2030 | 3,000 | 1,000 |
| Elsinore Basin Conjunctive Use Storage Program | Western MWD<br>Elsinore Valley MWD | May 2008- 2033 | 12,000 | 4,000 |
| **TOTAL** | | | **211,889** | **70,263** |

**Metropolitan Demand Management Programs**

Demand management costs are Metropolitan's expenditures for funding local water resource development programs and water conservation programs. These Demand Management Programs incentivize the development of local water supplies and the conservation of water to reduce the need to import water to deliver to Metropolitan's member agencies. These programs are implemented below the delivery points between Metropolitan's and its member agencies' distribution systems and, as such, do not add any water to Metropolitan's supplies. Rather, the effect of these downstream programs is to produce a local supply of water for the local agencies and to reduce demands by member agencies for water imported through Metropolitan's system. The following discussions outline how Metropolitan funds local resources and conservation programs for the benefit of all of its member agencies and the entire Metropolitan service area. Notably, the history of demand management by Metropolitan's member agencies and the local agencies that purchase water from Metropolitan's members has spanned more than four decades. The significant history of the programs is another reason it would be difficult to attempt to assign a portion of such funding to any one individual member agency.

Section 1: Local Resources Programs

In 1982, Metropolitan began providing financial incentives to its member agencies to develop new local supplies to assist in meeting the region's water needs. Because of Metropolitan's regional distribution system, these programs benefit all member agencies regardless of project location because they help to increase regional water supply reliability, reduce demands for imported water supplies, decrease the burden on Metropolitan's infrastructure, reduce system costs and free up conveyance capacity to the benefit of all the agencies that rely on water from Metropolitan.

For example, the Groundwater Replenishment System (GWRS) operated by the Orange County Water District is the world's largest water purification system for indirect potable reuse. It was funded, in part, by Metropolitan's member agencies through the Local Resources Program. Annually, the GWRS produces approximately 103,000 acre-feet of reliable, locally controlled, drought-proof supply of high-quality water to recharge the Orange County Groundwater Basin and protect it from seawater intrusion. The GWRS is a premier example of a regional project that significantly reduced the need to utilize imported water for groundwater replenishment in Metropolitan's service area, increasing regional and local supply reliability and reducing the region's reliance on imported supplies, including supplies from the State Water Project.

Metropolitan's local resource programs have evolved through the years to better assist Metropolitan's member agencies in increasing local supply production. The following is a description and history of the local supply incentive programs.

*Local Projects Program*

In 1982, Metropolitan initiated the Local Projects Program (LPP), which provided funding to member agencies to facilitate the development of recycled water projects. Under this approach, Metropolitan contributed a negotiated up-front funding amount to help finance project capital costs. Participating member agencies were obligated to reimburse Metropolitan over time. In 1986, the LPP was revised, changing the up-front funding approach to an incentive-based approach. Metropolitan contributed an amount equal to the avoided State Water Project pumping costs for each acre-foot of recycled water delivered to end-use consumers. This funding incentive was based on the premise that local projects resulted in the reduction of water imported from the Delta and the associated pumping cost. The incentive amount varied from year to year depending on the actual variable power cost paid for State Water Project imports. In 1990, Metropolitan's Board increased the LPP contribution to a fixed rate of $154 per acre-foot, which was calculated based on Metropolitan's avoided capital and operational costs to convey, treat, and distribute water, and included considerations of reliability and service area demands.

*Groundwater Recovery Program*

The drought of the early 1990s sparked the need to develop additional local water resources, aside from recycled water, to meet regional demand and increase regional water supply reliability. In 1991, Metropolitan conducted the Brackish Groundwater Reclamation Study which determined that large amounts of degraded groundwater in the region were not being utilized. Subsequently, the Groundwater Recovery Program (GRP) was established to assist the recovery of otherwise unusable groundwater degraded by minerals and other contaminants, provide access to the storage assets of the degraded groundwater, and maintain the quality of groundwater resources by reducing the spread of degraded plumes.

*Local Resources Program*

In 1995, Metropolitan's Board adopted the Local Resources Program (LRP), which combined the LPP and GRP into one program. The Board allowed for existing LPP agreements with a fixed incentive rate to convert to the sliding scale up to $250 per acre-foot, similar to GRP incentive terms. Those agreements that were converted to LRP are known as "LRP Conversions."

*Competitive Local Projects Program*

In 1998, the Competitive Local Resources Program (Competitive Program) was established. The Competitive Program encouraged the development of recycled water and recovered groundwater through a process that emphasized cost-efficiency to Metropolitan, timing new production according to regional need while minimizing program administration cost. Under the Competitive Program, agencies requested an incentive rate up to $250 per acre-foot of production over 25 years under a Request for Proposals (RFP) for the development of up to 53,000 acre-feet per year of new water recycling and groundwater recovery projects. In 2003, a second RFP was issued for the development of an additional 65,000 acre-feet of new recycled water and recovered groundwater projects through the LRP.

*Seawater Desalination Program*

Metropolitan established the Seawater Desalination Program (SDP) in 2001 to provide financial incentives to member agencies for the development of seawater desalination projects. In 2014, seawater desalination projects became eligible for funding under the LRP, and the SDP was ended.

*2007 Local Resources Program*

In 2006, a task force comprised of member agency representatives was formed to identify and recommend program improvements to the LRP. As a result of the task force process, the 2007 LRP was established with a goal of 174,000 acre-feet per year of additional local water resource development. The new program allowed for an open application process and eliminated the previous competitive process. This program offered sliding scale incentives of up to $250 per acre-foot, calculated annually based on a member agency's actual local resource project costs exceeding Metropolitan's prevailing water rate.

*2014 Local Resources Program*

A series of workgroup meetings with member agencies was held to identify the reasons why there was a lack of new LRP applications coming into the program. The main constraint identified by the member agencies was that the $250 per acre-foot was not providing enough of an incentive for developing new projects due to higher construction costs to meet water quality requirements and to develop the infrastructure to reach end-use consumers located further from treatment plants. As a result, in 2014, the Board authorized an increase in the maximum incentive amount, provided alternative payment structures, included onsite retrofit costs and reimbursable services as part of the LRP, and added eligibility for seawater desalination projects. The current LRP incentive payment options are structured as follows:

- Option 1 – Sliding scale incentive up to $340/AF for a 25-year agreement term
- Option 2 – Sliding scale incentive up to $475/AF for a 15-year agreement term

- Option 3 – Fixed incentive up to $305/AF for a 25-year agreement term

*On-site Retrofit Programs*

In 2014, Metropolitan's Board also approved the On-site Retrofit Pilot Program which provided financial incentives to public or private entities toward the cost of small-scale improvements to their existing irrigation and industrial systems to allow connection to existing recycled water pipelines. The On-site Retrofit Pilot Program helped reduce recycled water retrofit costs to the end-use consumer which is a key constraint that limited recycled water LRP projects from reaching full production capacity. The program incentive was equal to the actual eligible costs of the on-site retrofit, or $975 per acre-foot of up-front cost, which equates to $195 per acre-foot for an estimated five years of water savings ($195/AF x 5 years) multiplied by the average annual water use in previous three years, whichever is less. The Pilot Program lasted two years and was successful in meeting its goal of accelerating the use of recycled water.

In 2016, Metropolitan's Board authorized the On-site Retrofit Program (ORP), with an additional budget of $10 million. This program encompassed lessons learned from the Pilot Program and feedback from member agencies to make the program more streamlined and improve its efficiency. As of fiscal year 2019/20, the ORP has successfully converted 440 sites, increasing the use of recycled water by 12,691 acre-feet per year.

*Stormwater Pilot Programs*

In 2019, Metropolitan's Board authorized both the Stormwater for Direct Use Pilot Program and a Stormwater for Recharge Pilot Program to study the feasibility of reusing stormwater to help meet regional demands in Southern California. These pilot programs are intended to encourage the development, monitoring, and study of new and existing stormwater projects by providing financial incentives for their construction/retrofit and monitoring/reporting costs. These pilot programs will help evaluate the potential benefits delivered by stormwater capture projects and provide a basis for potential future funding approaches. Metropolitan's Board authorized a total of $12.5 million for the stormwater pilot programs ($5 million for the District Use Pilot and $7.5 million for the Recharge Pilot).

*Current Status and Results of Metropolitan's Local Resource Programs*

Today, nearly one-half of the total recycled water and groundwater recovery production in the region has been developed with an incentive from one or more of Metropolitan's local resource programs. During fiscal year 2020, Metropolitan provided about $13 million for production of 71,000 acre-feet of recycled water for non-potable and indirect potable uses. Metropolitan provided about $4 million to support projects that produced about 50,000 acre-feet of recovered groundwater for municipal use. Since 1982, Metropolitan has invested $680 million to fund 85 recycled water projects and 27 groundwater recovery projects that have produced a cumulative total of about 4 million acre-feet.

Conservation Programs

Metropolitan's regional conservation programs and approaches have a long history. Decades ago, Metropolitan recognized that demand management at the consumer level would be an important part of balancing regional supplies and demands. Water conservation efforts were seen as a way to reduce the need for imported supplies and offset the need to transport or store additional water into or within the Metropolitan service area. The actual conservation of water

takes place at the retail consumer level. Regional conservation approaches have proven to be effective at reaching retail consumers throughout Metropolitan's service area and successfully implementing water saving devices, programs and practices. Through the pooling of funding by Metropolitan's member agencies, Metropolitan is able to engage in regional campaigns with wide-reaching impact. Regional investments in demand management programs, of which conservation is a key part along with local supply programs, benefit all member agencies regardless of project location. These programs help to increase regional water supply reliability, reduce demands for imported water supplies, decrease the burden on Metropolitan's infrastructure, reduce system costs, and free up conveyance capacity to the benefit of all member agencies.

*Incentive-Based Conservation Programs*

*Conservation Credits Program*

In 1988, Metropolitan's Board approved the Water Conservation Credits Program (Credits Program). The Credits Program is similar in concept to the Local Projects Program (LPP). The purpose of the Credits Program is to encourage local water agencies to implement effective water conservation projects through the use of financial incentives. The Credits Program provides financial assistance for water conservation projects that reduce demands on Metropolitan's imported water supplies and require Metropolitan's assistance to be financially feasible.

Initially, the Credits Program provided 50 percent of a member agency's program cost, up to a maximum of $75 per acre-foot of estimated water savings. The $75 Base Conservation Rate was established based Metropolitan's avoided cost of pumping SWP supplies. The Base Conservation Rate has been revisited by Metropolitan's Board and revised twice since 1988, from $75 to $154 per acre-foot in 1990 and from $154 to $195 per acre-foot in 2005.

In fiscal year 2020 Metropolitan processed more than 30,400 rebate applications totaling $18.9 million.

*Member Agency Administered Program*

Some member agencies also have unique programs within their service areas that provide local rebates that may differ from Metropolitan's regional program. Metropolitan continues to support these local efforts through a member agency administered funding program that adheres to the same funding guidelines as the Credits Program. The Member Agency Administered Program allows member agencies to receive funding for local conservation efforts that supplement, but do not duplicate, the rebates offered through Metropolitan's regional rebate program.

*Water Savings Incentive Program*

There are numerous commercial entities and industries within Metropolitan's service area that pursue unique savings opportunities that do not fall within the general rebate programs that Metropolitan provides. In 2012, Metropolitan designed the Water Savings Incentive Program (WSIP) to target these unique commercial and industrial projects. In addition to rebates for devices, under this program, Metropolitan provides financial incentives to businesses and industries that created their own custom water efficiency projects. Qualifying custom projects can receive funding for permanent water efficiency changes that result in reduced potable demand.

*Non-Incentive Conservation Programs*

In addition to its incentive-based conservation programs, Metropolitan also undertakes additional efforts throughout its service area that help achieve water savings without the use of rebates. Metropolitan's non-incentive conservation efforts include:

- residential and professional water efficient landscape training classes
- water audits for large landscapes
- research, development and studies of new water saving technologies
- advertising and outreach campaigns
- community outreach and education programs
- advocacy for legislation, codes, and standards that lead to increased water savings

*Current Status and Results of Metropolitan's Conservation Programs*

Since 1990, Metropolitan has invested $824 million in conservation rebates that have resulted in a cumulative savings of 3.27 million acre-feet of water. These investments include $450 million in turf removal and other rebates during the last drought which resulted in 175 million square feet of lawn turf removed. During fiscal year 2020, 1.06 million acre-feet of water is estimated to have been conserved. This annual total includes Metropolitan's Conservation Credits Program; code-based conservation achieved through Metropolitan-sponsored legislation; building plumbing codes and ordinances; reduced consumption resulting from changes in water pricing; and pre-1990 device retrofits.

**Infeasibility of Accounting Regional Investments in Reduced Reliance Below the Regional Level**

The accounting of regional investments that contribute to reduced reliance on supplies from the Delta watershed is straightforward to calculate and report at the regional aggregate level. However, any similar accounting is infeasible for the individual member agencies or their customers. As described above, the region (through Metropolitan) makes significant investments in projects, programs and other resources that reduce reliance on the Delta. In fact, all of Metropolitan's investments in Colorado River supplies, groundwater and surface storage, local resources development and demand management measures that reduce reliance on the Delta are collectively funded by revenues generated from the member agencies through rates and charges.

Metropolitan's revenues cannot be matched to the demands or supply production history of an individual agency, or consistently across the agencies within the service area. Each project or program funded by the region has a different online date, useful life, incentive rate and structure, and production schedule. It is infeasible to account for all these things over the life of each project or program and provide a nexus to each member agency's contributions to Metropolitan's revenue stream over time. Accounting at the regional level allows for the incorporation of the local supplies and water use efficiency programs done by member agencies and their customers through both the regional programs and through their own specific local programs. As shown above, despite the infeasibility of accounting reduced Delta reliance below

the regional level, Metropolitan's member agencies and their customers have together made substantial contributions to the region's reduced reliance.

## G.8 2015 UWMP Appendix P

The information contained in this Appendix G is also intended to be a new Appendix P attached to IEUA's 2015 UWMP consistent with WR P1 subsection (c)(1)(C) (Cal. Code Regs. tit. 23, § 5003). IEUA provided notice of the availability of the draft 2020 UWMP (including this Appendix G which will also be a new Appendix P to its 2015 UWMP) and WSCP and the public hearing to consider adoption of both plans and Appendix xx to the 2015 UWMP in accordance with CWC Sections 10621(b) and 10642, and Government Code Section 6066, and Chapter 17.5 (starting with Section 7290) of Division 7 of Title 1 of the Government Code. The notice of availability of the documents was sent to IEUA's member agencies, as well as cities and counties in IEUA service area. In addition, a public notice advertising the public hearing in English and Spanish was published in XX Southern California newspapers. The notification in English language newspapers was published on DATE and DATE, 2021. The notification was published on DATES in Spanish language newspapers, satisfying the requirement for non-English language notification. Copies of: (1) the notification letter sent to the member agencies, cities and counties in IEUA service area, and (2) the notice published in the newspapers are included in the 2020 UWMP Appendix E.

Thus, this Appendix G to IEUA's 2020 UWMP, which was adopted with IEUA's 2020 UWMP, will also be recognized and treated as Appendix P to IEUA's 2015 UWMP. IEUA held the public hearing for the draft 2020 UWMP, draft Appendix P to the 2015 UWMP, and draft WSCP on June 16, 2021, at the Board of Directors meeting, held online due to COVID-19 concerns. On June 16, IEUA's Board determined that the 2020 UWMP and the WSCP accurately represent the water resources plan for IEUA's service area. IEUA's Board determined that Appendix G to the 2020 UWMP and Appendix P to the 2015 UWMP includes all of the elements described in Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (Cal. Code Regs. tit. 23, § 5003), which need to be included in a water supplier's UWMP to support a certification of consistency for a future covered action. As stated in Resolution XXXX, the Board adopted the 2020 UWMP, Appendix P to the 2015 UWMP, and the WSCP and authorized their submittal to the State of California. Copies of Resolution XXXX is included in the 2020 UWMP Appendix D.

**Table G-1: Calculation of IEUA Service Area Water Demands Without Water Use Efficiency**

| Total Service Area Water Demands (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands with Water Use Efficiency Accounted For* | 79,440 | 92,325 | 96,934 | 113,280 | 117,752 | 121,438 | 126,072 | 126,664 |
| Reported Water Use Efficiency or Estimated Water Use Efficiency Since Baseline | - | 1,975 | 3,292 | 9,788 | 11,984 | 17,257 | 22,570 | 27,802 |
| Service Area Water Demands without Water Use Efficiency Accounted For | 79,440 | 94,300 | 100,226 | 123,068 | 129,736 | 138,695 | 148,642 | 154,466 |

*Demands include imported and recycled water, as found in 2020 UWMP Table 4-3W

**Table G-2: Calculation of IEUA Supplies Contributing to Regional Self-Reliance**

| Water Supplies Contributing to Regional Self-Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Water Use Efficiency | - | 1,975 | 3,292 | 9,788 | 11,984 | 17,257 | 22,570 | 27,802 |
| Water Recycling | 24,506 | 33,419 | 30,495 | 40,495 | 42,697 | 44,122 | 46,504 | 46,844 |
| Stormwater Capture and Use | - | - | - | - | - | - | - | - |
| Advanced Water Technologies | - | - | - | - | - | - | - | - |
| Conjunctive Use Projects | - | - | - | - | - | - | - | - |
| Local and Regional Water Supply and Storage Projects | - | - | - | - | - | - | - | - |
| Other Programs and Projects the Contribute to Regional Self-Reliance | - | - | - | - | - | - | - | - |
| Water Supplies Contributing to Regional Self-Reliance | 24,506 | 35,394 | 33,787 | 50,283 | 54,681 | 61,379 | 69,074 | 74,646 |

| Service Area Water Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands without Water Use Efficiency Accounted For | 79,440 | 94,300 | 100,226 | 123,068 | 129,736 | 138,695 | 148,642 | 154,466 |

| Change in Regional Self Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Water Supplies Contributing to Regional Self-Reliance | 24,506 | 35,394 | 33,787 | 50,283 | 54,681 | 61,379 | 69,074 | 74,646 |
| Change in Water Supplies Contributing to Regional Self-Reliance | | 10,888 | 9,281 | 25,777 | 30,175 | 36,873 | 44,568 | 50,140 |

| Percent Change in Regional Self Reliance (As Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Percent of Water Supplies Contributing to Regional Self-Reliance | 30.8% | 37.5% | 33.7% | 40.9% | 42.1% | 44.3% | 46.5% | 48.3% |
| Change in Percent of Water Supplies Contributing to Regional Self-Reliance | | 6.7% | 2.9% | 10.0% | 11.3% | 13.4% | 15.6% | 17.5% |

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**Table G-3: Calculation of MWD Reliance on Water Supplies from the Delta Watershed**

| Water Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| CVP/SWP Contract Supplies | 1,472,000 | 1,029,000 | 984,000 | 1,133,000 | 1,130,000 | 1,128,000 | 1,126,000 | 1,126,000 |
| Delta/Delta Tributary Diversions | | | | | | | | |
| Transfers and Exchanges | 20,000 | 44,000 | 91,000 | 58,000 | 52,000 | 52,000 | 52,000 | 52,000 |
| Other Water Supplies from the Delta Watershed | | | | | | | | |
| Total Water Supplies from the Delta Watershed | 1,492,000 | 1,073,000 | 1,075,000 | 1,191,000 | 1,182,000 | 1,180,000 | 1,178,000 | 1,178,000 |

| Service Area Water Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands without Water Use Efficiency Accounted For | 5,493,000 | 5,499,000 | 5,219,000 | 4,925,000 | 5,032,000 | 5,156,000 | 5,261,000 | 5,374,000 |

| Change in Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Water Supplies from the Delta Watershed | 1,492,000 | 1,073,000 | 1,075,000 | 1,191,000 | 1,182,000 | 1,180,000 | 1,178,000 | 1,178,000 |
| Change in Water Supplies from the Delta Watershed | | (419,000) | (417,000) | (301,000) | (310,000) | (312,000) | (314,000) | (314,000) |

| Percent Change in Supplies from the Delta Watershed (As a Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Percent of Water Supplies from the Delta Watershed | 27.2% | 19.5% | 20.6% | 24.2% | 23.5% | 22.9% | 22.4% | 21.9% |
| Change in Percent of Water Supplies from the Delta Watershed | | -7.6% | -6.6% | -3.0% | -3.7% | -4.3% | -4.8% | -5.2% |

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# APPENDIX C

# COMPLETED PLAN CHECKLIST

| Retail | Wholesale | 2020 Guidebook Location | Summary as Applies to UWMP | Subject | 2020 UWMP Location (Optional Column for Agency Review Use) |
|---|---|---|---|---|---|
| x | x | Chapter 1 | A plan shall describe and evaluate sources of supply, reasonable and practical efficient uses, reclamation and demand management activities. | Introduction and Overview | Chapter 1 Lay Description |
| x | x | Chapter 1 | Each plan shall include a simple description of the supplier's plan including water availability, future requirements, a strategy for meeting needs, and other pertinent information. Additionally, a supplier may also choose to include a simple description at the beginning of each chapter. | Summary | Beginning of each Chapter |
| x | x | Section 2.2 | Every person that becomes an urban water supplier shall adopt an urban water management plan within one year after it has become an urban water supplier. | Plan Preparation | Section 2.2 |
| x | x | Section 2.6 | Coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable. | Plan Preparation | Section 2.6 |
| x | x | Section 2.6.2 | Provide supporting documentation that the water supplier has encouraged active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of the plan and contingency plan. | Plan Preparation | Section 2.6.2 |
| x | | Section 2.6, Section 6.1 | Retail suppliers will include documentation that they have provided their wholesale supplier(s) - if any - with water use projections from that source. | System Supplies | Sections 2.6 and 6.1 |
| | x | Section 2.6 | Wholesale suppliers will include documentation that they have provided their urban water suppliers with identification and quantification of the existing and planned sources of water available from the wholesale to the urban supplier during various water year types. | System Supplies | Not applicable |
| x | x | Section 3.1 | Describe the water supplier service area. | System Description | Section 3.1 |
| x | x | Section 3.3 | Describe the climate of the service area of the supplier. | System Description | Section 3.3 |
| x | x | Section 3.4 | Provide population projections for 2025, 2030, 2035, 2040 and optionally 2045. | System Description | Section 3.4 |
| x | x | Section 3.4.2 | Describe other social, economic, and demographic factors affecting the supplier's water management planning. | System Description | Section 3.4.2 |
| x | x | Sections 3.4 and 5.4 | Indicate the current population of the service area. | System Description and Baselines and Targets | Sections 3.4 and 5.4 |
| x | x | Section 3.5 | Describe the land uses within the service area. | System Description | Section 3.5 |
| x | x | Section 4.2 | Quantify past, current, and projected water use, identifying the uses among water use sectors. | System Water Use | Section 4.2 |
| x | x | Section 4.2.4 | Retail suppliers shall provide data to show the distribution loss standards were met. | System Water Use | Section 4.2.4 |
| x | x | Section 4.2.6 | In projected water use, include estimates of water savings from adopted codes, plans and other policies or laws. | System Water Use | Section 4.2.6 |
| x | x | Section 4.2.6 | Provide citations of codes, standards, ordinances, or plans used to make water use projections. | System Water Use | Section 4.2.6 |
| x | optional | Section 4.3.2.4 | Report the distribution system water loss for each of the 5 years preceding the plan update. | System Water Use | Section 4.3.2 |
| x | optional | Section 4.4 | Include projected water use needed for lower income housing projected in the service area of the supplier. | System Water Use | Section 4.4 |
| x | x | Section 4.5 | Demands under climate change considerations must be included as part of the drought risk assessment. | System Water Use | Section 4.5 |
| x | | Chapter 5 | Retail suppliers shall provide baseline daily per capita water use, urban water use target, interim urban water use target, and compliance daily per capita water use, along with the bases for determining those estimates, including references to supporting data. | Baselines and Targets | Chapter 5 |
| x | | Chapter 5 | Retail suppliers shall meet their water use target by December 31, 2020. | Baselines and Targets | Chapter 5 |
| | x | Section 5.1 | Wholesale suppliers shall include an assessment of present and proposed future measures, programs, and policies to help their retail water suppliers achieve targeted water use reductions. | Baselines and Targets | Not applicable |

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| Retail | Wholesale | 2020 Guidebook Location | Summary as Applies to UWMP | Subject | 2020 UWMP Location (Optional Column for Agency Review Use) |
|---|---|---|---|---|---|
| x | | Section 5.2 | If the retail supplier adjusts its compliance GPCD using weather normalization, economic adjustment, or extraordinary events, it shall provide the basis for, and data supporting the adjustment. | Baselines and Targets | Not applicable |
| x | | Section 5.5 | Retail suppliers' per capita daily water use reduction shall be no less than 5 percent of base daily per capita water use of the 5 year baseline. This does not apply if the suppliers base GPCD is at or below 100. | Baselines and Targets | Sections 5.2, 5.3, and 5.5 |
| x | | Section 5.5 and Appendix E | Retail suppliers shall report on their compliance in meeting their water use targets. The data shall be reported using a standardized form in the SBX7-7 2020 Compliance Form. | Baselines and Targets | Section 5.5 |
| x | x | Sections 6.1 and 6.2 | Provide a discussion of anticipated supply availability under a normal, single dry year, and a drought lasting five years, as well as more frequent and severe periods of drought. | System Supplies | Sections 6.1, 6.2, 7.1, and 7.2 |
| x | x | Sections 6.1 | Provide a discussion of anticipated supply availability under a normal, single dry year, and a drought lasting five years, as well as more frequent and severe periods of drought, *including changes in supply due to climate change.* | System Supplies | Section 6.1 |
| x | x | Section 6.1 | When multiple sources of water supply are identified, describe the management of each supply in relationship to other identified supplies. | System Supplies | Section 6.1 |
| x | x | Section 6.1.1 | Describe measures taken to acquire and develop planned sources of water. | System Supplies | Section 6.1.1 |
| x | x | Section 6.2.8 | Identify and quantify the existing and planned sources of water available for 2020, 2025, 2030, 2035, 2040 and optionally 2045. | System Supplies | Section 6.2.8 |
| x | x | Section 6.2 | Indicate whether groundwater is an existing or planned source of water available to the supplier. | System Supplies | Section 6.2 |
| x | x | Section 6.2.2 | Indicate whether a groundwater sustainability plan or groundwater management plan has been adopted by the water supplier or if there is any other specific authorization for groundwater management. Include a copy of the plan or authorization. | System Supplies | Section 6.2.2 |
| x | x | Section 6.2.2 | Describe the groundwater basin. | System Supplies | Section 6.2.2 |
| x | x | Section 6.2.2 | Indicate if the basin has been adjudicated and include a copy of the court order or decree and a description of the amount of water the supplier has the legal right to pump. | System Supplies | Section 6.2.2 |
| x | x | Section 6.2.2.1 | For unadjudicated basins, indicate whether or not the department has identified the basin as a high or medium priority. Describe efforts by the supplier to coordinate with sustainability or groundwater agencies to achieve sustainable groundwater conditions. | System Supplies | Not applicable |
| x | x | Section 6.2.2.4 | Provide a detailed description and analysis of the location, amount, and sufficiency of groundwater pumped by the urban water supplier for the past five years | System Supplies | Section 6.2.2 |
| x | x | Section 6.2.2 | Provide a detailed description and analysis of the amount and location of groundwater that is projected to be pumped. | System Supplies | Section 6.2.2 |
| x | x | Section 6.2.7 | Describe the opportunities for exchanges or transfers of water on a short-term or long- term basis. | System Supplies | Section 6.2.7 |
| x | x | Section 6.2.5 | Describe the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project. | System Supplies (Recycled Water) | Section 6.2.5 |
| x | x | Section 6.2.5 | Describe the recycled water currently being used in the supplier's service area. | System Supplies (Recycled Water) | Section 6.2.5 |
| x | x | Section 6.2.5 | Describe and quantify the potential uses of recycled water and provide a determination of the technical and economic feasibility of those uses. | System Supplies (Recycled Water) | Section 6.2.5 |
| x | x | Section 6.2.5 | Describe the projected use of recycled water within the supplier's service area at the end of 5, 10, 15, and 20 years, and a description of the actual use of recycled water in comparison to uses previously projected. | System Supplies (Recycled Water) | Section 6.2.5 |
| x | x | Section 6.2.5 | Describe the actions which may be taken to encourage the use of recycled water and the projected results of these actions in terms of acre-feet of recycled water used per year. | System Supplies (Recycled Water) | Section 6.2.5 |
| x | x | Section 6.2.5 | Provide a plan for optimizing the use of recycled water in the supplier's service area. | System Supplies (Recycled Water) | Section 6.2.5 |
| x | x | Section 6.2.6 | Describe desalinated water project opportunities for long-term supply. | System Supplies | Section 6.2.6 |
| x | x | Section 6.2.5 | Describe the wastewater collection and treatment systems in the supplier's service area with quantified amount of collection and treatment and the disposal methods. | System Supplies (Recycled Water) | Section 6.2.5 |
| x | x | Section 6.2.8, Section 6.3.7 | Describe the expected future water supply projects and programs that may be undertaken by the water supplier to address water supply reliability in average, single-dry, and for a period of drought lasting 5 consecutive water years. | System Supplies | Sections 6.2.8 and 6.2.9 |

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| Retail | Wholesale | 2020 Guidebook Location | Summary as Applies to UWMP | Subject | 2020 UWMP Location (Optional Column for Agency Review Use) |
|---|---|---|---|---|---|
| x | x | Section 6.4 and Appendix O | The UWMP must include energy information, as stated in the code, that a supplier can readily obtain. | System Suppliers, Energy Intensity | Section 6.4 |
| x | x | Section 7.2 | Provide information on the quality of existing sources of water available to the supplier and the manner in which water quality affects water management strategies and supply reliability | Water Supply Reliability Assessment | Section 7.2 |
| x | x | Section 7.2.4 | Describe water management tools and options to maximize resources and minimize the need to import water from other regions. | Water Supply Reliability Assessment | Section 7.2.4 |
| x | x | Section 7.3 | Service Reliability Assessment: Assess the water supply reliability during normal, dry, and a drought lasting five consecutive water years by comparing the total water supply sources available to the water supplier with the total projected water use over the next 20 years. | Water Supply Reliability Assessment | Section 7.3 |
| x | x | Section 7.3 | Provide a drought risk assessment as part of information considered in developing the demand management measures and water supply projects. | Water Supply Reliability Assessment | Section 7.3 |
| x | x | Section 7.3 | Include a description of the data, methodology, and basis for one or more supply shortage conditions that are necessary to conduct a drought risk assessment for a drought period that lasts 5 consecutive years. | Water Supply Reliability Assessment | Section 7.3 |
| x | x | Section 7.3 | Include a determination of the reliability of each source of supply under a variety of water shortage conditions. | Water Supply Reliability Assessment | Section 7.3 |
| x | x | Section 7.3 | Include a comparison of the total water supply sources available to the water supplier with the total projected water use for the drought period. | Water Supply Reliability Assessment | Section 7.3 |
| x | x | Section 7.3 | Include considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria. | Water Supply Reliability Assessment | Section 7.3 |
| x | x | Chapter 8 | Provide a water shortage contingency plan (WSCP) with specified elements below. | Water Shortage Contingency Planning | Chapter 8 |
| x | x | Chapter 8 | Provide the analysis of water supply reliability (from Chapter 7 of Guidebook) in the WSCP | Water Shortage Contingency Planning | Chapter 8 |
| x | x | Section 8.10 | Describe reevaluation and improvement procedures for monitoring and evaluation the water shortage contingency plan to ensure risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented. | Water Shortage Contingency Planning | Section 8.10 |
| x | x | Section 8.2 | Provide the written decision-making process and other methods that the supplier will use each year to determine its water reliability. | Water Shortage Contingency Planning | Section 8.2 |
| x | x | Section 8.2 | Provide data and methodology to evaluate the supplier's water reliability for the current year and one dry year pursuant to factors in the code. | Water Shortage Contingency Planning | Section 8.2 |
| x | x | Section 8.3 | Define six standard water shortage levels of 10, 20, 30, 40, 50 percent shortage and greater than 50 percent shortage. These levels shall be based on supply conditions, including percent reductions in supply, changes in groundwater levels, changes in surface elevation, or other conditions. The shortage levels shall also apply to a catastrophic interruption of supply. | Water Shortage Contingency Planning | Section 8.3 |
| x | x | Section 8.3 | Suppliers with an existing water shortage contingency plan that uses different water shortage levels must cross reference their categories with the six standard categories. | Water Shortage Contingency Planning | Section 8.3 |
| x | x | Section 8.4 | Suppliers with water shortage contingency plans that align with the defined shortage levels must specify locally appropriate supply augmentation actions. | Water Shortage Contingency Planning | Section 8.4.2 |
| x | x | Section 8.4 | Specify locally appropriate demand reduction actions to adequately respond to shortages. | Water Shortage Contingency Planning | Section 8.4.1 |
| x | x | Section 8.4 | Specify locally appropriate operational changes. | Water Shortage Contingency Planning | Section 8.4.3 |
| x | x | Section 8.4 | Specify additional mandatory prohibitions against specific water use practices that are in addition to state-mandated prohibitions are appropriate to local conditions. | Water Shortage Contingency Planning | Section 8.4.4 |
| x | x | Section 8.4 | Estimate the extent to which the gap between supplies and demand will be reduced by implementation of the action. | Water Shortage Contingency Planning | Section 8.4.7 |
| x | x | Section 8.4.6 | The plan shall include a seismic risk assessment and mitigation plan. | Water Shortage Contingency Plan | Section 8.4.6 |
| x | x | Section 8.5 | Suppliers must describe that they will inform customers, the public and others regarding any current or predicted water shortages. | Water Shortage Contingency Planning | Section 8.5 |

EXHIBIT A

| Retail | Wholesale | 2020 Guidebook Location | Summary as Applies to UWMP | Subject | 2020 UWMP Location (Optional Column for Agency Review Use) |
|---|---|---|---|---|---|
| x | x | Section 8.5 and 8.6 | Suppliers must describe that they will inform customers, the public and others regarding any shortage response actions triggered or anticipated to be triggered and other relevant communications. | Water Shortage Contingency Planning | Sections 8.5 and 8.6 |
| x | | Section 8.6 | Retail supplier must describe how it will ensure compliance with and enforce provisions of the WSCP. | Water Shortage Contingency Planning | Section 8.6 |
| x | | Section 8.7 | Describe the legal authority that empowers the supplier to enforce shortage response actions. | Water Shortage Contingency Planning | Section 8.7 |
| x | x | Section 8.7 | Provide a statement that the supplier will declare a water shortage emergency Water Code Chapter 3. | Water Shortage Contingency Planning | Section 8.7 |
| x | x | Section 8.7 | Provide a statement that the supplier will coordinate with any city or county within which it provides water for the possible proclamation of a local emergency. | Water Shortage Contingency Planning | Section 8.7 |
| x | x | Section 8.8 | Describe the potential revenue reductions and expense increases associated with activated shortage response actions. | Water Shortage Contingency Planning | Section 8.8 |
| x | x | Section 8.8 | Provide a description of mitigation actions needed to address revenue reductions and expense increases associated with activated shortage response actions. | Water Shortage Contingency Planning | Section 8.8 |
| x | | Section 8.8 | Retail suppliers must describe the cost of compliance with Water Code Chapter 3.3: Excessive Residential Water Use During Drought | Water Shortage Contingency Planning | Section 8.8 |
| x | | Section 8.9 | Retail suppliers must describe the monitoring and reporting requirements and procedures that ensure appropriate data is collected, tracked, and analyzed for purposes of monitoring customer compliance. | Water Shortage Contingency Planning | Section 8.9 |
| x | | Section 8.11 | Analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas. | Water Shortage Contingency Planning | Section 8.11 |
| x | x | Sections 8.12 and 10.4 | Provide supporting documentation that Water Shortage Contingency Plan has been, or will be, provided to any city or county within which it provides water, no later than 30 days after the submission of the plan to DWR. | Plan Adoption, Submittal, and Implementation | Sections 8.12 and 10.4 |
| x | x | Section 8.12 | Make available the Water Shortage Contingency Plan to customers and any city or county where it provides water within 30 after adopted the plan. | Water Shortage Contingency Planning | Section 8.12 |
| | x | Sections 9.1 and 9.3 | Wholesale suppliers shall describe specific demand management measures listed in code, their distribution system asset management program, and supplier assistance program. | Demand Management Measures | Not applicable |
| x | | Sections 9.2 and 9.3 | Retail suppliers shall provide a description of the nature and extent of each demand management measure implemented over the past five years. The description will address specific measures listed in code. | Demand Management Measures | Sections 9.2 and 9.3 |
| x | | Chapter 10 | Retail suppliers shall conduct a public hearing to discuss adoption, implementation, and economic impact of water use targets (recommended to discuss compliance). | Plan Adoption, Submittal, and Implementation | Chapter 10 |
| x | x | Section 10.2.1 | Notify, at least 60 days prior to the public hearing, any city or county within which the supplier provides water that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan. Reported in Table 10-1. | Plan Adoption, Submittal, and Implementation | Section 10.2.1 |
| x | x | Section 10.4 | Each urban water supplier shall update and submit its 2020 plan to the department by July 1, 2021. | Plan Adoption, Submittal, and Implementation | Section 10.4 |
| x | x | Sections 10.2.2, 10.3, and 10.5 | Provide supporting documentation that the urban water supplier made the plan and contingency plan available for public inspection, published notice of the public hearing, and held a public hearing about the plan and contingency plan. | Plan Adoption, Submittal, and Implementation | Sections 10.2, 10.3, and 10.5 |
| x | x | Section 10.2.2 | The water supplier is to provide the time and place of the hearing to any city or county within which the supplier provides water. | Plan Adoption, Submittal, and Implementation | Section 10.2.2 |
| x | x | Section 10.3.2 | Provide supporting documentation that the plan and contingency plan has been adopted as prepared or modified. | Plan Adoption, Submittal, and Implementation | Section 10.3.2 |
| x | x | Section 10.4 | Provide supporting documentation that the urban water supplier has submitted this UWMP to the California State Library. | Plan Adoption, Submittal, and Implementation | Section 10.4.3 |
| x | x | Section 10.4 | Provide supporting documentation that the urban water supplier has submitted this UWMP to any city or county within which the supplier provides water no later than 30 days after adoption. | Plan Adoption, Submittal, and Implementation | Section 10.4 |
| x | x | Sections 10.4.1 and 10.4.2 | The plan, or amendments to the plan, submitted to the department shall be submitted electronically. | Plan Adoption, Submittal, and Implementation | Sections 10.4.1 and 10.4.2 |
| x | x | Section 10.5 | Provide supporting documentation that, not later than 30 days after filing a copy of its plan with the department, the supplier has or will make the plan available for public review during normal business hours. | Plan Adoption, Submittal, and Implementation | Section 10.5 |

EXHIBIT A

| Retail | Wholesale | 2020 Guidebook Location | Summary as Applies to UWMP | Subject | 2020 UWMP Location (Optional Column for Agency Review Use) |
|---|---|---|---|---|---|
| x | x | Section 10.5 | Provide supporting documentation that, not later than 30 days after filing a copy of its water shortage contingency plan with the department, the supplier has or will make the plan available for public review during normal business hours. | Plan Adoption, Submittal, and Implementation | Section 10.5 |
| x | x | Section 10.6 | If supplier is regulated by the Public Utilities Commission, include its plan and contingency plan as part of its general rate case filings. | Plan Adoption, Submittal, and Implementation | Section 10.6 |
| x | x | Section 10.7.2 | If revised, submit a copy of the water shortage contingency plan to DWR within 30 days of adoption. | Plan Adoption, Submittal, and Implementation | Section 10.7.2 |

EXHIBIT A

# APPENDIX D

# 60 – DAY NOTIFICATION LETTERS AND PUBLIC HEARING NOTIFICATIONS

# CITY OF ONTARIO

ONTARIO MUNICIPAL UTILITIES COMPANY

PAUL S. LEON
MAYOR

DEBRA DORST-PORADA
MAYOR PRO TEM

ALAN D. WAPNER
JIM W. BOWMAN
RUBEN VALENCIA
COUNCIL MEMBERS

SCOTT OCHOA
CITY MANAGER

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Terry Catlin
General Manager
Water Facilities Authority
1775 N Benson Avenue
Upland, CA 91784

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Catlin:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

As an urban water supplier, the City is required pursuant to Section 10620(d)(3) of the California Water Code to coordinate with water management agencies, relevant public agencies, and other water suppliers regarding the preparation of the UWMP. Pursuant to Section 10621(b) of the California Water Code, the City will be reviewing the UWMP and will make amendments or changes, as appropriate. The City invites you to submit comments in anticipation of the development of our 2020 UWMP Update. Please provide written comments within the next 30 days to the City of Ontario.

For more information, please feel free to contact Courtney Jones at (909) 395-2640 (cjjones@ontarioca.gov) or Christopher Quach (909) 395-2695 (cquach@ontarioca.gov).

Sincerely,

Scott Burton, P.E.
Utilities General Manager

# CITY OF ONTARIO

ONTARIO MUNICIPAL UTILITIES COMPANY

PAUL S. LEON
MAYOR

DEBRA DORST-PORADA
MAYOR PRO TEM

ALAN D. WAPNER
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COUNCIL MEMBERS

SCOTT OCHOA
CITY MANAGER

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Thomas O'Neill
General Manager/CEO
Chino Basin Desalter Authority
3550 E. Philadelphia Street, Suite 170
Ontario, CA 91761

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. O'Neill:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Sincerely,

Scott Burton, P.E.
Utilities General Manager

# CITY OF ONTARIO

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CITY MANAGER

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Shivaji Deshmukh
General Manager
Inland Empire Utilities Agency
6075 Kimball Avenue
Chino, CA 91708

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Deshmukh:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Sincerely,

Scott Burton, P.E.
Utilities General Manager

# CITY OF ONTARIO

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CITY MANAGER

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Jeffrey Kightlinger
General Manager
Metropolitan Water District
P.O. Box 54153
Los Angeles, CA 90054

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Kightlinger:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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For more information, please feel free to contact Courtney Jones at (909) 395-2640 (cjjones@ontarioca.gov) or Christopher Quach (909) 395-2695 (cquach@ontarioca.gov).

Sincerely,

Scott Burton, P.E.
Utilities General Manager

# CITY OF ONTARIO

ONTARIO MUNICIPAL UTILITIES COMPANY

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SHEILA MAUTZ
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JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Peter Kavounas
General Manager
Chino Basin Watermaster
9461 San Bernardino Road
Rancho Cucamonga, CA 91730

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Kavounas:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Sincerely,

Scott Burton, P.E.
Utilities General Manager

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CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Matthew Ballantyne
City Manager
City of Chino
13220 Central Avenue
Chino, CA 91710

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Ballantyne:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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For more information, please feel free to contact Courtney Jones at (909) 395-2640 (cjjones@ontarioca.gov) or Christopher Quach (909) 395-2695 (cquach@ontarioca.gov).

Sincerely,

Scott Burton, P.E.
Utilities General Manager

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CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Benjamin Montgomery
City Manager
City of Chino Hills
14000 City Center Drive
Chino Hills, CA 91709

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Montgomery:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Sincerely,

Scott Burton, P.E.
Utilities General Manager

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MAYOR

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CITY MANAGER

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Mark Denny
City Manager
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Denny:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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For more information, please feel free to contact Courtney Jones at (909) 395-2640 (cjjones@ontarioca.gov) or Christopher Quach (909) 395-2695 (cquach@ontarioca.gov).

Sincerely,

Scott Burton, P.E.
Utilities General Manager

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CITY MANAGER

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Edward C. Starr
City Manager
City of Montclair
5111 Benito Street
Montclair, CA 91763

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Starr:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Sincerely,

Scott Burton, P.E.
Utilities General Manager

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CITY MANAGER

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. James Makshanoff
City Manager
City of Pomona
505 South Garey Avenue
Pomona, CA 91766

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Makshanoff:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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For more information, please feel free to contact Courtney Jones at (909) 395-2640 (cjjones@ontarioca.gov) or Christopher Quach (909) 395-2695 (cquach@ontarioca.gov).

Sincerely,

Scott Burton, P.E.
Utilities General Manager

# CITY OF ONTARIO

ONTARIO MUNICIPAL UTILITIES COMPANY

PAUL S. LEON
MAYOR

DEBRA DORST-PORADA
MAYOR PRO TEM

ALAN D. WAPNER
JIM W. BOWMAN
RUBEN VALENCIA
COUNCIL MEMBERS

SCOTT OCHOA
CITY MANAGER

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. John Gillison
City Manager
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Gillison:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Utilities General Manager

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JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Ms. Rosemary Hoerning
City Manager
City of Upland
460 North Euclid Avenue
Upland, CA 91786

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Ms. Hoerning:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Sincerely,

Scott Burton, P.E.
Utilities General Manager

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EXHIBIT A

# CITY OF ONTARIO

ONTARIO MUNICIPAL UTILITIES COMPANY

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JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Justin Scott-Coe
General Manager
Monte Vista Water District
10575 Central Avenue
Montclair, CA 91763

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Scott-Coe:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Utilities General Manager

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TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Josh Swift
General Manager
Fontana Water Company
15966 Arrow Route
Fontana, CA 92335

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Swift:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Scott Burton, P.E.
Utilities General Manager

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TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Chris Berch
General Manager
Jurupa Community Services District
11201 Harrel Street
Jurupa Valley, CA 91752

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Berch:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Sincerely,

Scott Burton, P.E.
Utilities General Manager

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TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Brian Lee
General Manager
San Antonio Water Company
139 North Euclid Avenue
Upland, CA 91786

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Lee:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Utilities General Manager

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TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Rich Haller
General Manager
Santa Ana Watershed Project Authority
11615 Sterling Avenue
Riverside, CA 92503

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Haller:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Utilities General Manager

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JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. Leonard Hernandez
Chief Executive Officer
County of San Bernardino
385 N. Arrowhead Avenue
San Bernardino, CA 92415

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Hernandez:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Utilities General Manager

EXHIBIT A

# CITY OF ONTARIO

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SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

November 17, 2020

Mr. John Bosler
General Manager
Cucamonga Valley Water District
10440 Ashford Street
Rancho Cucamonga, CA 91730

**SUBJECT: 2020 Urban Water Management Plan Update**

Dear Mr. Bosler:

The City of Ontario is currently in the process of reviewing its Urban Water Management Plan (UWMP) for the upcoming 2020 Update. The Urban Water Management Planning Act requires every urban water supplier, which provides water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least once every five years. The UWMP is a planning document and a source document to direct urban water suppliers to evaluate and compare their water supply and reliability to their existing water conservation efforts. The City is currently in the process of preparing the 2020 UWMP Update.

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Utilities General Manager

EXHIBIT A

CITY OF ONTARIO

303 EAST B STREET | ONTARIO, CALIFORNIA 91764

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Terry Catlin
General Manager
Water Facilities Authority
1775 N Benson Avenue
Upland, CA 91784

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Catlin:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

The 2020 UWMP and WSCP were prepared pursuant to the "Urban Water Management Planning Act" and the California Water Code. The California Department of Water Resources requires every urban water supplier to prepare and adopt an UWMP, including the WSCP, and periodically update the UWMP at least once every five years, in years ending in six and one.

Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

The City invites all interested entities to attend and present their comments. A copy of the draft documents will be available at https://www.ontarioca.gov/OMUC/Utilities. If you have any questions, please contact Christopher Quach at (909) 395-2695 (cquach@ontarioca.gov) or Courtney Jones at (909) 395-2640 (cjjones@ontarioca.gov). Written comments may be submitted to cquach@ontarioca.gov by 5:30 P.M. on June 8, 2021.

Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO

303 EAST B STREET | ONTARIO, CALIFORNIA 91764

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

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RUBEN VALENCIA
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Thomas O'Neill
General Manager/CEO
Chino Basin Desalter Authority
3550 E. Philadelphia Street, Suite 170
Ontario, CA 91761

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. O'Neill:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO

303 EAST B STREET | ONTARIO, CALIFORNIA 91764

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

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CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Shivaji Deshmukh
General Manager
Inland Empire Utilities Agency
6075 Kimball Avenue
Chino, CA 91708

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Deshmukh:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

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303 EAST B STREET | ONTARIO, CALIFORNIA 91764
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RUBEN VALENCIA
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Jeffrey Kightlinger
General Manager
Metropolitan Water District
P.O. Box 54153
Los Angeles, CA 90054

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Kightlinger:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Scott Burton, P.E.
Utilities General Manager

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CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Peter Kavounas
General Manager
Chino Basin Watermaster
9461 San Bernardino Road
Rancho Cucamonga, CA 91730

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Kavounas:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

The 2020 UWMP and WSCP were prepared pursuant to the "Urban Water Management Planning Act" and the California Water Code. The California Department of Water Resources requires every urban water supplier to prepare and adopt an UWMP, including the WSCP, and periodically update the UWMP at least once every five years, in years ending in six and one.

Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

The City invites all interested entities to attend and present their comments. A copy of the draft documents will be available at https://www.ontarioca.gov/OMUC/Utilities. If you have any questions, please contact Christopher Quach at (909) 395-2695 (cquach@ontarioca.gov) or Courtney Jones at (909) 395-2640 (cjjones@ontarioca.gov). Written comments may be submitted to cquach@ontarioca.gov by 5:30 P.M. on June 8, 2021.

Sincerely,

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Matthew Ballantyne
City Manager
City of Chino
13220 Central Avenue
Chino, CA 91710

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Ballantyne:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

The 2020 UWMP and WSCP were prepared pursuant to the "Urban Water Management Planning Act" and the California Water Code. The California Department of Water Resources requires every urban water supplier to prepare and adopt an UWMP, including the WSCP, and periodically update the UWMP at least once every five years, in years ending in six and one.

Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

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Sincerely,

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Benjamin Montgomery
City Manager
City of Chino Hills
14000 City Center Drive
Chino Hills, CA 91709

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Montgomery:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

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Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Mark Denny
City Manager
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Denny:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

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Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Edward C. Starr
City Manager
City of Montclair
5111 Benito Street
Montclair, CA 91763

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Starr:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

The City invites all interested entities to attend and present their comments. A copy of the draft documents will be available at https://www.ontarioca.gov/OMUC/Utilities. If you have any questions, please contact Christopher Quach at (909) 395-2695 (cquach@ontarioca.gov) or Courtney Jones at (909) 395-2640 (cjjones@ontarioca.gov). Written comments may be submitted to cquach@ontarioca.gov by 5:30 P.M. on June 8, 2021.

Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. James Makshanoff
City Manager
City of Pomona
505 South Garey Avenue
Pomona, CA 91766

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Makshanoff:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

The City invites all interested entities to attend and present their comments. A copy of the draft documents will be available at https://www.ontarioca.gov/OMUC/Utilities. If you have any questions, please contact Christopher Quach at (909) 395-2695 (cquach@ontarioca.gov) or Courtney Jones at (909) 395-2640 (cjjones@ontarioca.gov). Written comments may be submitted to cquach@ontarioca.gov by 5:30 P.M. on June 8, 2021.

Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. John Gillison
City Manager
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Gillison:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

The City invites all interested entities to attend and present their comments. A copy of the draft documents will be available at https://www.ontarioca.gov/OMUC/Utilities. If you have any questions, please contact Christopher Quach at (909) 395-2695 (cquach@ontarioca.gov) or Courtney Jones at (909) 395-2640 (cjjones@ontarioca.gov). Written comments may be submitted to cquach@ontarioca.gov by 5:30 P.M. on June 8, 2021.

Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Ms. Rosemary Hoerning
City Manager
City of Upland
460 North Euclid Avenue
Upland, CA 91786

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Ms. Hoerning:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

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Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Justin Scott-Coe
General Manager
Monte Vista Water District
10575 Central Avenue
Montclair, CA 91763

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Scott-Coe:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

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Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Josh Swift
General Manager
Fontana Water Company
15966 Arrow Route
Fontana, CA 92335

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Swift:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

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Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO

303 EAST B STREET | ONTARIO, CALIFORNIA 91764

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Chris Berch
General Manager
Jurupa Community Services District
11201 Harrel Street
Jurupa Valley, CA 91752

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Berch:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

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Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO

303 EAST B STREET | ONTARIO, CALIFORNIA 91764

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Brian Lee
General Manager
San Antonio Water Company
139 North Euclid Avenue
Upland, CA 91786

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Lee:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

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Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Rich Haller
General Manager
Santa Ana Watershed Project Authority
11615 Sterling Avenue
Riverside, CA 92503

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Haller:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

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Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. Leonard Hernandez
Chief Executive Officer
County of San Bernardino
385 N. Arrowhead Avenue
San Bernardino, CA 92415

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

Dear Mr. Hernandez:

The City of Ontario (City) will hold a public hearing on June 15, 2021 to receive public comments and consider adoption of its Draft 2020 Urban Water Management Plan (UWMP), Draft Water Shortage Contingency Plan (WSCP), and Draft Addendum to the City's 2015 UWMP. The City's 2020 UWMP incorporates the City's WSCP and Addendum of Appendix C to the 2015 UWMP.

The 2020 UWMP and WSCP were prepared pursuant to the "Urban Water Management Planning Act" and the California Water Code. The California Department of Water Resources requires every urban water supplier to prepare and adopt an UWMP, including the WSCP, and periodically update the UWMP at least once every five years, in years ending in six and one.

Information regarding the City's public hearing follows:

Date: Tuesday, June 15, 2021
Time: 6:30 P.M.
Location: Ontario City Hall – Council Chambers, 303 East B Street, Ontario, CA 91764

The City invites all interested entities to attend and present their comments. A copy of the draft documents will be available at https://www.ontarioca.gov/OMUC/Utilities. If you have any questions, please contact Christopher Quach at (909) 395-2695 (cquach@ontarioca.gov) or Courtney Jones at (909) 395-2640 (cjjones@ontarioca.gov). Written comments may be submitted to cquach@ontarioca.gov by 5:30 P.M. on June 8, 2021.

Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

EXHIBIT A

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

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

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

May 18, 2021

Mr. John Bosler
General Manager
Cucamonga Valley Water District
10440 Ashford Street
Rancho Cucamonga, CA 91730

**SUBJECT: Notice of Public Hearing for the 2020 Urban Water Management Plan, Water Shortage Contingency Plan, Addendum to 2015 Urban Water Management Plan**

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Sincerely,

Scott Burton

Scott Burton, P.E.
Utilities General Manager

# APPENDIX E

# CITY OF ONTARIO'S 2020 WATER MASTER PLAN

### 2-5.1 Existing Land Use

The City is a well planned urban community with a balance of residential, commercial, and industrial land uses. The City's land use GIS shapefile from May 2017 was considered current and has been used for reporting purposes. Within the service area, the residential land uses are 5,973 acres or 19 percent of the total. Industrial uses are 5,235 acres or 17 percent of the total. Approximately 6,741 acres or 22 percent of the total service area is Agricultural Multi-Use which primarily resides in the Ontario Ranch area. Table 2-1 provides a summary of the existing land uses. Figure 2-4 shows the locations of the land uses.

The total number of housing units in the City is estimated at 51,283. With a population of 182,871 and a 3.7 percent vacancy rate, the average number of persons per household is estimated at 3.69 (Ref: *California Department of Finance, Demographic Research Unit, Table E-5, 2020*).

**Table 2-1**

**Existing Study Area Land Uses**

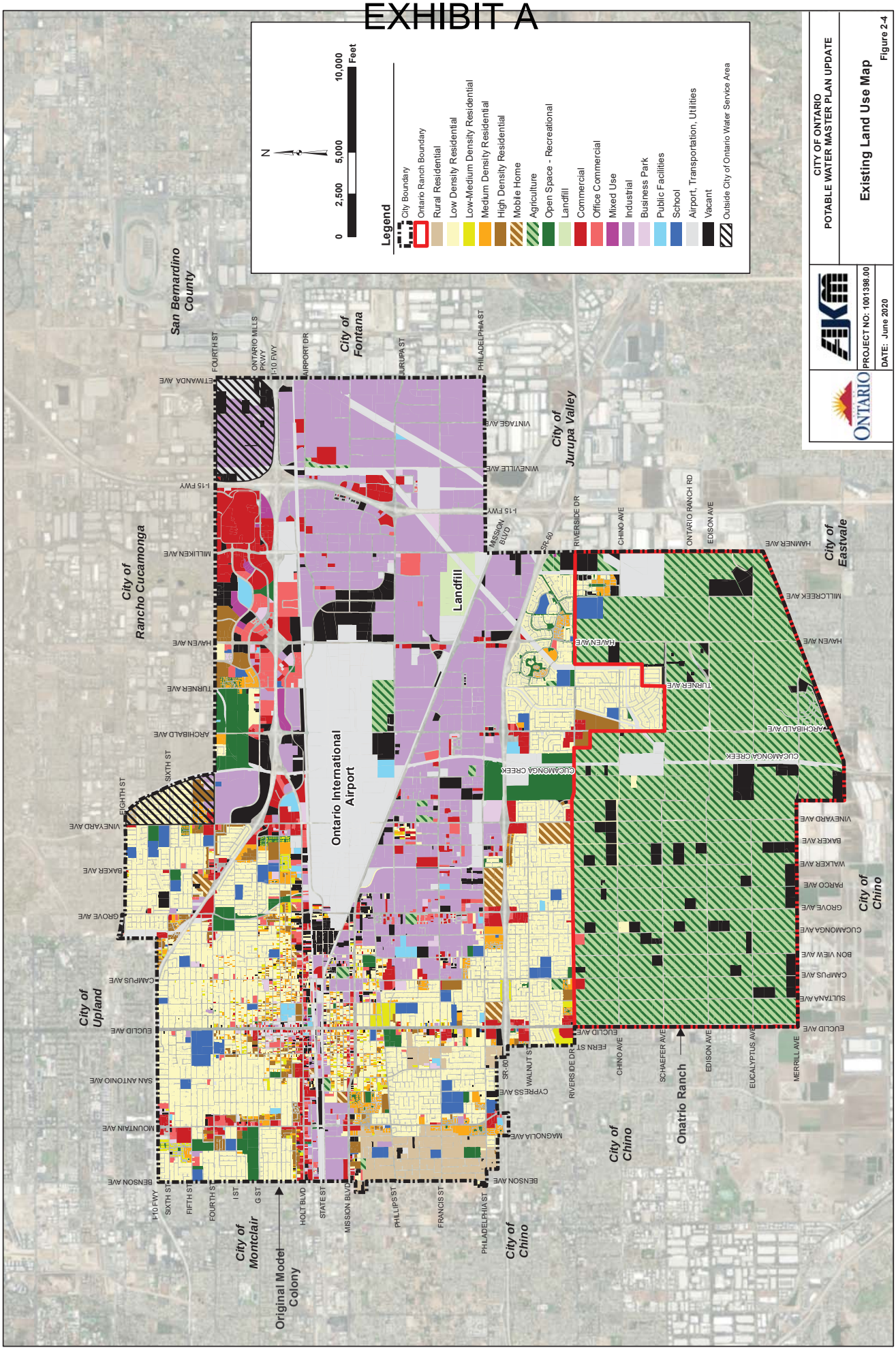
| | Service Area | | | | Outside Service Area | | Total City | |
|---|---|---|---|---|---|---|---|---|
| Landuse Description | OMC[1] (Ac) | OR[2] (Ac) | Total (Ac) | % of Total | Total (Ac) | % of Total | Total (Ac) | % of Total |
| Low Density Residential | 4,300 | 54.6 | 4,355 | 14.0% | 114.2 | 14.7% | 4,469 | 14.1% |
| Low-Medium Density Residential | 180 | 0.0 | 180 | 0.6% | 0.0 | 0.0% | 180 | 0.6% |
| Medium Density Residential | 364 | 0.0 | 364 | 1.2% | 9.7 | 1.3% | 374 | 1.2% |
| High Density Residential | 446 | 0.0 | 446 | 1.4% | 0.0 | 0.0% | 446 | 1.4% |
| Rural Residential | 449 | 0.0 | 449 | 1.4% | 0.0 | 0.0% | 449 | 1.4% |
| Mobile Home | 174 | 0.0 | 174 | 0.6% | 27.3 | 3.5% | 202 | 0.6% |
| Group Quarters | 1 | 0.0 | 1 | 0.0% | 0.0 | 0.0% | 1 | 0.0% |
| Other Residential | 3 | 0.0 | 3 | 0.0% | 0.0 | 0.0% | 3 | 0.0% |
| **Total Residential** | **5,919** | **54.6** | **5,973** | **19.3%** | **151.2** | **19.5%** | **6,124** | **19.3%** |
| Commercial | 1,185 | 8.7 | 1,194 | 3.9% | 118.8 | 15.3% | 1,313 | 3.8% |
| Business Park | 33 | 0.0 | 33 | 0.1% | 4.5 | 0.6% | 38 | 0.1% |
| Office | 436 | 0.0 | 436 | 1.4% | 0.9 | 0.1% | 437 | 1.4% |
| Admin./Prof. | 140 | 0.0 | 140 | 0.5% | 2.5 | 0.3% | 143 | 0.4% |
| Misc. Service Org. | 71 | 8.8 | 80 | 0.3% | 0.0 | 0.0% | 80 | 0.3% |
| **Total Commercial** | **1,866** | **17.5** | **1,883** | **6.1%** | **126.7** | **16.3%** | **2,010** | **6.0%** |
| Industrial | 1,795 | 0.0 | 1,795 | 5.8% | 46.4 | 6.0% | 1,842 | 5.8% |
| Industrial_Meredith | 135 | 0.0 | 135 | 0.4% | 0.0 | 0.0% | 135 | 0.4% |
| Manufacturing | 1,646 | 0.0 | 1,646 | 5.3% | 67.2 | 8.7% | 1,714 | 5.4% |
| Warehousing | 1,658 | 0.0 | 1,658 | 5.3% | 149.4 | 19.3% | 1,807 | 5.7% |
| **Total Industrial** | **5,235** | **0.0** | **5,235** | **16.9%** | **263.0** | **33.9%** | **5,498** | **17.3%** |
| Mixed Use | 75 | 0.0 | 75 | 0.2% | 0.0 | 0.0% | 75 | 0.2% |
| School | 497 | 0.0 | 497 | 1.6% | 0.0 | 0.0% | 497 | 1.6% |
| Public Facilities | 165 | 0.0 | 165 | 0.5% | 0.0 | 0.0% | 165 | 0.5% |
| Transp/Utilities | 1,164 | 335.4 | 1,499 | 4.8% | 118.8 | 15.3% | 1,618 | 5.1% |
| Transp/Utilities/Airport | 1,483 | 0.0 | 1,483 | 4.8% | 0.0 | 0.0% | 1,483 | 4.7% |
| Parks/Rec/Cultural | 754 | 0.0 | 754 | 2.4% | 0.9 | 0.1% | 754 | 2.4% |
| Street/Parking | 241 | 0.0 | 241 | 0.8% | 23.5 | 3.0% | 264 | 0.8% |
| Ag. Multi-Use | 184 | 6,556.4 | 6,741 | 21.7% | 0.8 | 0.1% | 6,742 | 21.2% |
| Landfill | 137 | 0.0 | 137 | 0.4% | 0.0 | 0.0% | 137 | 0.4% |
| Vacant | 1,031 | 661.3 | 1,692 | 5.5% | 0.0 | 0.0% | 1,692 | 5.5% |
| Right-of-Way[3] | 4,310 | 324.2 | 4,634 | 14.9% | 90.0 | 11.6% | 4,724 | 15.0% |
| **Total Other** | **10,040** | **7,877** | **17,918** | **57.8%** | **234.0** | **30.2%** | **18,152** | **57.4%** |
| **Grand Total** | **23,059** | **7,949** | **31,009** | **100%** | **775** | **100%** | **31,784** | **100%** |

[1] *OMC refers to Original Model Colony*

[2] *OR refers to Ontario Ranch*

[3] *Right-of-Way acreage estimated by subtracting totalparcel areas from the City and Service Area Boundaries*

# EXHIBIT A


Legend
City Boundary
Ontario Ranch Boundary
Rural Residential
Low Density Residential
Low-Medium Density Residential
Medium Density Residential
High Density Residential
Mobile Home
Agriculture
Open Space - Recreational
Landfill
Commercial
Office Commercial
Mixed Use
Industrial
Business Park
Public Facilities
School
Airport, Transportation, Utilities
Vacant
Outside City of Ontario Water Service Area
0
2,500
5,000
10,000
Feet
N
CITY OF ONTARIO
POTABLE WATER MASTER PLAN UPDATE
Existing Land Use Map
Figure 2-4
PROJECT NO: 1001398.00
DATE: June 2020
San Bernardino County
City of Fontana
City of Jurupa Valley
City of Rancho Cucamonga
City of Eastvale
City of Upland
City of Montclair
City of Chino
Ontario International Airport
Landfill
Original Model Colony
Onatrri Ranch

# EXHIBIT A

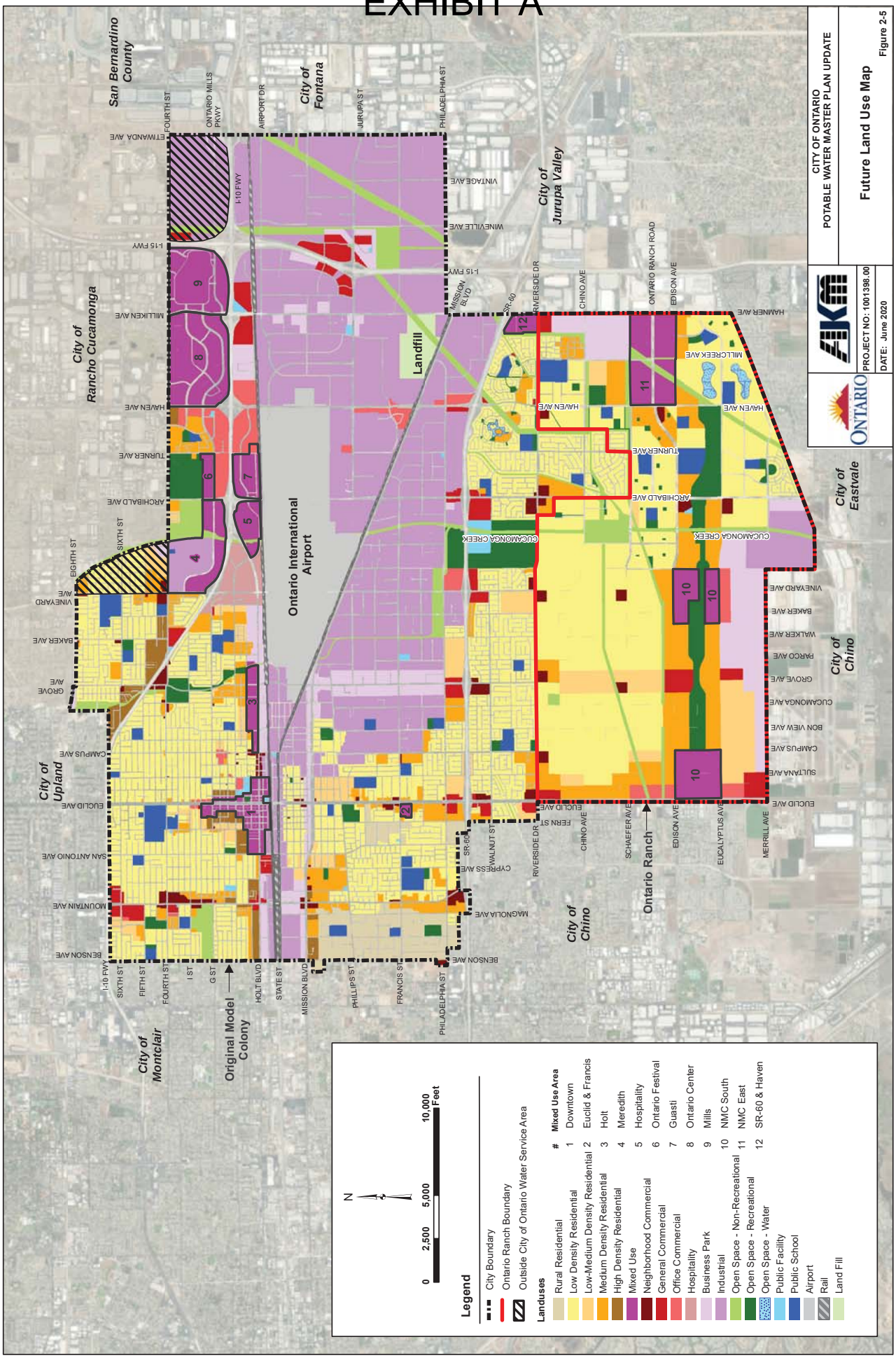

CITY OF ONTARIO
POTABLE WATER MASTER PLAN UPDATE
Future Land Use Map
Figure 2-5
PROJECT NO: 1001398.00
DATE: June 2020
ONTARIO
San Bernardino County
City of Fontana
City of Jurupa Valley
City of Rancho Cucamonga
City of Upland
City of Montclair
City of Eastvale
City of Chino
Ontario International Airport
Landfill
Original Model Colony
Ontario Ranch
Legend
City Boundary
Ontario Ranch Boundary
Outside City of Ontario Water Service Area
Landuses
Rural Residential
Low Density Residential
Low-Medium Density Residential
Medium Density Residential
High Density Residential
Mixed Use
Neighborhood Commercial
General Commercial
Office Commercial
Hospitality
Business Park
Industrial
Open Space - Non-Recreational
Open Space - Recreational
Open Space - Water
Public Facility
Public School
Airport
Rail
Land Fill
Mixed Use Area
1 Downtown
2 Euclid & Francis
3 Holt
4 Meredith
5 Hospitality
6 Ontario Festival
7 Guasti
8 Ontario Center
9 Mills
10 NMC South
11 NMC East
12 SR-60 & Haven
0 2,500 5,000 10,000 Feet
N

**Table 2-2**

**Future Study Area Land Uses[1]**

| Land Use Category | Acres | % of Total Area | Density (du/ac) | Intensity (FAR) | Units | Population | Square Feet (Office) | Square Feet (Non-Office) | Total Square Feet | Jobs (Office) | Jobs (Non-Office) | Total Jobs |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Residential | | | | | | | | | | | | |
| Rural Res | 458.3 | 1.4 | 2.0 | | 917 | 3,663 | | | | | | |
| LDR (OMC)[2] | 4,243.3 | 13.4 | 4.0 | | 16,973 | 67,842 | | | | | | |
| LDR (OR)[3] | 3,126.6 | 9.8 | 5.0 | | 15,633 | 62,486 | | | | | | |
| LMDR (OMC)[2] | 336.7 | 1.1 | 8.5 | | 2,862 | 11,438 | | | | | | |
| LMDR (OR)[3] | 573.8 | 1.8 | 11.0 | | 6,311 | 25,227 | | | | | | |
| MDR (OMC)[2] | 882.3 | 2.8 | 18.0 | | 15,881 | 60,621 | | | | | | |
| MDR (OR)[3] | 1,014.0 | 3.2 | 25.0 | | 25,350 | 83,096 | | | | | | |
| HDR (OMC)[2] | 233.7 | 0.7 | 35.0 | | 8,178 | 27,373 | | | | | | |
| ***Subtotal*** | ***10,868.6*** | ***34.2*** | | | ***92,105*** | ***341,746*** | | | | | | |
| Mixed Use | | | | | | | | | | | | |
| Downtown | 112.0 | 0.4 | 35.0 | | 2,352 | 4,704 | 780,665 | 780,665 | 1,561,330 | 2,233 | 561 | 2,793 |
| East Holt | 57.1 | 0.2 | 30.0 | | 428 | 856 | 1,243,202 | 497,281 | 1,740,483 | 3,556 | 357 | 3,913 |
| Euclid & Francis | 10.4 | 0.0 | 30.0 | | 156 | 312 | 0 | 181,210 | 181,210 | 0 | 419 | 419 |
| Guasti | 77.4 | 0.2 | 30.0 | | 465 | 929 | 1,180,650 | 1,011,986 | 2,192,636 | 3,377 | 727 | 4,103 |
| Inland Empire | 36.8 | 0.1 | 20.0 | | 368 | 736 | 240,451 | 112,211 | 352,662 | 688 | 81 | 768 |
| Meredith | 93.0 | 0.3 | 37.4 | | 800 | 1,600 | 340,291 | 832,497 | 1,172,788 | 973 | 489 | 1,462 |
| Multi-Modal | 76.1 | 0.2 | 60.0 | | 457 | 913 | 1,491,712 | 1,491,712 | 2,983,424 | 4,266 | 1,071 | 5,337 |
| NMC east | 263.7 | 0.8 | 25.0 | | 1,978 | 3,956 | 1,206,111 | 1,378,413 | 2,584,524 | 3,449 | 990 | 4,439 |
| NMC west/south | 315.3 | 1.0 | 35.0 | | 3,311 | 6,621 | 5,768,477 | 961,413 | 6,729,889 | 16,498 | 690 | 17,188 |
| Ontario Center (E. of Haven) | 344.9 | 1.1 | 40.0 | | 4,139 | 8,278 | 7,511,922 | 1,502,384 | 9,014,306 | 21,484 | 1,079 | 22,563 |
| Ontario Mills | 239.5 | 0.8 | 40.0 | | 479 | 958 | 1,564,893 | 3,912,233 | 5,477,126 | 4,476 | 2,809 | 7,285 |
| SR60 & Hamner | 41.0 | 0.1 | 25.0 | | 185 | 369 | 669,735 | 254,499 | 924,234 | 1,915 | 183 | 2,098 |
| ***Subtotal*** | ***1,667.2*** | ***5.2*** | | | ***15,116*** | ***30,232*** | ***21,998,109*** | ***12,916,503*** | ***34,914,612*** | ***62,915*** | ***9,454*** | ***72,368*** |
| Retail/Service | | | | | | | | | | | | |
| Neighborhood Commercial | 244.5 | 0.8 | | 0.30 | | | 639,104 | 2,556,414 | 3,195,518 | 1,546 | 6,186 | 7,732 |
| General Commercial | 614.9 | 1.9 | | 0.30 | | | 803,564 | 7,232,080 | 8,035,644 | 747 | 6,719 | 7,465 |
| Office Commercial | 527.3 | 1.7 | | 0.75 | | | 12,059,052 | 5,168,166 | 17,227,218 | 26,743 | 11,461 | 38,204 |
| Hospitality | 144.9 | 0.5 | | 1.00 | | | 1,262,543 | 5,050,172 | 6,312,715 | 1,447 | 5,790 | 7,237 |
| ***Subtotal*** | ***1,531.7*** | ***4.8*** | | | | | ***14,764,263*** | ***20,006,832*** | ***34,771,095*** | ***30,483*** | ***30,155*** | ***60,638*** |
| Employment | | | | | | | | | | | | |
| Business Park | 1,594.9 | 5.0 | | 0.40 | | | 13,894,333 | 13,894,333 | 27,788,666 | 24,377 | 24,377 | 48,755 |
| Industrial | 6,223.4 | 19.6 | | 0.55 | | | 14,909,926 | 134,189,333 | 149,099,259 | 13,100 | 117,902 | 131,002 |
| ***Subtotal*** | ***7,818.2*** | ***24.6*** | | | | | ***28,804,259*** | ***148,083,666*** | ***176,887,925*** | ***37,477*** | ***142,279*** | ***179,756*** |
| Other | | | | | | | | | | | | |
| Open Space - Non Recreational | 1,221.0 | 3.8 | | | | | | | | | | |
| Open Space - Parkland | 950.1 | 3.0 | | | | | | | | | | |
| Open Space - Water | 59.2 | 0.2 | | | | | | | | | | |
| Public Facility | 96.6 | 0.3 | | | | | | | | | | |
| Public School | 631.9 | 2.0 | | | | | | | | | | |
| Airport | 1,671.9 | 5.3 | | | | | | | | | | |
| Landfill | 136.9 | 0.4 | | | | | | | | | | |
| Rail | 250.7 | 0.8 | | | | | | | | | | |
| Right-of-Way | 4,880.0 | 15.4 | | | | | | | | | | |
| ***Subtotal*** | ***9,898.2*** | ***31.1*** | | | | | | | | | | |
| ***Total*** | ***31,783.9*** | ***100.0*** | | | ***107,221*** | ***371,979*** | ***65,566,631*** | ***181,007,001*** | ***246,573,632*** | ***130,875*** | ***181,888*** | ***312,763*** |

[1] *Landuses from City Buildout Table (April 2015)*

[2] *OMC refers to Original Model Colony. Density (du/ac) per the City Buildout Table (April 2015)*

[3] *OR refers to Ontario Ranch. Density (du/ac) is considered maximum per City Planning Department (January 2016)*

**Table 4-8**

**Potable Water Unit Demand Factors**

| Landuse | | Max Density (du/ac)[1] | Density (people/ du)[2] | Domestic Water Unit Demand Factors[3] | | | |
|---|---|---|---|---|---|---|---|
| | | | | gpd | unit | gpd/ac | gpd/du |
| **Residential** | | | | | | | |
| Rural Residential | RR | 2 | 3.997 | 172 | gpd/person | 1,375 | 687 |
| Low Density Residential (w/o RW) | LDR | 4 | 3.997 | 123 | gpd/person | 1,970 | 492 |
| Low Density Residential (w/ RW) | LDR | 5 | 3.997 | 95 | gpd/person | 1,900 | 380 |
| Low Medium Density Residential (w/o RW) | LMDR | 8.5 | 3.997 | 105 | gpd/person | 3,570 | 420 |
| Low Medium Density Residential (w/ RW) | LMDR | 11 | 3.997 | 90 | gpd/person | 3,960 | 360 |
| Medium Density Residential (w/o RW) | MDR | 18 | 3.347 | 90 | gpd/person | 5,420 | 301 |
| Medium Density Residential (w/ RW) | MDR | 25 | 3.347 | 80 | gpd/person | 6,690 | 268 |
| High Density Residential (w/o RW) | HDR | 35 | 3.347 | 70 | gpd/person | 8,200 | 234 |
| High Density Residential (w/ RW) | HDR | 40 | 3.347 | 60 | gpd/person | 8,030 | 201 |
| **Commercial** | | | | | | | |
| Business Park (w/o RW) | BP | | | 103 | gpd/job | 3,140 | |
| Business Park (w/ RW) | BP | - | - | 59 | gpd/job | 1,800 | - |
| General Commercial (w/o RW) | GC | | | 258 | gpd/job | 3,140 | |
| General Commercial (w/ RW) | GC | - | - | 148 | gpd/job | 1,800 | - |
| Hospitality[4] (w/o RW) | HOS | | | 155 | gpd/room | 5,980 | |
| Hospitality[4] (w/ RW) | HOS | - | - | 130 | gpd/room | 5,000 | - |
| Neighborhood Commercial (w/o RW) | NC | | | 99 | gpd/job | 3,140 | |
| Neighborhood Commercial (w/ RW) | NC | - | - | 57 | gpd/job | 1,800 | - |
| Office Commercial (w/o RW) | OC | | | 53 | gpd/job | 3,840 | |
| Office Commercial (w/ RW) | OC | - | - | 35 | gpd/job | 2,500 | - |
| **Industrial** | | | | | | | |
| Industrial (w/o RW) | IND | - | - | 110 | gpd/job | 2,290 | - |
| Industrial (w/ RW) | IND | - | - | 67 | gpd/job | 1,400 | - |
| **Mixed Use[5]** | | | | | | | |
| High Density Residential (w/o RW) | MU-HDR | 35 | 2.000 | 70 | gpd/person | 4,900 | 140 |
| High Density Residential (w/ RW) | MU-HDR | 40 | 2.000 | 60 | gpd/person | 4,800 | 120 |
| Office (w/o RW) | MU-O | | | 53 | gpd/job | 3,840 | |
| Office (w/ RW) | MU-O | - | - | 35 | gpd/job | 2,500 | - |
| Non-Office (w/o RW) | MU-NO | | | 179 | gpd/job | 2,690 | |
| Non-Office (w/ RW) | MU-NO | - | - | 102 | gpd/job | 1,800 | - |
| **Open Space** | | | | | | | |
| Open Space Non-Recreational (w/o RW) | OS-NR | | | | | 2,340 | |
| Open Space Non-Recreational (w/ RW) | OS-NR | - | - | | - | 1,000 | - |
| Open Space Recreational (w/o RW) | OS-R | | | | | 2,340 | |
| Open Space Recreational (w/ RW) | OS-R | - | - | | - | 1,000 | - |

**Table 4-8 (Continued)**

**Potable Water Unit Demand Factors**

| Landuse | | Max Density (du/ac)[1] | Density (people/ du)[2] | Domestic Water Unit Demand Factors[3] | | | |
|---|---|---|---|---|---|---|---|
| | | | | gpd | unit | gpd/ac | gpd/du |
| **Public** | | | | | | | |
| Public Facility (w/o RW) | PF | | | | | 3,040 | |
| Public Facility (w/ RW) | PF | - | - | | - | 1,700 | - |
| Public Middle or High School (w/o RW) | PS | - | - | 50 | gpd/student | 3,500 | - |
| Public Middle or High School (w/RW) | PS | - | - | 10 | gpd/student | 1,800 | - |
| Public Elementary School (w/o RW) | PS | - | - | 30 | gpd/student | 3,500 | - |
| Public Elementary School (w/RW) | PS | - | - | 10 | gpd/student | 1,800 | - |

[1] *Max Density per the City's 2010 General Plan (The Ontario Plan) for OMC without recycled water. Density for LDR, LMDR, MDR, and HDR with recycled water (Ontario Ranch) were increased per the City Planning Department recommendation (March 2016).*

[2] *Density per the City's 2010 General Plan (The Ontario Plan)*

[3] *Unit Flow Factor Abbreviations:*

*ac = acre* *du = dwelling unit* *gpd = gallons per day*

*room = hotel/motel room* *stu = student* *tsf = thousand square feet*

[4] *If possible it is recommended to use 130 - 155 gpd/room on a case by case basis. It is difficult to estimate the number of rooms or square footage per acre.*

[5] *Mixed Use demands should be based on the types of landuse that make up the specific area and the unit demand factors provided above. The City's 2010 General Plan (The Ontario Plan) provides detailed information on the landuses that make up each mixed use area.*

### 4-7.3 Future Demands

The City of Ontario's Future water system demands utilized in this study are detailed in Table 4-9 by zone. Generally, the ADD were increased with the factors included in Table 4-6 to develop the Maximum Day Demands (MDD), which are summarized by zone in Table 4-7. It should be noted that the MDD model demands for the high water users are based on actual field data collected during the calibration period, and they are not estimated with the MDD peaking factor included in Table 4-6. The MDD total 48,051 AFY (42.9 mgd; 29,790 gpm).

**Table 4-9**

**Future Water demands by Zone**

| Zone | Average Day Demand | | | | Maximum Day Demand[1] | | | |
|---|---|---|---|---|---|---|---|---|
| | gpm | mgd | AFY | % of Total | gpm | mgd | AFY | % of Total |
| 1348 | 2,137 | 3.08 | 3,446 | 6.0% | 3,398 | 4.89 | 5,481 | 6.2% |
| 1212 | 11,298 | 16.27 | 18,224 | 31.6% | 17,481 | 25.17 | 28,196 | 31.9% |
| 1074 | 4,103 | 5.91 | 6,618 | 11.5% | 6,361 | 9.16 | 10,261 | 11.6% |
| 1010 | 6,292 | 9.06 | 10,149 | 17.6% | 9,706 | 13.98 | 15,657 | 17.7% |
| 925 | 11,886 | 17.12 | 19,172 | 33.3% | 17,831 | 25.68 | 28,762 | 32.6% |
| **Total** | **35,716** | **51.43** | **57,610** | **100.0%** | **54,778** | **78.88** | **88,357** | **100.0%** |

[1] *MDD for high water users model demands are based on actual field data collected, not MDD peaking factors included in Table 4-6*

# APPENDIX F

# AWWA WATER LOSS AUDIT REPORTS

# EXHIBIT A

## AWWA Free Water Audit Software: Reporting Worksheet

WAS v5.0

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? Click to access definition
+ Click to add a comment

**Water Audit Report for:** City of Ontario (3610034)
**Reporting Year:** 2016 1/2016 - 12/2016

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

**All volumes to be entered as: ACRE-FEET PER YEAR**

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

<---------- Enter grading in column 'E' and 'J' ---------->

Master Meter and Supply Error Adjustments

| | | | | | Pcnt: | Value: | |
|---|---|---|---|---|---|---|---|
| **WATER SUPPLIED** | | | | | | | |
| Volume from own sources: | 9 | 24,262.290 | acre-ft/yr | 8 | | -32.604 | acre-ft/yr |
| Water imported: | 5 | 5,533.790 | acre-ft/yr | 8 | | -5.530 | acre-ft/yr |
| Water exported: | 3 | 41.240 | acre-ft/yr | 3 | | | acre-ft/yr |
| **WATER SUPPLIED:** | | **29,792.974** | acre-ft/yr | | | | |

Enter negative % or value for under-registration
Enter positive % or value for over-registration

| | | | | | Pcnt: | Value: | |
|---|---|---|---|---|---|---|---|
| **AUTHORIZED CONSUMPTION** | | | | | | | |
| Billed metered: | 8 | 28,707.000 | acre-ft/yr | | | | |
| Billed unmetered: | n/a | | acre-ft/yr | | | | |
| Unbilled metered: | n/a | | acre-ft/yr | | | | |
| Unbilled unmetered: | 9 | 40.000 | acre-ft/yr | | | 40.000 | acre-ft/yr |
| **AUTHORIZED CONSUMPTION:** | | **28,747.000** | acre-ft/yr | | | | |

Click here: ? for help using option buttons below

Use buttons to select percentage of water supplied OR value

| | | | | | Pcnt: | Value: | |
|---|---|---|---|---|---|---|---|
| **WATER LOSSES (Water Supplied - Authorized Consumption)** | | **1,045.974** | acre-ft/yr | | | | |
| **Apparent Losses** | | | | | | | |
| Unauthorized consumption: | | 74.482 | acre-ft/yr | | 0.25% | | acre-ft/yr |
| Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed | | | | | | | |
| Customer metering inaccuracies: | 6 | 48.885 | acre-ft/yr | | 0.17% | | acre-ft/yr |
| Systematic data handling errors: | | 71.768 | acre-ft/yr | | 0.25% | | acre-ft/yr |
| Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed | | | | | | | |
| **Apparent Losses:** | | **195.135** | acre-ft/yr | | | | |
| **Real Losses (Current Annual Real Losses or CARL)** | | | | | | | |
| **Real Losses = Water Losses - Apparent Losses:** | | **850.839** | acre-ft/yr | | | | |
| **WATER LOSSES:** | | **1,045.974** | acre-ft/yr | | | | |

**NON-REVENUE WATER**

**NON-REVENUE WATER:** **1,085.974** acre-ft/yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

**SYSTEM DATA**

| | | | |
|---|---|---|---|
| Length of mains: | 10 | 587.1 | miles |
| Number of active AND inactive service connections: | 9 | 34,692 | |
| Service connection density: | | 59 | conn./mile main |
| Are customer meters typically located at the curbstop or property line? | | Yes | |
| Average length of customer service line: | | | (length of service line, beyond the property boundary, that is the responsibility of the utility) |

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

| | | | |
|---|---|---|---|
| Average operating pressure: | 8 | 85.0 | psi |

**COST DATA**

| | | | | |
|---|---|---|---|---|
| Total annual cost of operating water system: | 10 | $62,249,951 | $/Year | |
| Customer retail unit cost (applied to Apparent Losses): | 9 | $2.72 | $/100 cubic feet (ccf) | |
| Variable production cost (applied to Real Losses): | 6 | $350.00 | $/acre-ft | ☐ Use Customer Retail Unit Cost to value real losses |

**WATER AUDIT DATA VALIDITY SCORE:**

***** YOUR SCORE IS: 77 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

**PRIORITY AREAS FOR ATTENTION:**

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Customer metering inaccuracies
2: Variable production cost (applied to Real Losses)
3: Water imported

# EXHIBIT A

## AWWA Free Water Audit Software: Reporting Worksheet

WAS v5.0

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Click to access definition
Click to add a comment

**Water Audit Report for:** City of Ontario (3610034)
**Reporting Year:** 2017 1/2017 - 12/2017

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

**All volumes to be entered as: ACRE-FEET PER YEAR**

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

<---------- Enter grading in column 'E' and 'J' ---------->

Master Meter and Supply Error Adjustments

### WATER SUPPLIED

| | | | | Pcnt: | Value: | |
|---|---|---|---|---|---|---|
| Volume from own sources: | 5 | 25,774.270 | acre-ft/yr | 8 | -14.645 | acre-ft/yr |
| Water imported: | 5 | 6,157.620 | acre-ft/yr | 8 | -10.610 | acre-ft/yr |
| Water exported: | n/a | | acre-ft/yr | | | acre-ft/yr |
| **WATER SUPPLIED:** | | **31,957.145** | acre-ft/yr | | | |

Enter negative % or value for under-registration
Enter positive % or value for over-registration

### AUTHORIZED CONSUMPTION

Click here: for help using option buttons below

| | | | | Pcnt: | Value: | |
|---|---|---|---|---|---|---|
| Billed metered: | 9 | 30,312.790 | acre-ft/yr | | | |
| Billed unmetered: | n/a | | acre-ft/yr | | | |
| Unbilled metered: | n/a | | acre-ft/yr | | | |
| Unbilled unmetered: | 9 | 40.000 | acre-ft/yr | | 40.000 | acre-ft/yr |
| **AUTHORIZED CONSUMPTION:** | | **30,352.790** | acre-ft/yr | | | |

Use buttons to select percentage of water supplied **OR** value

### WATER LOSSES (Water Supplied - Authorized Consumption)

**1,604.355** acre-ft/yr

#### Apparent Losses

| | | | Pcnt: | Value: | |
|---|---|---|---|---|---|
| Unauthorized consumption: | 79.893 | acre-ft/yr | 0.25% | | acre-ft/yr |

**Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed**

| | | | | | |
|---|---|---|---|---|---|
| Customer metering inaccuracies: | 7 | 241.378 | acre-ft/yr | 0.79% | acre-ft/yr |
| Systematic data handling errors: | | 75.782 | acre-ft/yr | 0.25% | acre-ft/yr |

**Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed**

**Apparent Losses:** **397.053** acre-ft/yr

#### Real Losses (Current Annual Real Losses or CARL)

**Real Losses = Water Losses - Apparent Losses:** **1,207.302** acre-ft/yr

**WATER LOSSES:** **1,604.355** acre-ft/yr

### NON-REVENUE WATER

**NON-REVENUE WATER:** **1,644.355** acre-ft/yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

### SYSTEM DATA

| | | | |
|---|---|---|---|
| Length of mains: | 10 | 591.5 | miles |
| Number of active AND inactive service connections: | 10 | 35,306 | |
| Service connection density: | | 60 | conn./mile main |

Are customer meters typically located at the curbstop or property line? Yes

Average length of customer service line: (length of service line, beyond the property boundary, that is the responsibility of the utility)

**Average length of customer service line has been set to zero and a data grading score of 10 has been applied**

Average operating pressure: 6 — 85.0 psi

### COST DATA

| | | | |
|---|---|---|---|
| Total annual cost of operating water system: | 10 | $64,338,052 | $/Year |
| Customer retail unit cost (applied to Apparent Losses): | 9 | $2.84 | $/100 cubic feet (ccf) |
| Variable production cost (applied to Real Losses): | 6 | $350.00 | $/acre-ft |

☐ Use Customer Retail Unit Cost to value real losses

### WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 68 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

### PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Volume from own sources
2: Variable production cost (applied to Real Losses)
3: Water imported

# EXHIBIT A

## AWWA Free Water Audit Software: Reporting Worksheet

WAS v5.0

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? Click to access definition
+ Click to add a comment

**Water Audit Report for:** City of Ontario (3610034)
**Reporting Year:** 2018 1/2018 - 12/2018

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

**All volumes to be entered as: ACRE-FEET PER YEAR**

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

<---------- Enter grading in column 'E' and 'J' ---------->

Master Meter and Supply Error Adjustments

### WATER SUPPLIED

| | | | | | Pcnt: | Value: | |
|---|---|---|---|---|---|---|---|
| Volume from own sources: | 5 | 22,859.870 | acre-ft/yr | 8 | | -27.629 | acre-ft/yr |
| Water imported: | 5 | 10,361.030 | acre-ft/yr | 8 | | -2.769 | acre-ft/yr |
| Water exported: | 3 | 69.660 | acre-ft/yr | 3 | | | acre-ft/yr |

Enter negative % or value for under-registration
Enter positive % or value for over-registration

**WATER SUPPLIED:** 33,181.638 acre-ft/yr

### AUTHORIZED CONSUMPTION

Click here: ? for help using option buttons below

| | | | | Pcnt: | Value: | |
|---|---|---|---|---|---|---|
| Billed metered: | 9 | 32,182.390 | acre-ft/yr | | | |
| Billed unmetered: | n/a | | acre-ft/yr | | | |
| Unbilled metered: | n/a | | acre-ft/yr | | | |
| Unbilled unmetered: | 9 | 40.000 | acre-ft/yr | | 40.000 | acre-ft/yr |

Use buttons to select percentage of water supplied OR value

**AUTHORIZED CONSUMPTION:** 32,222.390 acre-ft/yr

**WATER LOSSES (Water Supplied - Authorized Consumption)** 959.248 acre-ft/yr

**Apparent Losses**

| | | | | Pcnt: | Value: | |
|---|---|---|---|---|---|---|
| Unauthorized consumption: | | 82.954 | acre-ft/yr | 0.25% | | acre-ft/yr |

Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed

| | | | | | | |
|---|---|---|---|---|---|---|
| Customer metering inaccuracies: | 7 | 116.275 | acre-ft/yr | 0.36% | | acre-ft/yr |
| Systematic data handling errors: | 5 | 80.456 | acre-ft/yr | 0.25% | | acre-ft/yr |

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

**Apparent Losses:** 279.685 acre-ft/yr

**Real Losses (Current Annual Real Losses or CARL)**

**Real Losses = Water Losses - Apparent Losses:** 679.563 acre-ft/yr

**WATER LOSSES:** 959.248 acre-ft/yr

### NON-REVENUE WATER

**NON-REVENUE WATER:** 999.248 acre-ft/yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

### SYSTEM DATA

| | | | |
|---|---|---|---|
| Length of mains: | 10 | 607.4 | miles |
| Number of active AND inactive service connections: | 10 | 36,444 | |
| Service connection density: | | 60 | conn./mile main |

Are customer meters typically located at the curbstop or property line? Yes

Average length of customer service line: (length of service line, beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

| | | | |
|---|---|---|---|
| Average operating pressure: | 6 | 85.0 | psi |

### COST DATA

| | | | | |
|---|---|---|---|---|
| Total annual cost of operating water system: | 10 | $73,953,686 | $/Year | |
| Customer retail unit cost (applied to Apparent Losses): | 5 | $2.84 | $/100 cubic feet (ccf) | |
| Variable production cost (applied to Real Losses): | 5 | $339.04 | $/acre-ft | ☐ Use Customer Retail Unit Cost to value real losses |

### WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 64 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

### PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Volume from own sources
2: Water imported
3: Customer retail unit cost (applied to Apparent Losses)

# EXHIBIT A

## AWWA Free Water Audit Software: Reporting Worksheet

WAS v5.0

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? Click to access definition
+ Click to add a comment

**Water Audit Report for:** City of Ontario (CA3610034)
**Reporting Year:** 2019 | 1/2019 - 12/2019

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

**All volumes to be entered as: ACRE-FEET PER YEAR**

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

<---------- Enter grading in column 'E' and 'J' ---------->

Master Meter and Supply Error Adjustments

### WATER SUPPLIED

| | | | | | Pcnt: | Value: | |
|---|---|---|---|---|---|---|---|
| Volume from own sources: | 5 | 18,059.920 | acre-ft/yr | 8 | | -45.655 | acre-ft/yr |
| Water imported: | 5 | 13,149.090 | acre-ft/yr | 8 | | 9.098 | acre-ft/yr |
| Water exported: | n/a | 0.000 | acre-ft/yr | | | | acre-ft/yr |
| **WATER SUPPLIED:** | | **31,245.567** | acre-ft/yr | | | | |

Enter negative % or value for under-registration
Enter positive % or value for over-registration

### AUTHORIZED CONSUMPTION

Click here: ? for help using option buttons below

| | | | | Pcnt: | Value: | |
|---|---|---|---|---|---|---|
| Billed metered: | 9 | 30,103.680 | acre-ft/yr | | | |
| Billed unmetered: | n/a | | acre-ft/yr | | | |
| Unbilled metered: | n/a | | acre-ft/yr | | | |
| Unbilled unmetered: | 9 | 40.000 | acre-ft/yr | | 40.000 | acre-ft/yr |
| **AUTHORIZED CONSUMPTION:** | | **30,143.680** | acre-ft/yr | | | |

Use buttons to select percentage of water supplied **OR** value

### WATER LOSSES (Water Supplied - Authorized Consumption)

**1,101.887** acre-ft/yr

#### Apparent Losses

| | | | Pcnt: | Value: | |
|---|---|---|---|---|---|
| Unauthorized consumption: | 78.114 | acre-ft/yr | 0.25% | | acre-ft/yr |

Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed

| | | | | | |
|---|---|---|---|---|---|
| Customer metering inaccuracies: | 7 | 57.453 | acre-ft/yr | 57.453 | acre-ft/yr |
| Systematic data handling errors: | 5 | 75.259 | acre-ft/yr | 0.25% | acre-ft/yr |

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

**Apparent Losses:** **210.826** acre-ft/yr

#### Real Losses (Current Annual Real Losses or CARL)

**Real Losses = Water Losses - Apparent Losses:** **891.061** acre-ft/yr

**WATER LOSSES:** **1,101.887** acre-ft/yr

### NON-REVENUE WATER

**NON-REVENUE WATER:** **1,141.887** acre-ft/yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

### SYSTEM DATA

| | | | |
|---|---|---|---|
| Length of mains: | 10 | 616.3 | miles |
| Number of active AND inactive service connections: | 10 | 36,937 | |
| Service connection density: | | 60 | conn./mile main |

Are customer meters typically located at the curbstop or property line? Yes

Average length of customer service line: (length of service line, beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

| | | | |
|---|---|---|---|
| Average operating pressure: | 6 | 85.0 | psi |

### COST DATA

| | | | | |
|---|---|---|---|---|
| Total annual cost of operating water system: | 10 | $65,371,950 | $/Year | |
| Customer retail unit cost (applied to Apparent Losses): | 5 | $2.89 | $/100 cubic feet (ccf) | |
| Variable production cost (applied to Real Losses): | 5 | $350.03 | $/acre-ft | ☐ Use Customer Retail Unit Cost to value real losses |

### WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 64 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

### PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Volume from own sources
2: Water imported
3: Customer retail unit cost (applied to Apparent Losses)

# APPENDIX G

# CLIMATE CHANGE CONSIDERATIONS (CAL-ADAPT DATA)

# EXHIBIT A

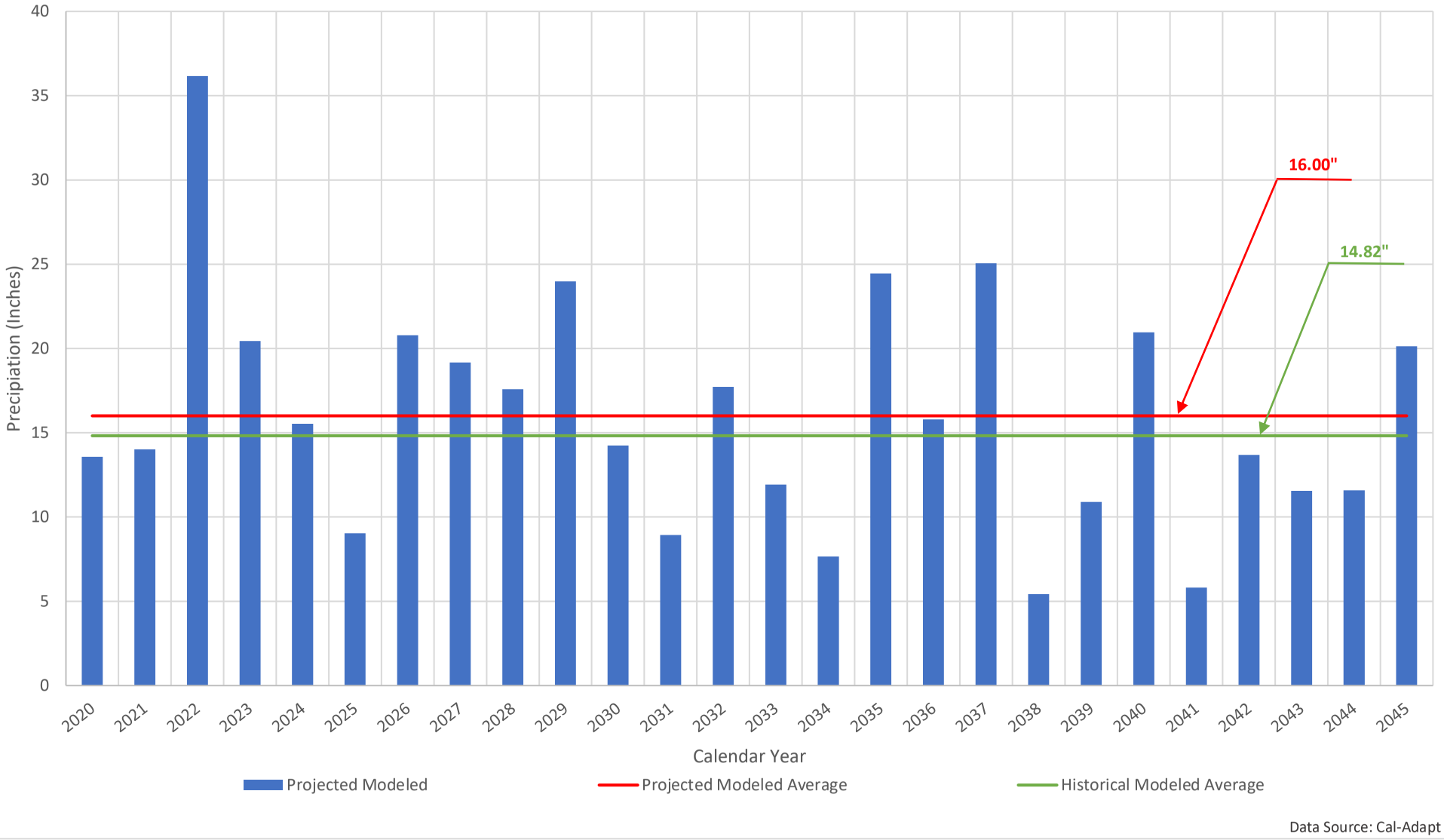
## CHINO BASIN

### MODELED ANNUAL AVERAGE PRECIPITATION

### CAL-ADAPT METHOD: RCP 4.5 (CANESM2)

### CAL-ADAPT DATA

# Chino Basin
## Modeled Annual Average Precipitation
## Cal-Adapt Method: RCP 4.5 (CanESM2)




Data Source: Cal-Adapt

EXHIBIT A

Notes:
Projected Modeled Average includes modeled years 2020 through 2045
Historical Modeled Average includes modeled years 1950 through 2019
Cal-Adapt defines the general circulation model (GCM) CanESM2 as an "average simulation"
Cal-Adapt defines RCP 4.5 as a scenario in which emissions peak around 2040, then decline

# EXHIBIT A

## Cal-Adapt
## Annual Averages Tool - Precipitation
## Chino Basin

| | |
|---|---|
| location | User Defined Boundary - Chino Basin |
| climate variable | Precipitation |
| units | inches |
| scenario | rcp45 |

**Projected Modeled Average:** **16.00382 [inches]**
**Historical Modeled Average:** **14.82172 [inches]**

| name | date | Year | Historical Average | Modeled Average | value |
|---|---|---|---|---|---|
| CanESM2 | Sun Jan 01 1950 00:00:00 GMT-0800 (Pacific Standard Time) | 1950 | | | 3.700919 |
| CanESM2 | Mon Jan 01 1951 00:00:00 GMT-0800 (Pacific Standard Time) | 1951 | | | 17.30468 |
| CanESM2 | Tue Jan 01 1952 00:00:00 GMT-0800 (Pacific Standard Time) | 1952 | | | 16.11378 |
| CanESM2 | Thu Jan 01 1953 00:00:00 GMT-0800 (Pacific Standard Time) | 1953 | | | 10.44193 |
| CanESM2 | Fri Jan 01 1954 00:00:00 GMT-0800 (Pacific Standard Time) | 1954 | | | 16.90721 |
| CanESM2 | Sat Jan 01 1955 00:00:00 GMT-0800 (Pacific Standard Time) | 1955 | | | 27.84166 |
| CanESM2 | Sun Jan 01 1956 00:00:00 GMT-0800 (Pacific Standard Time) | 1956 | | | 6.855331 |
| CanESM2 | Tue Jan 01 1957 00:00:00 GMT-0800 (Pacific Standard Time) | 1957 | | | 13.16045 |
| CanESM2 | Wed Jan 01 1958 00:00:00 GMT-0800 (Pacific Standard Time) | 1958 | | | 6.55614 |
| CanESM2 | Thu Jan 01 1959 00:00:00 GMT-0800 (Pacific Standard Time) | 1959 | | | 10.76282 |
| CanESM2 | Fri Jan 01 1960 00:00:00 GMT-0800 (Pacific Standard Time) | 1960 | | | 12.93886 |
| CanESM2 | Sun Jan 01 1961 00:00:00 GMT-0800 (Pacific Standard Time) | 1961 | | | 13.40765 |
| CanESM2 | Mon Jan 01 1962 00:00:00 GMT-0800 (Pacific Standard Time) | 1962 | | | 22.24209 |
| CanESM2 | Tue Jan 01 1963 00:00:00 GMT-0800 (Pacific Standard Time) | 1963 | | | 4.005351 |
| CanESM2 | Wed Jan 01 1964 00:00:00 GMT-0800 (Pacific Standard Time) | 1964 | | | 28.86021 |
| CanESM2 | Fri Jan 01 1965 00:00:00 GMT-0800 (Pacific Standard Time) | 1965 | | | 31.07789 |
| CanESM2 | Sat Jan 01 1966 00:00:00 GMT-0800 (Pacific Standard Time) | 1966 | | | 12.44217 |
| CanESM2 | Sun Jan 01 1967 00:00:00 GMT-0800 (Pacific Standard Time) | 1967 | | | 18.94751 |
| CanESM2 | Mon Jan 01 1968 00:00:00 GMT-0800 (Pacific Standard Time) | 1968 | | | 14.70134 |
| CanESM2 | Wed Jan 01 1969 00:00:00 GMT-0800 (Pacific Standard Time) | 1969 | | | 28.35504 |
| CanESM2 | Thu Jan 01 1970 00:00:00 GMT-0800 (Pacific Standard Time) | 1970 | | | 12.84907 |
| CanESM2 | Fri Jan 01 1971 00:00:00 GMT-0800 (Pacific Standard Time) | 1971 | | | 5.034394 |
| CanESM2 | Sat Jan 01 1972 00:00:00 GMT-0800 (Pacific Standard Time) | 1972 | | | 15.57366 |
| CanESM2 | Mon Jan 01 1973 00:00:00 GMT-0800 (Pacific Standard Time) | 1973 | | | 11.2481 |
| CanESM2 | Tue Jan 01 1974 00:00:00 GMT-0800 (Pacific Standard Time) | 1974 | | | 33.87335 |
| CanESM2 | Wed Jan 01 1975 00:00:00 GMT-0800 (Pacific Standard Time) | 1975 | | | 7.778772 |
| CanESM2 | Thu Jan 01 1976 00:00:00 GMT-0800 (Pacific Standard Time) | 1976 | | | 14.5049 |
| CanESM2 | Sat Jan 01 1977 00:00:00 GMT-0800 (Pacific Standard Time) | 1977 | | | 17.09041 |
| CanESM2 | Sun Jan 01 1978 00:00:00 GMT-0800 (Pacific Standard Time) | 1978 | | | 12.02995 |
| CanESM2 | Mon Jan 01 1979 00:00:00 GMT-0800 (Pacific Standard Time) | 1979 | | | 9.315764 |
| CanESM2 | Tue Jan 01 1980 00:00:00 GMT-0800 (Pacific Standard Time) | 1980 | | | 6.179051 |
| CanESM2 | Thu Jan 01 1981 00:00:00 GMT-0800 (Pacific Standard Time) | 1981 | | | 14.84229 |
| CanESM2 | Fri Jan 01 1982 00:00:00 GMT-0800 (Pacific Standard Time) | 1982 | | | 22.44051 |
| CanESM2 | Sat Jan 01 1983 00:00:00 GMT-0800 (Pacific Standard Time) | 1983 | | | 13.11271 |
| CanESM2 | Sun Jan 01 1984 00:00:00 GMT-0800 (Pacific Standard Time) | 1984 | | | 14.20105 |
| CanESM2 | Tue Jan 01 1985 00:00:00 GMT-0800 (Pacific Standard Time) | 1985 | | | 38.64678 |
| CanESM2 | Wed Jan 01 1986 00:00:00 GMT-0800 (Pacific Standard Time) | 1986 | | | 8.24916 |
| CanESM2 | Thu Jan 01 1987 00:00:00 GMT-0800 (Pacific Standard Time) | 1987 | | | 15.51612 |
| CanESM2 | Fri Jan 01 1988 00:00:00 GMT-0800 (Pacific Standard Time) | 1988 | | | 10.61193 |
| CanESM2 | Sun Jan 01 1989 00:00:00 GMT-0800 (Pacific Standard Time) | 1989 | | | 16.53263 |
| CanESM2 | Mon Jan 01 1990 00:00:00 GMT-0800 (Pacific Standard Time) | 1990 | | | 18.66699 |
| CanESM2 | Tue Jan 01 1991 00:00:00 GMT-0800 (Pacific Standard Time) | 1991 | | | 15.20903 |
| CanESM2 | Wed Jan 01 1992 00:00:00 GMT-0800 (Pacific Standard Time) | 1992 | | | 16.66478 |
| CanESM2 | Fri Jan 01 1993 00:00:00 GMT-0800 (Pacific Standard Time) | 1993 | | | 14.48983 |
| CanESM2 | Sat Jan 01 1994 00:00:00 GMT-0800 (Pacific Standard Time) | 1994 | | | 14.7208 |
| CanESM2 | Sun Jan 01 1995 00:00:00 GMT-0800 (Pacific Standard Time) | 1995 | | | 12.91328 |
| CanESM2 | Mon Jan 01 1996 00:00:00 GMT-0800 (Pacific Standard Time) | 1996 | | | 10.69114 |
| CanESM2 | Wed Jan 01 1997 00:00:00 GMT-0800 (Pacific Standard Time) | 1997 | | | 38.9727 |
| CanESM2 | Thu Jan 01 1998 00:00:00 GMT-0800 (Pacific Standard Time) | 1998 | | | 9.558335 |
| CanESM2 | Fri Jan 01 1999 00:00:00 GMT-0800 (Pacific Standard Time) | 1999 | | | 8.267488 |

# EXHIBIT A

## Cal-Adapt
## Annual Averages Tool - Precipitation
## Chino Basin

| | |
|---|---|
| location | User Defined Boundary - Chino Basin |
| climate variable | Precipitation |
| units | inches |
| scenario | rcp45 |

**Projected Modeled Average:** **16.00382 [inches]**
**Historical Modeled Average:** **14.82172 [inches]**

| name | date | Year | Historical Average | Modeled Average | value |
|---|---|---|---|---|---|
| CanESM2 | Sat Jan 01 2000 00:00:00 GMT-0800 (Pacific Standard Time) | 2000 | | | 7.5434 |
| CanESM2 | Mon Jan 01 2001 00:00:00 GMT-0800 (Pacific Standard Time) | 2001 | | | 10.20602 |
| CanESM2 | Tue Jan 01 2002 00:00:00 GMT-0800 (Pacific Standard Time) | 2002 | | | 10.39491 |
| CanESM2 | Wed Jan 01 2003 00:00:00 GMT-0800 (Pacific Standard Time) | 2003 | | | 13.12482 |
| CanESM2 | Thu Jan 01 2004 00:00:00 GMT-0800 (Pacific Standard Time) | 2004 | | | 15.43004 |
| CanESM2 | Sat Jan 01 2005 00:00:00 GMT-0800 (Pacific Standard Time) | 2005 | | | 22.94388 |
| CanESM2 | Sun Jan 01 2006 00:00:00 GMT-0800 (Pacific Standard Time) | 2006 | | | 13.6766 |
| CanESM2 | Mon Jan 01 2007 00:00:00 GMT-0800 (Pacific Standard Time) | 2007 | | | 4.089872 |
| CanESM2 | Tue Jan 01 2008 00:00:00 GMT-0800 (Pacific Standard Time) | 2008 | | | 12.94551 |
| CanESM2 | Thu Jan 01 2009 00:00:00 GMT-0800 (Pacific Standard Time) | 2009 | | | 11.81959 |
| CanESM2 | Fri Jan 01 2010 00:00:00 GMT-0800 (Pacific Standard Time) | 2010 | | | 12.88253 |
| CanESM2 | Sat Jan 01 2011 00:00:00 GMT-0800 (Pacific Standard Time) | 2011 | | | 19.71187 |
| CanESM2 | Sun Jan 01 2012 00:00:00 GMT-0800 (Pacific Standard Time) | 2012 | | | 6.488277 |
| CanESM2 | Tue Jan 01 2013 00:00:00 GMT-0800 (Pacific Standard Time) | 2013 | | | 8.959759 |
| CanESM2 | Wed Jan 01 2014 00:00:00 GMT-0800 (Pacific Standard Time) | 2014 | | | 8.655361 |
| CanESM2 | Thu Jan 01 2015 00:00:00 GMT-0800 (Pacific Standard Time) | 2015 | | | 22.86486 |
| CanESM2 | Fri Jan 01 2016 00:00:00 GMT-0800 (Pacific Standard Time) | 2016 | | | 32.64576 |
| CanESM2 | Sun Jan 01 2017 00:00:00 GMT-0800 (Pacific Standard Time) | 2017 | | | 11.00626 |
| CanESM2 | Mon Jan 01 2018 00:00:00 GMT-0800 (Pacific Standard Time) | 2018 | | | 5.236335 |
| CanESM2 | Tue Jan 01 2019 00:00:00 GMT-0800 (Pacific Standard Time) | 2019 | 14.82171851 | | 10.48662 |
| CanESM2 | Wed Jan 01 2020 00:00:00 GMT-0800 (Pacific Standard Time) | 2020 | 14.82171851 | 16.00381971 | 13.56974 |
| CanESM2 | Fri Jan 01 2021 00:00:00 GMT-0800 (Pacific Standard Time) | 2021 | 14.82171851 | 16.00381971 | 14.0193 |
| CanESM2 | Sat Jan 01 2022 00:00:00 GMT-0800 (Pacific Standard Time) | 2022 | 14.82171851 | 16.00381971 | 36.16642 |
| CanESM2 | Sun Jan 01 2023 00:00:00 GMT-0800 (Pacific Standard Time) | 2023 | 14.82171851 | 16.00381971 | 20.44454 |
| CanESM2 | Mon Jan 01 2024 00:00:00 GMT-0800 (Pacific Standard Time) | 2024 | 14.82171851 | 16.00381971 | 15.54037 |
| CanESM2 | Wed Jan 01 2025 00:00:00 GMT-0800 (Pacific Standard Time) | 2025 | 14.82171851 | 16.00381971 | 9.026577 |
| CanESM2 | Thu Jan 01 2026 00:00:00 GMT-0800 (Pacific Standard Time) | 2026 | 14.82171851 | 16.00381971 | 20.78657 |
| CanESM2 | Fri Jan 01 2027 00:00:00 GMT-0800 (Pacific Standard Time) | 2027 | 14.82171851 | 16.00381971 | 19.1704 |
| CanESM2 | Sat Jan 01 2028 00:00:00 GMT-0800 (Pacific Standard Time) | 2028 | 14.82171851 | 16.00381971 | 17.57344 |
| CanESM2 | Mon Jan 01 2029 00:00:00 GMT-0800 (Pacific Standard Time) | 2029 | 14.82171851 | 16.00381971 | 23.98247 |
| CanESM2 | Tue Jan 01 2030 00:00:00 GMT-0800 (Pacific Standard Time) | 2030 | 14.82171851 | 16.00381971 | 14.24796 |
| CanESM2 | Wed Jan 01 2031 00:00:00 GMT-0800 (Pacific Standard Time) | 2031 | 14.82171851 | 16.00381971 | 8.938649 |
| CanESM2 | Thu Jan 01 2032 00:00:00 GMT-0800 (Pacific Standard Time) | 2032 | 14.82171851 | 16.00381971 | 17.72878 |
| CanESM2 | Sat Jan 01 2033 00:00:00 GMT-0800 (Pacific Standard Time) | 2033 | 14.82171851 | 16.00381971 | 11.93111 |
| CanESM2 | Sun Jan 01 2034 00:00:00 GMT-0800 (Pacific Standard Time) | 2034 | 14.82171851 | 16.00381971 | 7.658487 |
| CanESM2 | Mon Jan 01 2035 00:00:00 GMT-0800 (Pacific Standard Time) | 2035 | 14.82171851 | 16.00381971 | 24.44704 |
| CanESM2 | Tue Jan 01 2036 00:00:00 GMT-0800 (Pacific Standard Time) | 2036 | 14.82171851 | 16.00381971 | 15.78679 |
| CanESM2 | Thu Jan 01 2037 00:00:00 GMT-0800 (Pacific Standard Time) | 2037 | 14.82171851 | 16.00381971 | 25.06106 |
| CanESM2 | Fri Jan 01 2038 00:00:00 GMT-0800 (Pacific Standard Time) | 2038 | 14.82171851 | 16.00381971 | 5.425917 |
| CanESM2 | Sat Jan 01 2039 00:00:00 GMT-0800 (Pacific Standard Time) | 2039 | 14.82171851 | 16.00381971 | 10.89829 |
| CanESM2 | Sun Jan 01 2040 00:00:00 GMT-0800 (Pacific Standard Time) | 2040 | 14.82171851 | 16.00381971 | 20.95617 |
| CanESM2 | Tue Jan 01 2041 00:00:00 GMT-0800 (Pacific Standard Time) | 2041 | 14.82171851 | 16.00381971 | 5.807901 |
| CanESM2 | Wed Jan 01 2042 00:00:00 GMT-0800 (Pacific Standard Time) | 2042 | 14.82171851 | 16.00381971 | 13.67965 |
| CanESM2 | Thu Jan 01 2043 00:00:00 GMT-0800 (Pacific Standard Time) | 2043 | 14.82171851 | 16.00381971 | 11.55361 |
| CanESM2 | Fri Jan 01 2044 00:00:00 GMT-0800 (Pacific Standard Time) | 2044 | 14.82171851 | 16.00381971 | 11.57526 |
| CanESM2 | Sun Jan 01 2045 00:00:00 GMT-0800 (Pacific Standard Time) | 2045 | 14.82171851 | 16.00381971 | 20.12281 |
| CanESM2 | Mon Jan 01 2046 00:00:00 GMT-0800 (Pacific Standard Time) | 2046 | 14.82171851 | | 24.22683 |
| CanESM2 | Tue Jan 01 2047 00:00:00 GMT-0800 (Pacific Standard Time) | 2047 | 14.82171851 | | 21.37718 |
| CanESM2 | Wed Jan 01 2048 00:00:00 GMT-0800 (Pacific Standard Time) | 2048 | 14.82171851 | | 21.08418 |
| CanESM2 | Fri Jan 01 2049 00:00:00 GMT-0800 (Pacific Standard Time) | 2049 | 14.82171851 | | 9.34067 |

# EXHIBIT A

## Cal-Adapt
## Annual Averages Tool - Precipitation
## Chino Basin

| | |
|---|---|
| location | User Defined Boundary - Chino Basin |
| climate variable | Precipitation |
| units | inches |
| scenario | rcp45 |

**Projected Modeled Average:** **16.00382 [inches]**
**Historical Modeled Average:** **14.82172 [inches]**

| name | date | Year | Historical Average | Modeled Average | value |
|---|---|---|---|---|---|
| CanESM2 | Sat Jan 01 2050 00:00:00 GMT-0800 (Pacific Standard Time) | 2050 | 14.82171851 | | 10.41989 |
| CanESM2 | Sun Jan 01 2051 00:00:00 GMT-0800 (Pacific Standard Time) | 2051 | 14.82171851 | | 7.530774 |
| CanESM2 | Mon Jan 01 2052 00:00:00 GMT-0800 (Pacific Standard Time) | 2052 | 14.82171851 | | 25.96643 |
| CanESM2 | Wed Jan 01 2053 00:00:00 GMT-0800 (Pacific Standard Time) | 2053 | 14.82171851 | | 10.15468 |
| CanESM2 | Thu Jan 01 2054 00:00:00 GMT-0800 (Pacific Standard Time) | 2054 | 14.82171851 | | 13.14192 |
| CanESM2 | Fri Jan 01 2055 00:00:00 GMT-0800 (Pacific Standard Time) | 2055 | 14.82171851 | | 9.733803 |
| CanESM2 | Sat Jan 01 2056 00:00:00 GMT-0800 (Pacific Standard Time) | 2056 | 14.82171851 | | 17.25331 |
| CanESM2 | Mon Jan 01 2057 00:00:00 GMT-0800 (Pacific Standard Time) | 2057 | 14.82171851 | | 15.37966 |
| CanESM2 | Tue Jan 01 2058 00:00:00 GMT-0800 (Pacific Standard Time) | 2058 | 14.82171851 | | 7.574648 |
| CanESM2 | Wed Jan 01 2059 00:00:00 GMT-0800 (Pacific Standard Time) | 2059 | 14.82171851 | | 26.23963 |
| CanESM2 | Thu Jan 01 2060 00:00:00 GMT-0800 (Pacific Standard Time) | 2060 | 14.82171851 | | 28.2625 |
| CanESM2 | Sat Jan 01 2061 00:00:00 GMT-0800 (Pacific Standard Time) | 2061 | 14.82171851 | | 6.729702 |
| CanESM2 | Sun Jan 01 2062 00:00:00 GMT-0800 (Pacific Standard Time) | 2062 | 14.82171851 | | 11.89579 |
| CanESM2 | Mon Jan 01 2063 00:00:00 GMT-0800 (Pacific Standard Time) | 2063 | 14.82171851 | | 4.432257 |
| CanESM2 | Tue Jan 01 2064 00:00:00 GMT-0800 (Pacific Standard Time) | 2064 | 14.82171851 | | 9.655321 |
| CanESM2 | Thu Jan 01 2065 00:00:00 GMT-0800 (Pacific Standard Time) | 2065 | 14.82171851 | | 13.74902 |
| CanESM2 | Fri Jan 01 2066 00:00:00 GMT-0800 (Pacific Standard Time) | 2066 | 14.82171851 | | 14.30761 |
| CanESM2 | Sat Jan 01 2067 00:00:00 GMT-0800 (Pacific Standard Time) | 2067 | 14.82171851 | | 20.97347 |
| CanESM2 | Sun Jan 01 2068 00:00:00 GMT-0800 (Pacific Standard Time) | 2068 | 14.82171851 | | 16.44066 |
| CanESM2 | Tue Jan 01 2069 00:00:00 GMT-0800 (Pacific Standard Time) | 2069 | 14.82171851 | | 24.30653 |
| CanESM2 | Wed Jan 01 2070 00:00:00 GMT-0800 (Pacific Standard Time) | 2070 | 14.82171851 | | 22.69732 |
| CanESM2 | Thu Jan 01 2071 00:00:00 GMT-0800 (Pacific Standard Time) | 2071 | 14.82171851 | | 23.40727 |
| CanESM2 | Fri Jan 01 2072 00:00:00 GMT-0800 (Pacific Standard Time) | 2072 | 14.82171851 | | 6.820724 |
| CanESM2 | Sun Jan 01 2073 00:00:00 GMT-0800 (Pacific Standard Time) | 2073 | 14.82171851 | | 22.87705 |
| CanESM2 | Mon Jan 01 2074 00:00:00 GMT-0800 (Pacific Standard Time) | 2074 | 14.82171851 | | 17.81223 |
| CanESM2 | Tue Jan 01 2075 00:00:00 GMT-0800 (Pacific Standard Time) | 2075 | 14.82171851 | | 20.5584 |
| CanESM2 | Wed Jan 01 2076 00:00:00 GMT-0800 (Pacific Standard Time) | 2076 | 14.82171851 | | 11.00267 |
| CanESM2 | Fri Jan 01 2077 00:00:00 GMT-0800 (Pacific Standard Time) | 2077 | 14.82171851 | | 22.60738 |
| CanESM2 | Sat Jan 01 2078 00:00:00 GMT-0800 (Pacific Standard Time) | 2078 | 14.82171851 | | 19.72153 |
| CanESM2 | Sun Jan 01 2079 00:00:00 GMT-0800 (Pacific Standard Time) | 2079 | 14.82171851 | | 19.46532 |
| CanESM2 | Mon Jan 01 2080 00:00:00 GMT-0800 (Pacific Standard Time) | 2080 | 14.82171851 | | 44.25279 |
| CanESM2 | Wed Jan 01 2081 00:00:00 GMT-0800 (Pacific Standard Time) | 2081 | 14.82171851 | | 17.91737 |
| CanESM2 | Thu Jan 01 2082 00:00:00 GMT-0800 (Pacific Standard Time) | 2082 | 14.82171851 | | 14.49597 |
| CanESM2 | Fri Jan 01 2083 00:00:00 GMT-0800 (Pacific Standard Time) | 2083 | 14.82171851 | | 16.34221 |
| CanESM2 | Sat Jan 01 2084 00:00:00 GMT-0800 (Pacific Standard Time) | 2084 | 14.82171851 | | 22.17847 |
| CanESM2 | Mon Jan 01 2085 00:00:00 GMT-0800 (Pacific Standard Time) | 2085 | 14.82171851 | | 8.313108 |
| CanESM2 | Tue Jan 01 2086 00:00:00 GMT-0800 (Pacific Standard Time) | 2086 | 14.82171851 | | 23.80699 |
| CanESM2 | Wed Jan 01 2087 00:00:00 GMT-0800 (Pacific Standard Time) | 2087 | 14.82171851 | | 8.932599 |
| CanESM2 | Thu Jan 01 2088 00:00:00 GMT-0800 (Pacific Standard Time) | 2088 | 14.82171851 | | 36.03347 |
| CanESM2 | Sat Jan 01 2089 00:00:00 GMT-0800 (Pacific Standard Time) | 2089 | 14.82171851 | | 17.28937 |
| CanESM2 | Sun Jan 01 2090 00:00:00 GMT-0800 (Pacific Standard Time) | 2090 | 14.82171851 | | 11.13247 |
| CanESM2 | Mon Jan 01 2091 00:00:00 GMT-0800 (Pacific Standard Time) | 2091 | 14.82171851 | | 6.832503 |
| CanESM2 | Tue Jan 01 2092 00:00:00 GMT-0800 (Pacific Standard Time) | 2092 | 14.82171851 | | 4.958314 |
| CanESM2 | Thu Jan 01 2093 00:00:00 GMT-0800 (Pacific Standard Time) | 2093 | 14.82171851 | | 27.74233 |
| CanESM2 | Fri Jan 01 2094 00:00:00 GMT-0800 (Pacific Standard Time) | 2094 | 14.82171851 | | 16.80191 |
| CanESM2 | Sat Jan 01 2095 00:00:00 GMT-0800 (Pacific Standard Time) | 2095 | 14.82171851 | | 6.707868 |
| CanESM2 | Sun Jan 01 2096 00:00:00 GMT-0800 (Pacific Standard Time) | 2096 | 14.82171851 | | 11.27541 |
| CanESM2 | Tue Jan 01 2097 00:00:00 GMT-0800 (Pacific Standard Time) | 2097 | 14.82171851 | | 15.7764 |
| CanESM2 | Wed Jan 01 2098 00:00:00 GMT-0800 (Pacific Standard Time) | 2098 | 14.82171851 | | 23.27202 |
| CanESM2 | Thu Jan 01 2099 00:00:00 GMT-0800 (Pacific Standard Time) | 2099 | 14.82171851 | | 12.29473 |

# EXHIBIT A

## Cal-Adapt
## Annual Averages Tool - Precipitation
## Chino Basin

| | |
|---|---|
| location | User Defined Boundary - Chino Basin |
| climate variable | Precipitation |
| units | inches |
| scenario | rcp45 |

**Projected Modeled Average:** **16.00382 [inches]**
**Historical Modeled Average:** **14.82172 [inches]**

| name | date | Year | Historical Average | Modeled Average | value |
|---|---|---|---|---|---|
| CanESM2 | Fri Jan 01 2100 00:00:00 GMT-0800 (Pacific Standard Time) | 2100 | 14.82171851 | | 16.21604 |

# EXHIBIT A

## CHINO BASIN

### MODELED ANNUAL AVERAGE TEMPERATURE

### CAL-ADAPT METHOD: RCP 4.5 (CANESM2)

### CAL-ADAPT DATA

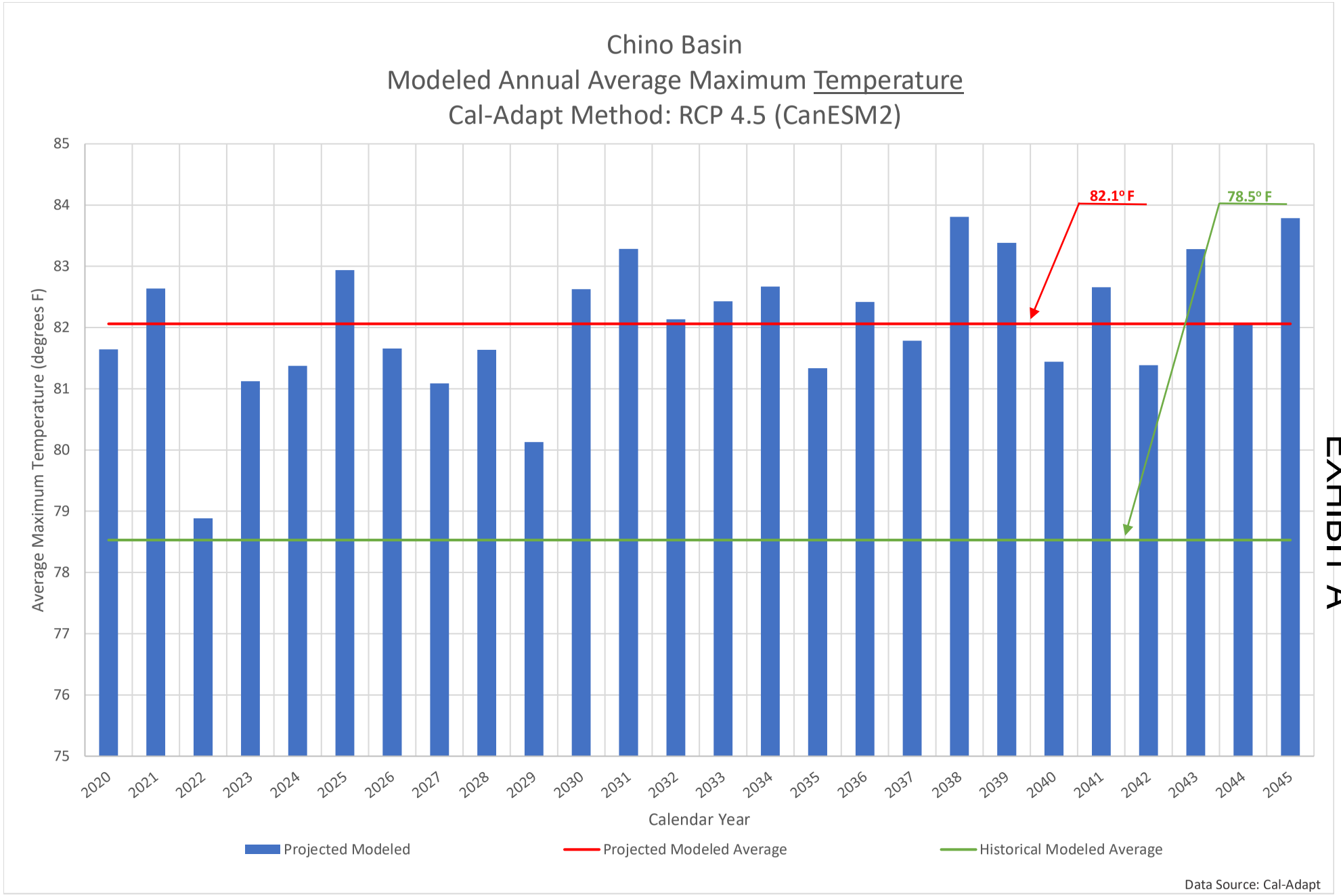



EXHIBIT A

Notes:

Projected Modeled Average includes modeled years 2020 through 2045

Historical Modeled Average includes modeled years 1950 through 2019

Cal-Adapt defines the general circulation model (GCM) CanESM2 as an "average simulation"

Cal-Adapt defines RCP 4.5 as a scenario in which emissions peak around 2040, then decline

# EXHIBIT A

## Cal-Adapt
## Annual Averages Tool - Maximum Temperature
## Chino Basin

| | |
|---|---|
| location | User Defined Boundary - Chino Basin |
| climate variable | Maximum Temperature |
| units | °F |
| scenario | rcp45 |

**Projected Modeled Average:** **82.06097456 °F**
**Historical Modeled Average:** **78.5297940 °F**

| name | date | Year | Historical Average | Modeled Average | value |
|---|---|---|---|---|---|
| CanESM2 | Sun Jan 01 1950 00:00:00 GMT-0800 (Pacific Standard Time) | 1950 | | | 80.05461 |
| CanESM2 | Mon Jan 01 1951 00:00:00 GMT-0800 (Pacific Standard Time) | 1951 | | | 77.93241 |
| CanESM2 | Tue Jan 01 1952 00:00:00 GMT-0800 (Pacific Standard Time) | 1952 | | | 77.30686 |
| CanESM2 | Thu Jan 01 1953 00:00:00 GMT-0800 (Pacific Standard Time) | 1953 | | | 78.03202 |
| CanESM2 | Fri Jan 01 1954 00:00:00 GMT-0800 (Pacific Standard Time) | 1954 | | | 76.88544 |
| CanESM2 | Sat Jan 01 1955 00:00:00 GMT-0800 (Pacific Standard Time) | 1955 | | | 76.20399 |
| CanESM2 | Sun Jan 01 1956 00:00:00 GMT-0800 (Pacific Standard Time) | 1956 | | | 78.04634 |
| CanESM2 | Tue Jan 01 1957 00:00:00 GMT-0800 (Pacific Standard Time) | 1957 | | | 78.04172 |
| CanESM2 | Wed Jan 01 1958 00:00:00 GMT-0800 (Pacific Standard Time) | 1958 | | | 78.18192 |
| CanESM2 | Thu Jan 01 1959 00:00:00 GMT-0800 (Pacific Standard Time) | 1959 | | | 79.1522 |
| CanESM2 | Fri Jan 01 1960 00:00:00 GMT-0800 (Pacific Standard Time) | 1960 | | | 78.62896 |
| CanESM2 | Sun Jan 01 1961 00:00:00 GMT-0800 (Pacific Standard Time) | 1961 | | | 76.66275 |
| CanESM2 | Mon Jan 01 1962 00:00:00 GMT-0800 (Pacific Standard Time) | 1962 | | | 77.90819 |
| CanESM2 | Tue Jan 01 1963 00:00:00 GMT-0800 (Pacific Standard Time) | 1963 | | | 80.69396 |
| CanESM2 | Wed Jan 01 1964 00:00:00 GMT-0800 (Pacific Standard Time) | 1964 | | | 76.14631 |
| CanESM2 | Fri Jan 01 1965 00:00:00 GMT-0800 (Pacific Standard Time) | 1965 | | | 74.79641 |
| CanESM2 | Sat Jan 01 1966 00:00:00 GMT-0800 (Pacific Standard Time) | 1966 | | | 76.64748 |
| CanESM2 | Sun Jan 01 1967 00:00:00 GMT-0800 (Pacific Standard Time) | 1967 | | | 77.79322 |
| CanESM2 | Mon Jan 01 1968 00:00:00 GMT-0800 (Pacific Standard Time) | 1968 | | | 77.26835 |
| CanESM2 | Wed Jan 01 1969 00:00:00 GMT-0800 (Pacific Standard Time) | 1969 | | | 76.59481 |
| CanESM2 | Thu Jan 01 1970 00:00:00 GMT-0800 (Pacific Standard Time) | 1970 | | | 76.29012 |
| CanESM2 | Fri Jan 01 1971 00:00:00 GMT-0800 (Pacific Standard Time) | 1971 | | | 77.91441 |
| CanESM2 | Sat Jan 01 1972 00:00:00 GMT-0800 (Pacific Standard Time) | 1972 | | | 78.34221 |
| CanESM2 | Mon Jan 01 1973 00:00:00 GMT-0800 (Pacific Standard Time) | 1973 | | | 77.06548 |
| CanESM2 | Tue Jan 01 1974 00:00:00 GMT-0800 (Pacific Standard Time) | 1974 | | | 77.75588 |
| CanESM2 | Wed Jan 01 1975 00:00:00 GMT-0800 (Pacific Standard Time) | 1975 | | | 79.54019 |
| CanESM2 | Thu Jan 01 1976 00:00:00 GMT-0800 (Pacific Standard Time) | 1976 | | | 77.93902 |
| CanESM2 | Sat Jan 01 1977 00:00:00 GMT-0800 (Pacific Standard Time) | 1977 | | | 76.87495 |
| CanESM2 | Sun Jan 01 1978 00:00:00 GMT-0800 (Pacific Standard Time) | 1978 | | | 78.93915 |
| CanESM2 | Mon Jan 01 1979 00:00:00 GMT-0800 (Pacific Standard Time) | 1979 | | | 79.16809 |
| CanESM2 | Tue Jan 01 1980 00:00:00 GMT-0800 (Pacific Standard Time) | 1980 | | | 80.35038 |
| CanESM2 | Thu Jan 01 1981 00:00:00 GMT-0800 (Pacific Standard Time) | 1981 | | | 79.92046 |
| CanESM2 | Fri Jan 01 1982 00:00:00 GMT-0800 (Pacific Standard Time) | 1982 | | | 76.60721 |
| CanESM2 | Sat Jan 01 1983 00:00:00 GMT-0800 (Pacific Standard Time) | 1983 | | | 77.65839 |
| CanESM2 | Sun Jan 01 1984 00:00:00 GMT-0800 (Pacific Standard Time) | 1984 | | | 77.04406 |
| CanESM2 | Tue Jan 01 1985 00:00:00 GMT-0800 (Pacific Standard Time) | 1985 | | | 76.18762 |
| CanESM2 | Wed Jan 01 1986 00:00:00 GMT-0800 (Pacific Standard Time) | 1986 | | | 78.27004 |
| CanESM2 | Thu Jan 01 1987 00:00:00 GMT-0800 (Pacific Standard Time) | 1987 | | | 76.91398 |
| CanESM2 | Fri Jan 01 1988 00:00:00 GMT-0800 (Pacific Standard Time) | 1988 | | | 77.78293 |
| CanESM2 | Sun Jan 01 1989 00:00:00 GMT-0800 (Pacific Standard Time) | 1989 | | | 76.77671 |
| CanESM2 | Mon Jan 01 1990 00:00:00 GMT-0800 (Pacific Standard Time) | 1990 | | | 77.84982 |
| CanESM2 | Tue Jan 01 1991 00:00:00 GMT-0800 (Pacific Standard Time) | 1991 | | | 78.66314 |
| CanESM2 | Wed Jan 01 1992 00:00:00 GMT-0800 (Pacific Standard Time) | 1992 | | | 75.49348 |
| CanESM2 | Fri Jan 01 1993 00:00:00 GMT-0800 (Pacific Standard Time) | 1993 | | | 79.26678 |
| CanESM2 | Sat Jan 01 1994 00:00:00 GMT-0800 (Pacific Standard Time) | 1994 | | | 76.06939 |
| CanESM2 | Sun Jan 01 1995 00:00:00 GMT-0800 (Pacific Standard Time) | 1995 | | | 79.28238 |
| CanESM2 | Mon Jan 01 1996 00:00:00 GMT-0800 (Pacific Standard Time) | 1996 | | | 79.93127 |
| CanESM2 | Wed Jan 01 1997 00:00:00 GMT-0800 (Pacific Standard Time) | 1997 | | | 77.33039 |
| CanESM2 | Thu Jan 01 1998 00:00:00 GMT-0800 (Pacific Standard Time) | 1998 | | | 79.19292 |
| CanESM2 | Fri Jan 01 1999 00:00:00 GMT-0800 (Pacific Standard Time) | 1999 | | | 79.82528 |
| CanESM2 | Sat Jan 01 2000 00:00:00 GMT-0800 (Pacific Standard Time) | 2000 | | | 80.01809 |
| CanESM2 | Mon Jan 01 2001 00:00:00 GMT-0800 (Pacific Standard Time) | 2001 | | | 80.0008 |
| CanESM2 | Tue Jan 01 2002 00:00:00 GMT-0800 (Pacific Standard Time) | 2002 | | | 80.01955 |

# EXHIBIT A

## Cal-Adapt
## Annual Averages Tool - Maximum Temperature
## Chino Basin

| | |
|---|---|
| location | User Defined Boundary - Chino Basin |
| climate variable | Maximum Temperature |
| units | °F |
| scenario | rcp45 |

**Projected Modeled Average:** **82.06097456 °F**
**Historical Modeled Average:** **78.5297940 °F**

| name | date | Year | Historical Average | Modeled Average | value |
|---|---|---|---|---|---|
| CanESM2 | Wed Jan 01 2003 00:00:00 GMT-0800 (Pacific Standard Time) | 2003 | | | 77.9787 |
| CanESM2 | Thu Jan 01 2004 00:00:00 GMT-0800 (Pacific Standard Time) | 2004 | | | 79.48439 |
| CanESM2 | Sat Jan 01 2005 00:00:00 GMT-0800 (Pacific Standard Time) | 2005 | | | 79.10891 |
| CanESM2 | Sun Jan 01 2006 00:00:00 GMT-0800 (Pacific Standard Time) | 2006 | | | 79.14263 |
| CanESM2 | Mon Jan 01 2007 00:00:00 GMT-0800 (Pacific Standard Time) | 2007 | | | 80.50184 |
| CanESM2 | Tue Jan 01 2008 00:00:00 GMT-0800 (Pacific Standard Time) | 2008 | | | 80.24543 |
| CanESM2 | Thu Jan 01 2009 00:00:00 GMT-0800 (Pacific Standard Time) | 2009 | | | 81.01307 |
| CanESM2 | Fri Jan 01 2010 00:00:00 GMT-0800 (Pacific Standard Time) | 2010 | | | 80.00386 |
| CanESM2 | Sat Jan 01 2011 00:00:00 GMT-0800 (Pacific Standard Time) | 2011 | | | 80.69299 |
| CanESM2 | Sun Jan 01 2012 00:00:00 GMT-0800 (Pacific Standard Time) | 2012 | | | 81.46379 |
| CanESM2 | Tue Jan 01 2013 00:00:00 GMT-0800 (Pacific Standard Time) | 2013 | | | 82.42551 |
| CanESM2 | Wed Jan 01 2014 00:00:00 GMT-0800 (Pacific Standard Time) | 2014 | | | 79.39292 |
| CanESM2 | Thu Jan 01 2015 00:00:00 GMT-0800 (Pacific Standard Time) | 2015 | | | 79.47762 |
| CanESM2 | Fri Jan 01 2016 00:00:00 GMT-0800 (Pacific Standard Time) | 2016 | | | 78.58365 |
| CanESM2 | Sun Jan 01 2017 00:00:00 GMT-0800 (Pacific Standard Time) | 2017 | | | 80.4537 |
| CanESM2 | Mon Jan 01 2018 00:00:00 GMT-0800 (Pacific Standard Time) | 2018 | | | 82.82297 |
| CanESM2 | Tue Jan 01 2019 00:00:00 GMT-0800 (Pacific Standard Time) | 2019 | 78.52979399 | | 81.03111 |
| CanESM2 | Wed Jan 01 2020 00:00:00 GMT-0800 (Pacific Standard Time) | 2020 | 78.52979399 | 82.06097456 | 81.64416 |
| CanESM2 | Fri Jan 01 2021 00:00:00 GMT-0800 (Pacific Standard Time) | 2021 | 78.52979399 | 82.06097456 | 82.63645 |
| CanESM2 | Sat Jan 01 2022 00:00:00 GMT-0800 (Pacific Standard Time) | 2022 | 78.52979399 | 82.06097456 | 78.88335 |
| CanESM2 | Sun Jan 01 2023 00:00:00 GMT-0800 (Pacific Standard Time) | 2023 | 78.52979399 | 82.06097456 | 81.12281 |
| CanESM2 | Mon Jan 01 2024 00:00:00 GMT-0800 (Pacific Standard Time) | 2024 | 78.52979399 | 82.06097456 | 81.37574 |
| CanESM2 | Wed Jan 01 2025 00:00:00 GMT-0800 (Pacific Standard Time) | 2025 | 78.52979399 | 82.06097456 | 82.93872 |
| CanESM2 | Thu Jan 01 2026 00:00:00 GMT-0800 (Pacific Standard Time) | 2026 | 78.52979399 | 82.06097456 | 81.65604 |
| CanESM2 | Fri Jan 01 2027 00:00:00 GMT-0800 (Pacific Standard Time) | 2027 | 78.52979399 | 82.06097456 | 81.08742 |
| CanESM2 | Sat Jan 01 2028 00:00:00 GMT-0800 (Pacific Standard Time) | 2028 | 78.52979399 | 82.06097456 | 81.63703 |
| CanESM2 | Mon Jan 01 2029 00:00:00 GMT-0800 (Pacific Standard Time) | 2029 | 78.52979399 | 82.06097456 | 80.12987 |
| CanESM2 | Tue Jan 01 2030 00:00:00 GMT-0800 (Pacific Standard Time) | 2030 | 78.52979399 | 82.06097456 | 82.62788 |
| CanESM2 | Wed Jan 01 2031 00:00:00 GMT-0800 (Pacific Standard Time) | 2031 | 78.52979399 | 82.06097456 | 83.28283 |
| CanESM2 | Thu Jan 01 2032 00:00:00 GMT-0800 (Pacific Standard Time) | 2032 | 78.52979399 | 82.06097456 | 82.13521 |
| CanESM2 | Sat Jan 01 2033 00:00:00 GMT-0800 (Pacific Standard Time) | 2033 | 78.52979399 | 82.06097456 | 82.42798 |
| CanESM2 | Sun Jan 01 2034 00:00:00 GMT-0800 (Pacific Standard Time) | 2034 | 78.52979399 | 82.06097456 | 82.66978 |
| CanESM2 | Mon Jan 01 2035 00:00:00 GMT-0800 (Pacific Standard Time) | 2035 | 78.52979399 | 82.06097456 | 81.33618 |
| CanESM2 | Tue Jan 01 2036 00:00:00 GMT-0800 (Pacific Standard Time) | 2036 | 78.52979399 | 82.06097456 | 82.41939 |
| CanESM2 | Thu Jan 01 2037 00:00:00 GMT-0800 (Pacific Standard Time) | 2037 | 78.52979399 | 82.06097456 | 81.78423 |
| CanESM2 | Fri Jan 01 2038 00:00:00 GMT-0800 (Pacific Standard Time) | 2038 | 78.52979399 | 82.06097456 | 83.80884 |
| CanESM2 | Sat Jan 01 2039 00:00:00 GMT-0800 (Pacific Standard Time) | 2039 | 78.52979399 | 82.06097456 | 83.38306 |
| CanESM2 | Sun Jan 01 2040 00:00:00 GMT-0800 (Pacific Standard Time) | 2040 | 78.52979399 | 82.06097456 | 81.4425 |
| CanESM2 | Tue Jan 01 2041 00:00:00 GMT-0800 (Pacific Standard Time) | 2041 | 78.52979399 | 82.06097456 | 82.65962 |
| CanESM2 | Wed Jan 01 2042 00:00:00 GMT-0800 (Pacific Standard Time) | 2042 | 78.52979399 | 82.06097456 | 81.38404 |
| CanESM2 | Thu Jan 01 2043 00:00:00 GMT-0800 (Pacific Standard Time) | 2043 | 78.52979399 | 82.06097456 | 83.28065 |
| CanESM2 | Fri Jan 01 2044 00:00:00 GMT-0800 (Pacific Standard Time) | 2044 | 78.52979399 | 82.06097456 | 82.04582 |
| CanESM2 | Sun Jan 01 2045 00:00:00 GMT-0800 (Pacific Standard Time) | 2045 | 78.52979399 | 82.06097456 | 83.78573 |
| CanESM2 | Mon Jan 01 2046 00:00:00 GMT-0800 (Pacific Standard Time) | 2046 | | | 82.28475 |
| CanESM2 | Tue Jan 01 2047 00:00:00 GMT-0800 (Pacific Standard Time) | 2047 | | | 81.89009 |
| CanESM2 | Wed Jan 01 2048 00:00:00 GMT-0800 (Pacific Standard Time) | 2048 | | | 82.47261 |
| CanESM2 | Fri Jan 01 2049 00:00:00 GMT-0800 (Pacific Standard Time) | 2049 | | | 82.634 |
| CanESM2 | Sat Jan 01 2050 00:00:00 GMT-0800 (Pacific Standard Time) | 2050 | | | 83.09914 |
| CanESM2 | Sun Jan 01 2051 00:00:00 GMT-0800 (Pacific Standard Time) | 2051 | | | 83.23967 |
| CanESM2 | Mon Jan 01 2052 00:00:00 GMT-0800 (Pacific Standard Time) | 2052 | | | 82.04439 |
| CanESM2 | Wed Jan 01 2053 00:00:00 GMT-0800 (Pacific Standard Time) | 2053 | | | 83.51766 |
| CanESM2 | Thu Jan 01 2054 00:00:00 GMT-0800 (Pacific Standard Time) | 2054 | | | 84.49722 |
| CanESM2 | Fri Jan 01 2055 00:00:00 GMT-0800 (Pacific Standard Time) | 2055 | | | 85.2758 |

# EXHIBIT A

## Cal-Adapt
## Annual Averages Tool - Maximum Temperature
## Chino Basin

| | |
|---|---|
| location | User Defined Boundary - Chino Basin |
| climate variable | Maximum Temperature |
| units | °F |
| scenario | rcp45 |

**Projected Modeled Average:** **82.06097456 °F**
**Historical Modeled Average:** **78.5297940 °F**

| name | date | Year | Historical Average | Modeled Average | value |
|---|---|---|---|---|---|
| CanESM2 | Sat Jan 01 2056 00:00:00 GMT-0800 (Pacific Standard Time) | 2056 | | | 83.05529 |
| CanESM2 | Mon Jan 01 2057 00:00:00 GMT-0800 (Pacific Standard Time) | 2057 | | | 82.81477 |
| CanESM2 | Tue Jan 01 2058 00:00:00 GMT-0800 (Pacific Standard Time) | 2058 | | | 85.55165 |
| CanESM2 | Wed Jan 01 2059 00:00:00 GMT-0800 (Pacific Standard Time) | 2059 | | | 83.02395 |
| CanESM2 | Thu Jan 01 2060 00:00:00 GMT-0800 (Pacific Standard Time) | 2060 | | | 82.02668 |
| CanESM2 | Sat Jan 01 2061 00:00:00 GMT-0800 (Pacific Standard Time) | 2061 | | | 84.82128 |
| CanESM2 | Sun Jan 01 2062 00:00:00 GMT-0800 (Pacific Standard Time) | 2062 | | | 84.89628 |
| CanESM2 | Mon Jan 01 2063 00:00:00 GMT-0800 (Pacific Standard Time) | 2063 | | | 85.28423 |
| CanESM2 | Tue Jan 01 2064 00:00:00 GMT-0800 (Pacific Standard Time) | 2064 | | | 85.41835 |
| CanESM2 | Thu Jan 01 2065 00:00:00 GMT-0800 (Pacific Standard Time) | 2065 | | | 83.466 |
| CanESM2 | Fri Jan 01 2066 00:00:00 GMT-0800 (Pacific Standard Time) | 2066 | | | 82.81083 |
| CanESM2 | Sat Jan 01 2067 00:00:00 GMT-0800 (Pacific Standard Time) | 2067 | | | 81.14315 |
| CanESM2 | Sun Jan 01 2068 00:00:00 GMT-0800 (Pacific Standard Time) | 2068 | | | 82.51757 |
| CanESM2 | Tue Jan 01 2069 00:00:00 GMT-0800 (Pacific Standard Time) | 2069 | | | 83.73537 |
| CanESM2 | Wed Jan 01 2070 00:00:00 GMT-0800 (Pacific Standard Time) | 2070 | | | 82.69908 |
| CanESM2 | Thu Jan 01 2071 00:00:00 GMT-0800 (Pacific Standard Time) | 2071 | | | 83.20507 |
| CanESM2 | Fri Jan 01 2072 00:00:00 GMT-0800 (Pacific Standard Time) | 2072 | | | 85.57098 |
| CanESM2 | Sun Jan 01 2073 00:00:00 GMT-0800 (Pacific Standard Time) | 2073 | | | 82.70067 |
| CanESM2 | Mon Jan 01 2074 00:00:00 GMT-0800 (Pacific Standard Time) | 2074 | | | 85.73146 |
| CanESM2 | Tue Jan 01 2075 00:00:00 GMT-0800 (Pacific Standard Time) | 2075 | | | 84.02912 |
| CanESM2 | Wed Jan 01 2076 00:00:00 GMT-0800 (Pacific Standard Time) | 2076 | | | 84.31841 |
| CanESM2 | Fri Jan 01 2077 00:00:00 GMT-0800 (Pacific Standard Time) | 2077 | | | 84.5246 |
| CanESM2 | Sat Jan 01 2078 00:00:00 GMT-0800 (Pacific Standard Time) | 2078 | | | 83.46555 |
| CanESM2 | Sun Jan 01 2079 00:00:00 GMT-0800 (Pacific Standard Time) | 2079 | | | 84.65419 |
| CanESM2 | Mon Jan 01 2080 00:00:00 GMT-0800 (Pacific Standard Time) | 2080 | | | 82.99439 |
| CanESM2 | Wed Jan 01 2081 00:00:00 GMT-0800 (Pacific Standard Time) | 2081 | | | 83.27694 |
| CanESM2 | Thu Jan 01 2082 00:00:00 GMT-0800 (Pacific Standard Time) | 2082 | | | 85.14016 |
| CanESM2 | Fri Jan 01 2083 00:00:00 GMT-0800 (Pacific Standard Time) | 2083 | | | 83.1606 |
| CanESM2 | Sat Jan 01 2084 00:00:00 GMT-0800 (Pacific Standard Time) | 2084 | | | 83.2149 |
| CanESM2 | Mon Jan 01 2085 00:00:00 GMT-0800 (Pacific Standard Time) | 2085 | | | 83.98228 |
| CanESM2 | Tue Jan 01 2086 00:00:00 GMT-0800 (Pacific Standard Time) | 2086 | | | 83.41109 |
| CanESM2 | Wed Jan 01 2087 00:00:00 GMT-0800 (Pacific Standard Time) | 2087 | | | 85.36587 |
| CanESM2 | Thu Jan 01 2088 00:00:00 GMT-0800 (Pacific Standard Time) | 2088 | | | 83.77036 |
| CanESM2 | Sat Jan 01 2089 00:00:00 GMT-0800 (Pacific Standard Time) | 2089 | | | 83.7258 |
| CanESM2 | Sun Jan 01 2090 00:00:00 GMT-0800 (Pacific Standard Time) | 2090 | | | 83.86174 |
| CanESM2 | Mon Jan 01 2091 00:00:00 GMT-0800 (Pacific Standard Time) | 2091 | | | 83.38391 |
| CanESM2 | Tue Jan 01 2092 00:00:00 GMT-0800 (Pacific Standard Time) | 2092 | | | 84.93088 |
| CanESM2 | Thu Jan 01 2093 00:00:00 GMT-0800 (Pacific Standard Time) | 2093 | | | 83.54354 |
| CanESM2 | Fri Jan 01 2094 00:00:00 GMT-0800 (Pacific Standard Time) | 2094 | | | 82.21828 |
| CanESM2 | Sat Jan 01 2095 00:00:00 GMT-0800 (Pacific Standard Time) | 2095 | | | 84.57479 |
| CanESM2 | Sun Jan 01 2096 00:00:00 GMT-0800 (Pacific Standard Time) | 2096 | | | 84.05474 |
| CanESM2 | Tue Jan 01 2097 00:00:00 GMT-0800 (Pacific Standard Time) | 2097 | | | 84.28218 |
| CanESM2 | Wed Jan 01 2098 00:00:00 GMT-0800 (Pacific Standard Time) | 2098 | | | 83.03013 |
| CanESM2 | Thu Jan 01 2099 00:00:00 GMT-0800 (Pacific Standard Time) | 2099 | | | 84.71685 |
| CanESM2 | Fri Jan 01 2100 00:00:00 GMT-0800 (Pacific Standard Time) | 2100 | | | 85.26877 |

# APPENDIX H

# SB X7-7 VERIFICATION FORM

| **SB X7-7 Table 0: Units of Measure Used in UWMP*** *(select one from the drop down list)* |
|---|
| Acre Feet |
| **The unit of measure must be consistent with Table 2-3* |
| NOTES: |

# EXHIBIT A

| SB X7-7 Table-1: Baseline Period Ranges | | | |
|---|---|---|---|
| **Baseline** | **Parameter** | **Value** | **Units** |
| 10- to 15-year baseline period | 2008 total water deliveries | 42,072 | Acre Feet |
| | 2008 total volume of delivered recycled water | 2,637 | Acre Feet |
| | 2008 recycled water as a percent of total deliveries | 6.27% | Percent |
| | Number of years in baseline period[1, 2] | 10 | Years |
| | Year beginning baseline period range | 1995 | |
| | Year ending baseline period range[3] | 2004 | |
| 5-year baseline period | Number of years in baseline period | 5 | Years |
| | Year beginning baseline period range | 2003 | |
| | Year ending baseline period range[4] | 2007 | |

[1] *If the 2008 recycled water percent is less than 10 percent, then the first baseline period is a continuous 10-year period. If the amount of recycled water delivered in 2008 is 10 percent or greater, the first baseline period is a continuous 10- to 15-year period.*

[2] *The Water Code requires that the baseline period is between 10 and 15 years. However, DWR recognizes that some water suppliers may not have the minimum 10 years of baseline data.*

[3] *The ending year must be between December 31, 2004 and December 31, 2010.*

[4] *The ending year must be between December 31, 2007 and December 31, 2010.*

NOTES:

# EXHIBIT A

| SB X7-7 Table 2: Method for Population Estimates | |
|---|---|
| **Method Used to Determine Population** (may check more than one) | |
| ☑ | **1. Department of Finance** (DOF)<br>DOF Table E-8 (1990 - 2000) and (2000-2010) and<br>DOF Table E-5 (2010 - 2020) when available |
| ☐ | **2. Persons-per-Connection Method** |
| ☐ | **3. DWR Population Tool** |
| ☐ | **4. Other**<br>DWR recommends pre-review |
| NOTES: | |

# EXHIBIT A

| SB X7-7 Table 3: Service Area Population | | |
|---|---|---|
| **Year** | | **Population** |
| 10 to 15 Year Baseline Population | | |
| Year 1 | 1995 | 144,087 |
| Year 2 | 1996 | 145,459 |
| Year 3 | 1997 | 147,322 |
| Year 4 | 1998 | 150,021 |
| Year 5 | 1999 | 152,413 |
| Year 6 | 2000 | 158,007 |
| Year 7 | 2001 | 158,428 |
| Year 8 | 2002 | 161,051 |
| Year 9 | 2003 | 162,828 |
| Year 10 | 2004 | 163,956 |
| Year 11 | | |
| Year 12 | | |
| Year 13 | | |
| Year 14 | | |
| Year 15 | | |
| 5 Year Baseline Population | | |
| Year 1 | 2003 | 162,828 |
| Year 2 | 2004 | 163,956 |
| Year 3 | 2005 | 164,504 |
| Year 4 | 2006 | 163,757 |
| Year 5 | 2007 | 164,175 |
| 2015 Compliance Year Population | | |
| **2015** | | 168,777 |
| NOTES: | | |

# EXHIBIT A

| SB X7-7 Table 4: Annual Gross Water Use * | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Baseline Year** *Fm SB X7-7 Table 3* | | **Volume Into Distribution System** *This column will remain blank until SB X7-7 Table 4-A is completed.* | **Deductions** | | | | | **Annual Gross Water Use** |
| | | | **Exported Water** | **Change in Dist. System Storage (+/-)** | **Indirect Recycled Water** *This column will remain blank until SB X7-7 Table 4-B is completed.* | **Water Delivered for Agricultural Use** | **Process Water** *This column will remain blank until SB X7-7 Table 4-D is completed.* | |
| 10 to 15 Year Baseline - Gross Water Use | | | | | | | | |
| Year 1 | 1995 | 36,076 | | | - | | - | 36,076 |
| Year 2 | 1996 | 40,765 | | | - | | - | 40,765 |
| Year 3 | 1997 | 40,116 | | | - | | - | 40,116 |
| Year 4 | 1998 | 40,066 | | | - | | - | 40,066 |
| Year 5 | 1999 | 45,145 | | | - | | - | 45,145 |
| Year 6 | 2000 | 46,100 | | | - | | - | 46,100 |
| Year 7 | 2001 | 43,952 | | | - | | - | 43,952 |
| Year 8 | 2002 | 44,709 | | | - | | - | 44,709 |
| Year 9 | 2003 | 43,447 | | | - | | - | 43,447 |
| Year 10 | 2004 | 42,967 | | | - | | - | 42,967 |
| Year 11 | 0 | - | | | - | | - | - |
| Year 12 | 0 | - | | | - | | - | - |
| Year 13 | 0 | - | | | - | | - | - |
| Year 14 | 0 | - | | | - | | - | - |
| Year 15 | 0 | - | | | - | | - | - |
| **10 - 15 year baseline average gross water use** | | | | | | | | **42,334** |
| 5 Year Baseline - Gross Water Use | | | | | | | | |
| Year 1 | 2003 | 43,447 | | | - | | - | 43,447 |
| Year 2 | 2004 | 42,967 | | | - | | - | 42,967 |
| Year 3 | 2005 | 42,205 | | | - | | - | 42,205 |
| Year 4 | 2006 | 43,901 | | | - | | - | 43,901 |
| Year 5 | 2007 | 44,805 | | | - | | - | 44,805 |
| **5 year baseline average gross water use** | | | | | | | | **43,465** |
| 2015 Compliance Year - Gross Water Use | | | | | | | | |
| **2015** | | 29,943 | - | | - | 3,349 | - | **26,594** |

* NOTE that the units of measure must remain consistent throughout the UWMP, as reported in Table 2-3

NOTES:

# EXHIBIT A

**SB X7-7 Table 4-A: Volume Entering the Distribution System(s)**
Complete one table for each source.

| **Name of Source** | Groundwater | | | |
|---|---|---|---|---|
| **This water source is:** | | | | |
| ☑ | The supplier's own water source | | | |
| ☐ | A purchased or imported source | | | |
| **Baseline Year** *Fm SB X7-7 Table 3* | | Volume Entering Distribution System | Meter Error Adjustment * *Optional (+/-)* | Corrected Volume Entering Distribution System |
| 10 to 15 Year Baseline - Water into Distribution System | | | | |
| Year 1 | 1995 | 29,266 | | 29,266 |
| Year 2 | 1996 | 32,006 | | 32,006 |
| Year 3 | 1997 | 32,526 | | 32,526 |
| Year 4 | 1998 | 35,484 | | 35,484 |
| Year 5 | 1999 | 37,029 | | 37,029 |
| Year 6 | 2000 | 36,842 | | 36,842 |
| Year 7 | 2001 | 35,105 | | 35,105 |
| Year 8 | 2002 | 35,384 | | 35,384 |
| Year 9 | 2003 | 30,240 | | 30,240 |
| Year 10 | 2004 | 27,824 | | 27,824 |
| Year 11 | 0 | | | - |
| Year 12 | 0 | | | - |
| Year 13 | 0 | | | - |
| Year 14 | 0 | | | - |
| Year 15 | 0 | | | - |
| 5 Year Baseline - Water into Distribution System | | | | |
| Year 1 | 2003 | 30,240 | | 30,240 |
| Year 2 | 2004 | 27,824 | | 27,824 |
| Year 3 | 2005 | 28,799 | | 28,799 |
| Year 4 | 2006 | 28,793 | | 28,793 |
| Year 5 | 2007 | 26,946 | | 26,946 |
| 2015 Compliance Year - Water into Distribution System | | | | |
| **2015** | | 19,544 | | 19,544 |

** Meter Error Adjustment - See guidance in Methodology 1, Step 3 of Methodologies Document*

NOTES:

# EXHIBIT A

| SB X7-7 Table 4-A: Volume Entering the Distribution | | | | |
|---|---|---|---|---|
| **Name of Source** | Purchased/ Imported | | | |
| **This water source is:** | | | | |
| ☐ | The supplier's own water source | | | |
| ☑ | A purchased or imported source | | | |
| **Baseline Year** *Fm SB X7-7 Table 3* | | Volume Entering Distribution System | Meter Error Adjustment * *Optional (+/-)* | Corrected Volume Entering Distribution System |
| 10 to 15 Year Baseline - Water into Distribution System | | | | |
| Year 1 | 1995 | 6,810 | | 6,810 |
| Year 2 | 1996 | 8,759 | | 8,759 |
| Year 3 | 1997 | 7,590 | | 7,590 |
| Year 4 | 1998 | 4,582 | | 4,582 |
| Year 5 | 1999 | 8,116 | | 8,116 |
| Year 6 | 2000 | 9,258 | | 9,258 |
| Year 7 | 2001 | 8,847 | | 8,847 |
| Year 8 | 2002 | 9,325 | | 9,325 |
| Year 9 | 2003 | 13,207 | | 13,207 |
| Year 10 | 2004 | 15,143 | | 15,143 |
| Year 11 | - | | | 0 |
| Year 12 | - | | | 0 |
| Year 13 | - | | | 0 |
| Year 14 | - | | | 0 |
| Year 15 | - | | | 0 |
| 5 Year Baseline - Water into Distribution System | | | | |
| Year 1 | 2003 | 13,207 | | 13,207 |
| Year 2 | 2004 | 15,143 | | 15,143 |
| Year 3 | 2005 | 13,406 | | 13,406 |
| Year 4 | 2006 | 15,108 | | 15,108 |
| Year 5 | 2007 | 17,859 | | 17,859 |
| 2015 Compliance Year - Water into Distribution System | | | | |
| **2015** | | 10,399 | | 10,399 |
| ** Meter Error Adjustment - See guidance in Methodology 1, Step 3 of Methodologies Document* | | | | |
| NOTES: | | | | |

# EXHIBIT A

| SB X7-7 Table 5: Gallons Per Capita Per Day (GPCD) | | | | |
|---|---|---|---|---|
| **Baseline Year** *Fm SB X7-7 Table 3* | | Service Area Population *Fm SB X7-7 Table 3* | Annual Gross Water Use *Fm SB X7-7 Table 4* | Daily Per Capita Water Use (GPCD) |
| 10 to 15 Year Baseline GPCD | | | | |
| Year 1 | 1995 | 144,087 | 36,076 | 224 |
| Year 2 | 1996 | 145,459 | 40,765 | 250 |
| Year 3 | 1997 | 147,322 | 40,116 | 243 |
| Year 4 | 1998 | 150,021 | 40,066 | 238 |
| Year 5 | 1999 | 152,413 | 45,145 | 264 |
| Year 6 | 2000 | 158,007 | 46,100 | 260 |
| Year 7 | 2001 | 158,428 | 43,952 | 248 |
| Year 8 | 2002 | 161,051 | 44,709 | 248 |
| Year 9 | 2003 | 162,828 | 43,447 | 238 |
| Year 10 | 2004 | 163,956 | 42,967 | 234 |
| *Year 11* | 0 | - | - | |
| *Year 12* | 0 | - | - | |
| *Year 13* | 0 | - | - | |
| *Year 14* | 0 | - | - | |
| *Year 15* | 0 | - | - | |
| **10-15 Year Average Baseline GPCD** | | | | **245** |
| 5 Year Baseline GPCD | | | | |
| **Baseline Year** *Fm SB X7-7 Table 3* | | Service Area Population *Fm SB X7-7 Table 3* | Gross Water Use *Fm SB X7-7 Table 4* | Daily Per Capita Water Use |
| Year 1 | 2003 | 162,828 | 43,447 | 238 |
| Year 2 | 2004 | 163,956 | 42,967 | 234 |
| Year 3 | 2005 | 164,504 | 42,205 | 229 |
| Year 4 | 2006 | 163,757 | 43,901 | 239 |
| Year 5 | 2007 | 164,175 | 44,805 | 244 |
| **5 Year Average Baseline GPCD** | | | | **237** |
| 2015 Compliance Year GPCD | | | | |
| **2015** | | 168,777 | 26,594 | **141** |
| NOTES: | | | | |

# EXHIBIT A

| **SB X7-7 Table 6**: Gallons per Capita per Day<br>*Summary From Table SB X7-7 Table 5* | |
|---|---|
| 10-15 Year Baseline GPCD | 245 |
| 5 Year Baseline GPCD | 237 |
| 2015 Compliance Year GPCD | 141 |
| NOTES: | |

# EXHIBIT A

| **SB X7-7 Table 7: 2020 Target Method**<br>*Select Only One* | | |
|---|---|---|
| Target Method | | Supporting Documentation |
| ☑ | Method 1 | SB X7-7 Table 7A |
| ☐ | Method 2 | SB X7-7 Tables 7B, 7C, and 7D<br>*See UWMP DWR webpage or contact staff for these tables* |
| ☐ | Method 3 | SB X7-7 Table 7-E |
| ☐ | Method 4 | Method 4 Calculator |
| NOTES: | | |

# EXHIBIT A

| **SB X7-7 Table 7-A: Target Method 1**<br>20% Reduction | |
|---|---|
| 10-15 Year Baseline GPCD | **2020 Target GPCD** |
| 245 | **196** |
| NOTES: | |

# EXHIBIT A

| SB X7-7 Table 7-F: Confirm Minimum Reduction for 2020 Target | | | |
|---|---|---|---|
| 5 Year Baseline GPCD *From SB X7-7 Table 5* | Maximum 2020 Target[1] | Calculated 2020 Target[2] | **Confirmed 2020 Target** |
| 237 | 225 | 196 | **196** |

*[1] Maximum 2020 Target is 95% of the 5 Year Baseline GPCD except for suppliers at or below 100 GPCD.*

*[2] 2020 Target is calculated based on the selected Target Method, see SB X7-7 Table 7 and corresponding tables for agency's calculated target.*

NOTES:

# EXHIBIT A

| SB X7-7 Table 8: 2015 Interim Target GPCD | | |
|---|---|---|
| Confirmed 2020 Target *Fm SB X7-7 Table 7-F* | 10-15 year Baseline GPCD *Fm SB X7-7 Table 5* | **2015 Interim Target GPCD** |
| 196 | 245 | **235** |
| NOTES: | | |

# EXHIBIT A

| SB X7-7 Table 8: 2015 Compliance | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Optional Adjustments *(in GPCD)* | | | | | | |
| | | Enter "0" if Adjustment Not Used | | | | | | |
| Actual 2015 GPCD | 2015 Interim Target GPCD | Extraordinary Events | Weather Normalization | Economic Adjustment | TOTAL Adjustments | Adjusted 2015 GPCD | 2015 GPCD *(Adjusted if applicable)* | **Did Supplier Achieve Targeted Reduction for 2015?** |
| 141 | 235 | - | - | - | - | 141 | 141 | **YES** |
| NOTES: | | | | | | | | |

# EXHIBIT A

**SB X7-7 Table 4-B: Indirect Recycled Water Use Deduction** *(For use only by agencies that are deducting indirect recycled water)*

| Baseline Year *Fm SB X7-7 Table 3* | | Surface Reservoir Augmentation | | | | | Groundwater Recharge | | | **Total Deductible Volume of Indirect Recycled Water Entering the Distribution System** |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Volume Discharged from Reservoir for Distribution System Delivery | Percent Recycled Water | Recycled Water Delivered to Treatment Plant | Transmission/ Treatment Loss | Recycled Volume Entering Distribution System from Surface Reservoir Augmentation | Recycled Water Pumped by Utility* | Transmission/ Treatment Losses | Recycled Volume Entering Distribution System from Groundwater Recharge | |
| 10-15 Year Baseline - Indirect Recycled Water Use | | | | | | | | | | |
| Year 1 | 1995 | | | - | | - | | | - | - |
| Year 2 | 1996 | | | - | | - | | | - | - |
| Year 3 | 1997 | | | - | | - | | | - | - |
| Year 4 | 1998 | | | - | | - | | | - | - |
| Year 5 | 1999 | | | - | | - | | | - | - |
| Year 6 | 2000 | | | - | | - | | | - | - |
| Year 7 | 2001 | | | - | | - | | | - | - |
| Year 8 | 2002 | | | - | | - | | | - | - |
| Year 9 | 2003 | | | - | | - | | | - | - |
| Year 10 | 2004 | | | - | | - | | | - | - |
| *Year 11* | 0 | | | - | | - | | | - | - |
| *Year 12* | 0 | | | - | | - | | | - | - |
| *Year 13* | 0 | | | - | | - | | | - | - |
| *Year 14* | 0 | | | - | | - | | | - | - |
| *Year 15* | 0 | | | - | | - | | | - | - |
| 5 Year Baseline - Indirect Recycled Water Use | | | | | | | | | | |
| Year 1 | 2003 | | | - | | - | | | - | - |
| Year 2 | 2004 | | | - | | - | | | - | - |
| Year 3 | 2005 | | | - | | - | | | - | - |
| Year 4 | 2006 | | | - | | - | | | - | - |
| Year 5 | 2007 | | | - | | - | | | - | - |
| 2020 Compliance - Indirect Recycled Water Use | | | | | | | | | | |
| **2020** | | | | - | | - | | | - | - |

**Suppliers will provide supplemental sheets to document the calculation for their input into "Recycled Water Pumped by Utility". The volume reported in this cell must be less than total groundwater pumped - See Methodology 1, Step 8, section 2.c.*

NOTES:

# APPENDIX I

# SB X7-7 2020 COMPLIANCE FORM

## SB X7-7 2020 Compliance Form

**The SB X7-7 2020 Compliance Form is for the calculation of 2020 compliance only. All retail suppliers must complete the SB X7-7 Compliance Form.** Baseline and target calculations are done in the SB X 7-7 Verification Form.

**The SB X7-7 Verification Form is for the calculation of baselines and targets and is a separate workbook from the SB X7-7 2020 Compliance Form.**
Most Suppliers will have completed the SB X7-7 Verification Form with their 2015 UWMP and do not need to complete this form again in 2020. See Chapter 5 Section 5.3 of the UWMP Guidebook for more information regarding which Suppliers must, or may, complete the SB X7-7 Verification Form for their 2020 UWMP. 2020 compliance calculations are done in the SB X7-7 2020 Compliance Form.

## WUE Data Portal Entry Exceptions

**The data from the tables below will not be entered into WUE Data Portal tables. These tables will be submitted as separate uploads, in Excel, to WUE Data Portal.**

**Process Water Deduction**
SB X7-7 tables 4-C, 4-C.1, 4-C.2, 4-C.3, 4-C.4 and 4-D
A supplier that will use the process water deduction will complete the appropriate tables in Excel, submit them as a separate upload to the WUE Data Portal, and include them in its UWMP.

# EXHIBIT A

| **SB X7-7 Table 0: Units of Measure Used in 2020 UWMP*** *(select one from the drop down list)* |
|---|
| Acre Feet |
| **The unit of measure must be consistent throughout the UWMP, as reported in Submittal Table 2-3.* |
| NOTES: |

# EXHIBIT A

| SB X7-7 Table 2: Method for 2020 Population Estimate | |
|---|---|
| **Method Used to Determine 2020 Population** (may check more than one) | |
| ☑ | **1. Department of Finance** (DOF) or **American Community Survey** (ACS) |
| ☐ | **2. Persons-per-Connection Method** |
| ☐ | **3. DWR Population Tool** |
| ☐ | **4. Other** DWR recommends pre-review |
| NOTES: Used service area boundary to approximate population determined by the Department of Finance for the City of Ontario. | |

# EXHIBIT A

| SB X7-7 Table 3: 2020 Service Area Population | |
|---|---|
| **2020 Compliance Year Population** | |
| **2020** | 178,409 |
| NOTES: | |

# EXHIBIT A

| SB X7-7 Table 4: 2020 Gross Water Use | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Compliance Year 2020** | **2020 Volume Into Distribution System** *This column will remain blank until SB X7-7 Table 4-A is completed.* | **2020 Deductions** | | | | | **2020 Gross Water Use** |
| | | **Exported Water *** | **Change in Dist. System Storage*** (+/-) | **Indirect Recycled Water** *This column will remain blank until SB X7-7 Table 4-B is completed.* | **Water Delivered for Agricultural Use*** | **Process Water** *This column will remain blank until SB X7-7 Table 4-D is completed.* | |
| | 32,109 | | | - | | - | **32,109** |

*** Units of measure (AF, MG , or CCF)** must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3.

NOTES:

# EXHIBIT A

**SB X7-7 Table 4-A: 2020 Volume Entering the Distribution System(s), Meter Error Adjustment**

Complete one table for each source.

| **Name of Source** | Chino Basin Groundwater |
|---|---|
| **This water source is** *(check one)* **:** | |
| ☑ | The supplier's own water source |
| ☐ | A purchased or imported source |

| **Compliance Year 2020** | Volume Entering Distribution System [1] | Meter Error Adjustment [2] *Optional (+/-)* | Corrected Volume Entering Distribution System |
|---|---|---|---|
| | 18,395 | - | 18,395 |

[1] ***Units of measure (AF, MG , or CCF)*** *must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3.*

[2] ***Meter Error Adjustment*** *- See guidance in Methodology 1, Step 3 of Methodologies Document*

NOTES

**SB X7-7 Table 4-A: 2020 Volume Entering the Distribution System(s) Meter Error Adjustment**

Complete one table for each source.

| **Name of Source** | Water Facilities Authority |
|---|---|
| **This water source is** *(check one)* **:** | |
| ☐ | The supplier's own water source |
| ☑ | A purchased or imported source |

| **Compliance Year 2020** | Volume Entering Distribution System [1] | Meter Error Adjustment [2] *Optional (+/-)* | Corrected Volume Entering Distribution System |
|---|---|---|---|
| | 6,513 | | 6,513 |

[1] ***Units of measure (AF, MG , or CCF)*** *must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3.*

[2] ***Meter Error Adjustment*** *- See guidance in Methodology 1, Step 3 of Methodologies Document*

NOTES:

# EXHIBIT A

**SB X7-7 Table 4-A: 2020 Volume Entering the Distribution System(s), Meter Error Adjustment**

Complete one table for each source.

| **Name of Source** | Chino Basin Desalter Authority |
|---|---|
| **This water source is** *(check one)* **:** | |
| ☐ | The supplier's own water source |
| ☑ | A purchased or imported source |

| **Compliance Year 2020** | Volume Entering Distribution System [1] | Meter Error Adjustment [2] *Optional (+/-)* | Corrected Volume Entering Distribution System |
|---|---|---|---|
| | 6,636 | | 6,636 |

[1] ***Units of measure (AF, MG , or CCF)*** *must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3.*

[2] ***Meter Error Adjustment*** *- See guidance in Methodology 1, Step 3 of Methodologies Document*

NOTES:

**SB X7-7 Table 4-A: 2020 Volume Entering the Distribution System(s), Meter Error Adjustment**

Complete one table for each source.

| **Name of Source** | San Antonio Water Company |
|---|---|
| **This water source is** *(check one)* **:** | |
| ☐ | The supplier's own water source |
| ☑ | A purchased or imported source |

| **Compliance Year 2020** | Volume Entering Distribution System [1] | Meter Error Adjustment [2] *Optional (+/-)* | Corrected Volume Entering Distribution System |
|---|---|---|---|
| | 565 | | 565 |

[1] ***Units of measure (AF, MG , or CCF)*** *must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3.*

[2] ***Meter Error Adjustment*** *- See guidance in Methodology 1, Step 3 of Methodologies Document*

NOTES:

# EXHIBIT A

**SB X7-7 Table 4-B: 2020 Indirect Recycled Water Use Deduction** *(For use only by agencies that are deducting indirect recycled water)*

| 2020 Compliance Year | 2020 Surface Reservoir Augmentation | | | | | 2020 Groundwater Recharge | | | Total Deductible Volume of Indirect Recycled Water Entering the Distribution System |
|---|---|---|---|---|---|---|---|---|---|
| | Volume Discharged from Reservoir for Distribution System Delivery[1] | Percent Recycled Water | Recycled Water Delivered to Treatment Plant | Transmission/ Treatment Loss[1] | Recycled Volume Entering Distribution System from Surface Reservoir Augmentation | Recycled Water Pumped by Utility[1,2] | Transmission/ Treatment Losses[1] | Recycled Volume Entering Distribution System from Groundwater Recharge | |
| | | | - | | - | | | - | - |

[1] ***Units of measure (AF, MG , or CCF)*** *must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3.*

[2] *Suppliers will provide supplemental sheets to document the calculation for their input into "Recycled Water Pumped by Utility". The volume reported in this cell must be less than total groundwater pumped - See Methodology 1, Step 8, section 2.c.*

# EXHIBIT A

| **SB X7-7 Table 4-C: 2020 Process Water Deduction Eligibility (For use only by agencies that are deducting process water) Choose Only One** | |
|---|---|
| ☐ | **Criteria 1**- Industrial water use is equal to or greater than 12% of gross water use. Complete SB X7-7 Table 4-C.1 |
| ☐ | **Criteria 2** - Industrial water use is equal to or greater than 15 GPCD. Complete SB X7-7 Table 4-C.2 |
| ☐ | **Criteria 3** - Non-industrial use is equal to or less than 120 GPCD. Complete SB X7-7 Table 4-C.3 |
| ☐ | **Criteria 4** - Disadvantaged Community. Complete SB x7-7 Table 4-C.4 |
| NOTES: | |

# EXHIBIT A

| **SB X7-7 Table 4-C.1: 2020 Process Water Deduction Eligibility**<br>*(For use only by agencies that are deducting process water using Criteria 1)* | | | | |
|---|---|---|---|---|
| **Criteria 1**<br>Industrial water use is equal to or greater than 12% of gross water use | | | | |
| **2020 Compliance Year** | 2020 Gross Water Use Without Process Water Deduction | 2020 Industrial Water Use | Percent Industrial Water | **Eligible for Exclusion Y/N** |
| | 32,109 | | 0% | NO |
| NOTES: | | | | |

# EXHIBIT A

| **SB X7-7 Table 4-C.2: 2020 Process Water Deduction Eligibility**<br>*(For use only by agencies that are deducting process water using Criteria 2)* | | | | |
|---|---|---|---|---|
| **Criteria 2**<br>Industrial water use is equal to or greater than 15 GPCD | | | | |
| **2020 Compliance Year** | 2020 Industrial Water Use | 2020 Population | 2020 Industrial GPCD | **Eligible for Exclusion Y/N** |
| | | 178,409 | - | NO |
| NOTES: | | | | |

# EXHIBIT A

| **SB X7-7 Table 4-C.3: 2020 Process Water Deduction Eligibility**<br>*(For use only by agencies that are deducting process water using Criteria 3)* | | | | | | |
|---|---|---|---|---|---|---|
| **Criteria 3**<br>Non-industrial use is equal to or less than 120 GPCD | | | | | | |
| **2020 Compliance Year** | 2020 Gross Water Use Without Process Water Deduction *Fm SB X7-7 Table 4* | 2020 Industrial Water Use | 2020 Non-industrial Water Use | 2020 Population *Fm SB X7-7 Table 3* | Non-Industrial GPCD | **Eligible for Exclusion Y/N** |
| | 32,109 | | 32,109 | 178,409 | 161 | NO |
| NOTES: | | | | | | |

# EXHIBIT A

**SB X7-7 Table 4-C.4: 2020 Process Water Deduction Eligibility** ***(For use only by agencies that are deducting process water using Criteria 4)***

**Criteria 4**

Disadvantaged Community. A "Disadvantaged Community" (DAC) is a community with a median household income less than 80 percent of the statewide average.

**SELECT ONE**

"Disadvantaged Community" status was determined using one of the methods listed below:

**1. IRWM DAC Mapping tool https://gis.water.ca.gov/app/dacs/**

| | |
|---|---|
| ☐ | If using the IRWM DAC Mapping Tool, include a screen shot from the tool showing that the service area is considered a DAC. |

**2. 2020 Median Income**

| | California Median Household Income* | | Service Area Median Household Income | Percentage of Statewide Average | **Eligible for Exclusion? Y/N** |
|---|---|---|---|---|---|
| ☐ | **2020** | **$75,235** | | 0% | YES |

*California median household income 2015 -2019 as reported in US Census Bureau QuickFacts.

NOTES

# EXHIBIT A

| **SB X7-7 Table 4-D: 2020 Process Water Deduction - Volume**<br>*Complete a separate table for each industrial customer with a process water exclusion* | | | | | |
|---|---|---|---|---|---|
| **Name of Industrial Customer** | *Enter Name of Industrial Customer 1* | | | | |
| **Compliance Year 2020** | Industrial Customer's Total Water Use * | Total Volume Provided by Supplier* | % of Water Provided by Supplier | Customer's Total Process Water Use* | Volume of Process Water Eligible for Exclusion for this Customer |
| | | | | | - |
| *** Units of measure (AF, MG , or CCF)** must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3. | | | | | |
| NOTES: | | | | | |

# EXHIBIT A

| SB X7-7 Table 5: 2020 Gallons Per Capita Per Day (GPCD) | | |
|---|---|---|
| **2020 Gross Water** *Fm SB X7-7 Table 4* | **2020 Population** *Fm SB X7-7 Table 3* | **2020 GPCD** |
| 32,109 | 178,409 | **161** |
| NOTES: | | |

# EXHIBIT A

| SB X7-7 Table 9: 2020 Compliance | | | | | | | |
|---|---|---|---|---|---|---|---|
| Actual 2020 GPCD[1] | Optional Adjustments to 2020 GPCD<br>Enter "0" if Adjustment Not Used<br>Extraordinary Events[1] | Weather Normalization[1] | Economic Adjustment[1] | TOTAL Adjustments[1] | Adjusted 2020 GPCD [1] *(Adjusted if applicable)* | 2020 Confirmed Target GPCD [1, 2] | **Did Supplier Achieve Targeted Reduction for 2020?** |
| 161 | - | - | - | - | 161 | 196 | **YES** |

[1] *All values are reported in GPCD*

[2] ***2020 Confirmed Target GPCD*** *is taken from the Supplier's SB X7-7 Verification Form Table SB X7-7, 7-F.*

NOTES:

# APPENDIX J

# CHINO BASIN JUDGMENT

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SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SAN BERNARDINO

MICROFILMED

CHINO BASIN MUNICIPAL WATER DISTRICT,

Plaintiff,

v.

CITY OF CHINO, et al.

Defendants.

No. 164327

RCN 51019

JUDGMENT

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Routing ..... Appeal Briefs ..... Exhibits ..... Supervisor ..... Asst. Co. Clerk ..... Secretary ..... Other
Index

# EXHIBIT A

# EXHIBIT A

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SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SAN BERNARDINO

CHINO BASIN MUNICIPAL WATER DISTRICT,

Plaintiff,

v.

CITY OF CHINO, et al.

Defendants.

No. 164327

JUDGMENT

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## I. INTRODUCTION

1. Pleadings, Parties and Jurisdiction. The complaint herein was filed on January 2, 1975, seeking an adjudication of water rights, injunctive relief and the imposition of a physical solution. A first amended complaint was filed on July 16, 1976. The defaults of certain defendants have been entered, and certain other defendants dismissed. Other than defendants who have been dismissed or whose defaults have been entered, all defendants have appeared herein. By answers and order of this Court, the issues have been made those of a full inter se adjudication between the

parties. This Court has jurisdiction of the subject matter of this action and of the parties herein.

2. Stipulation For Judgment. Stipulation for entry of judgment has been filed by and on behalf of a majority of the parties, representing a majority of the quantitative rights herein adjudicated.

3. Trial; Findings and Conclusions. Trial was commenced on December 16, 1977, as to the non-stipulating parties, and findings of fact and conclusions of law have been entered disposing of the issues in the case.

4. Definitions. As used in this Judgment, the following terms shall have the meanings herein set forth:

(a) Active Parties. All parties other than those who have filed with Watermaster a written waiver of service of notices, pursuant to Paragraph 58.

(b) Annual or Year -- A fiscal year, July 1 through June 30, following, unless the context shall clearly indicate a contrary meaning.

(c) Appropriative Right -- The annual production right of a producer from the Chino Basin other than pursuant to an overlying right.

(d) Basin Water -- Ground water within Chino Basin which is part of the Safe Yield, Operating Safe Yield, or replenishment water in the Basin as a result of operations under the Physical Solution decreed herein. Said term does not include Stored Water.

(e) CBMWD -- Plaintiff Chino Basin Municipal Water District.

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(f) Chino Basin or Basin -- The ground water basin underlying the area shown as such on Exhibit "B" and within the boundaries described in Exhibit "K".

(g) Chino Basin Watershed -- The surface drainage area tributary to and overlying Chino Basin.

(h) Ground Water -- Water beneath the surface of the ground and within the zone of saturation, i.e., below the existing water table.

(i) Ground Water Basin -- An area underlain by one or more permeable formations capable of furnishing substantial water storage.

(j) Minimal Producer -- Any producer whose production does not exceed five acre-feet per year.

(k) MWD -- The Metropolitan Water District of Southern California.

(l) Operating Safe Yield -- The annual amount of ground water which Watermaster shall determine, pursuant to criteria specified in Exhibit "I", can be produced from Chino Basin by the Appropriative Pool parties free of replenishment obligation under the Physical Solution herein.

(m) Overdraft -- A condition wherein the total annual production from the Basin exceeds the Safe Yield thereof.

(n) Overlying Right -- The appurtenant right of an owner of lands overlying Chino Basin to produce water from the Basin for overlying beneficial use on such lands.

(o) Person. Any individual, partnership, association, corporation, governmental entity or agency, or other organization.

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(p) PVMWD -- Defendant Pomona Valley Municipal Water District.

(q) Produce or Produced -- To pump or extract ground water from Chino Basin.

(r) Producer -- Any person who produces water from Chino Basin.

(s) Production -- Annual quantity, stated in acre feet, of water produced.

(t) Public Hearing -- A hearing after notice to all parties and to any other person legally entitled to notice.

(u) Reclaimed Water -- Water which, as a result of processing of waste water, is suitable for a controlled use.

(v) Replenishment Water -- Supplemental water used to recharge the Basin pursuant to the Physical Solution, either directly by percolating the water into the Basin or indirectly by delivering the water for use in lieu of production and use of safe yield or Operating Safe Yield.

(w) Responsible Party -- The owner, co-owner, lessee or other person designated by multiple parties interested in a well as the person responsible for purposes of filing reports hereunder.

(x) Safe Yield -- The long-term average annual quantity of ground water (excluding replenishment or stored water but including return flow to the Basin from use of replenishment or stored water) which can be produced from the Basin under cultural conditions of a particular year without causing an undesirable result.

(y) SBVMWD -- San Bernardino Valley Municipal Water

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District.

(z) State Water -- Supplemental Water imported through the State Water Resources Development System, pursuant to Chapter 8, Division 6, Part 6 of the Water Code.

(aa) Stored Water -- Supplemental water held in storage, as a result of direct spreading, in lieu delivery, or otherwise, for subsequent withdrawal and use pursuant to agreement with Watermaster.

(bb) Supplemental Water -- Includes both water imported to Chino Basin from outside Chino Basin Watershed, and reclaimed water.

(cc) WMWD -- Defendant Western Municipal Water District of Riverside County.

5. List of Exhibits. The following exhibits are attached to this Judgment and made a part hereof:

"A" -- "Location Map of Chino Basin" showing boundaries of Chino Basin Municipal Water District, and other geographic and political features.

"B" -- "Hydrologic Map of Chino Basin" showing hydrologic features of Chino Basin.

"C" -- Table Showing Parties in Overlying (Agricultural) Pool.

"D" -- Table Showing Parties in Overlying (Non-agricultural Pool and Their Rights.

"E" -- Table Showing Appropriators and Their Rights.

"F" -- Overlying (Agricultural) Pool Pooling Plan.

"G" -- Overlying (Non-agricultural) Pool Pooling Plan.

"H" -- Appropriative Pool Pooling Plan.

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"I" -- Engineering Appendix.

"J" -- Map of In Lieu Area No. 1.

"K" -- Legal Description of Chino Basin.

## II. DECLARATION OF RIGHTS

### A. HYDROLOGY

6. Safe Yield. The Safe Yield of Chino Basin is 140,000 acre feet per year.

7. Overdraft and Prescriptive Circumstances. In each year for a period in excess of five years prior to filing of the First Amended Complaint herein, the Safe Yield of the Basin has been exceeded by the annual production therefrom, and Chino Basin is and has been for more than five years in a continuous state of overdraft. The production constituting said overdraft has been open, notorious, continuous, adverse, hostile and under claim of right. The circumstances of said overdraft have given notice to all parties of the adverse nature of such aggregate over-production.

### B. WATER RIGHTS IN SAFE YIELD

8. Overlying Rights. The parties listed in Exhibits "C" and "D" are the owners or in possession of lands which overlie Chino Basin. As such, said parties have exercised overlying water rights in Chino Basin. All overlying rights owned or exercised by parties listed in Exhibits "C" and "D" have, in the aggregate, been limited by prescription except to the extent such rights have been preserved by self-help by said parties. Aggregate preserved overlying rights in the Safe Yield for agricultural pool use, including the rights of the State of California, total 82,800 acre feet per year. Overlying rights for non-agricultural pool use

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total 7,366 acre feet per year and are individually decreed for each affected party in Exhibit "D". No portion of the Safe Yield of Chino Basin exists to satisfy unexercised overlying rights, and such rights have all been lost by prescription. However, uses may be made of Basin Water on overlying lands which have no preserved overlying rights pursuant to the Physical Solution herein. All overlying rights are appurtenant to the land and cannot be assigned or conveyed separate or apart therefrom.

9. Appropriative Rights. The parties listed in Exhibit "E" are the owners of appropriative rights, including rights by prescription, in the unadjusted amounts therein set forth, and by reason thereof are entitled under the Physical Solution to share in the remaining Safe Yield, after satisfaction of overlying rights and rights of the State of California, and in the Operating Safe Yield in Chino Basin, in the annual shares set forth in Exhibit "E".

(a) Loss of Priorities. By reason of the long continued overdraft in Chino Basin, and in light of the complexity of determining appropriative priorities and the need for conserving and making maximum beneficial use of the water resources of the State, each and all of the parties listed in Exhibit "E" are estopped and barred from asserting special priorities or preferences, inter se. All of said appropriative rights are accordingly deemed and considered of equal priority.

(b) Nature and Quantity. All rights listed in Exhibit "E" are appropriative and prescriptive in nature. By reason of the status of the parties, and the provisions of Section

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1007 of the Civil Code, said rights are immune from reduction or limitation by prescription.

10. Rights of the State of California. The State of California, by and through its Department of Corrections, Youth Authority and Department of Fish and Game, is a significant producer of ground water from and the State is the largest owner of land overlying Chino Basin. The precise nature and scope of the claims and rights of the State need not be, and are not, defined herein. The State, through said departments, has accepted the Physical Solution herein decreed, in the interests of implementing the mandate of Section 2 of Article X of the California Constitution. For all purposes of this Judgment, all future production by the State or its departments or agencies for overlying use on State-owned lands shall be considered as agricultural pool use.

C. RIGHTS TO AVAILABLE GROUND WATER STORAGE CAPACITY

11. Available Ground Water Storage Capacity. There exists in Chino Basin a substantial amount of available ground water storage capacity which is not utilized for storage or regulation of Basin Waters. Said reservoir capacity can appropriately be utilized for storage and conjunctive use of supplemental water with Basin Waters. It is essential that said reservoir capacity utilization for storage and conjunctive use of supplemental water be undertaken only under Watermaster control and regulation, in order to protect the integrity of both such Stored Water and Basin Water in storage and the Safe Yield of Chino Basin.

12. Utilization of Available Ground Water Capacity. Any person or public entity, whether a party to this action or not, may make reasonable beneficial use of the available ground water

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storage capacity of Chino Basin for storage of supplemental water; provided that no such use shall be made except pursuant to written agreement with Watermaster, as authorized by Paragraph 28. In the allocation of such storage capacity, the needs and requirements of lands overlying Chino Basin and the owners of rights in the Safe Yield or Operating Safe Yield of the Basin shall have priority and preference over storage for export.

## III. INJUNCTION

13. Injunction Against Unauthorized Production of Basin Water. Each party in each of the respective pools is enjoined, as follows:

(a) Overlying (Agricultural) Pool. Each party in the Overlying (Agricultural) Pool, its officers, agents, employees, successors and assigns, is and they each are ENJOINED AND RESTRAINED from producing ground water from Chino Basin in any year hereafter in excess of such party's correlative share of the aggregate of 82,800 acre feet allocated to said Pool, except pursuant to the Physical Solution or a storage water agreement.

(b) Overlying (Non-Agricultural) Pool. Each party in the Overlying (Non-agricultural) Pool, its officers, agents, employees, successors and assigns, is and they each are ENJOINED AND RESTRAINED from producing ground water of Chino Basin in any year hereafter in excess of such party's decreed rights in the Safe Yield, except pursuant to the provisions of the Physical Solution or a storage water agreement.

(c) Appropriative Pool. Each party in the

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Appropriative Pool, its officers, agents, employees, successors and assigns, is and they are each ENJOINED AND RESTRAINED from producing ground water of Chino Basin in any year hereafter in excess of such party's decreed share of Operating Safe Yield, except pursuant to the provisions of the Physical Solution or a storage water agreement.

14. Injunction Against Unauthorized Storage or Withdrawal of Stored Water. Each party, its officers, agents, employees, successors and assigns is and they each are ENJOINED AND RESTRAINED from storing supplemental water in Chino Basin for withdrawal, or causing withdrawal of, water stored by that party, except pursuant to the terms of a written agreement with Watermaster and in accordance with Watermaster regulations. Any supplemental water stored or recharged in the Basin, except pursuant to such a Water-master agreement, shall be deemed abandoned and not classified as Stored Water. This paragraph has no application, as such, to supplemental water spread or provided in lieu by Watermaster pursuant to the Physical Solution.

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## IV. CONTINUING JURISDICTION

15. Continuing Jurisdiction. Full jurisdiction, power and authority are retained and reserved to the Court as to all matters contained in this judgment, except:

(a) The redetermination of Safe Yield, as set forth in Paragraph 6, during the first ten (10) years of operation of the Physical Solution;

(b) The allocation of Safe Yield as between the several pools as set forth in Paragraph 44 of the Physical Solution;

(c) The determination of specific quantitative rights and shares in the declared Safe Yield or Operating Safe Yield herein declared in Exhibits "D" and "E"; and

(d) The amendment or modification of Paragraphs 7(a) and (b) of Exhibit "H", during the first ten (10) years of operation of the Physical Solution, and thereafter only upon affirmative recommendation of at least 67% of the voting power (determined pursuant to the formula described in Paragraph 3 of Exhibit "H"), but not less than one-third of the members of the Appropriative Pool Committee representatives of parties who produce water within CBMWD or WMWD; after said tenth year the formula set forth in said Paragraph 7(a) and 7(b) of Exhibit "H" for payment of the costs of replenishment water may be changed to 100% gross or net, or any percentage split thereof, but only in response to recommendation to the Court by affirmative vote of at least 67% of said voting power of the Appropriative Pool representatives of parties who produce ground water within CBMWD or WMWD, but not less than one-third of their number. In such event, the Court shall act in conformance with such recommendation unless there are compelling reasons to the contrary; and provided, further, that the fact that the allocation of Safe Yield or Operating Safe Yield shares may be rendered moot by a recommended change in the formula for replenishment assessments shall not be deemed to be such a "compelling reason."

Said continuing jurisdiction is provided for the purpose of enabling the Court, upon application of any party, the Watermaster, the Advisory Committee or any Pool Committee, by motion and, upon

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at least 30 days' notice thereof, and after hearing thereon, to make such further or supplemental orders or directions as may be necessary or appropriate for interpretation, enforcement or carrying out of this Judgment, and to modify, amend or amplify any of the provisions of this Judgment.

## V. WATERMASTER

### A. APPOINTMENT

16. Watermaster Appointment. CBMWD, acting by and through a majority of its board of directors, is hereby appointed Watermaster, to administer and enforce the provisions of this Judgment and any subsequent instructions or orders of the Court hereunder. The term of appointment of Watermaster shall be for five (5) years. The Court will by subsequent orders provide for successive terms or for a successor Watermaster. Watermaster may be changed at any time by subsequent order of the Court, on its own motion, or on the motion of any party after notice and hearing. Unless there are compelling reasons to the contrary, the Court shall act in conformance with a motion requesting the Watermaster be changed if such motion is supported by a majority of the voting power of the Advisory Committee.

### B. POWERS AND DUTIES

17. Powers and Duties. Subject to the continuing supervision and control of the Court, Watermaster shall have and may exercise the express powers, and shall perform the duties, as provided in this Judgment or hereafter ordered or authorized by the Court in the exercise of the Court's continuing jurisdiction.

18. Rules and Regulations. Upon recommendation by the

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Advisory Committee, Watermaster shall make and adopt, after public hearing, appropriate rules and regulations for conduct of Watermaster affairs, including meeting schedules and procedures, and compensation of members of Watermaster at not to exceed $25 per member per meeting, or $300 per member per year, whichever is less, plus reasonable expenses related to activities within the Basin. Thereafter, Watermaster may amend said rules from time to time upon recommendation, or with approval of the Advisory Committee after hearing noticed to all active parties. A copy of said rules and regulations, and of any amendments thereof, shall be mailed to each active party.

19. Acquisition of Facilities. Watermaster may purchase, lease, acquire and hold all necessary facilities and equipment; provided, that it is not the intent of the Court that Watermaster acquire any interest in real property or substantial capital assets.

20. Employment of Experts and Agents. Watermaster may employ or retain such administrative, engineering, geologic, accounting, legal or other specialized personnel and consultants as may be deemed appropriate in the carrying out of its powers and shall require appropriate bonds from all officers and employees handling Watermaster funds. Watermaster shall maintain records for purposes of allocation of costs of such services as well as of all other expenses of Watermaster administration as between the several pools established by the Physical Solution.

21. Measuring Devices. Watermaster shall cause parties, pursuant to uniform rules, to install and maintain in good operating condition, at the cost of each party, such necessary measuring

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devices or meters as Watermaster may deem appropriate. Such measuring devices shall be inspected and tested as deemed necessary by Watermaster, and the cost thereof shall constitute an expense of Watermaster.

22. Assessments. Watermaster is empowered to levy and collect all assessments provided for in the pooling plans and Physical Solution.

23. Investment of Funds. Watermaster may hold and invest any and all Watermaster funds in investments authorized from time to time for public agencies of the State of California.

24. Borrowing. Watermaster may borrow from time to time amounts not exceeding the annual anticipated receipts of Watermaster during such year.

25. Contracts. Watermaster may enter into contracts for the performance of any powers herein granted; provided, however, that Watermaster may not contract with or purchase materials, supplies or services from CBMWD, except upon the prior recommendation and approval of the Advisory Committee and pursuant to written order of the Court.

26. Cooperation With Other Agencies. Subject to prior recommendation or approval of the Advisory Committee, Watermaster may act jointly or cooperate with agencies of the United States and the State of California or any political subdivisions, municipalities or districts or any person to the end that the purpose of the Physical Solution may be fully and economically carried out.

27. Studies. Watermaster may, with concurrence of the Advisory Committee or affected Pool Committee and in accordance with Paragraph 54(b), undertake relevant studies of hydrologic

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conditions, both quantitative and qualitative, and operating aspects of implementation of the management program for Chino Basin.

28. Ground Water Storage Agreements. Watermaster shall adopt, with the approval of the Advisory Committee, uniformly applicable rules and a standard form of agreement for storage of supplemental water, pursuant to criteria therefor set forth in Exhibit "I". Upon appropriate application by any person, Watermaster shall enter into such a storage agreement; provided that all such storage agreements shall first be approved by written order of the Court, and shall by their terms preclude operations which will have a substantial adverse impact on other producers.

29. Accounting for Stored Water. Watermaster shall calculate additions, extractions and losses and maintain an annual account of all Stored Water in Chino Basin, and any losses of water supplies or Safe Yield of Chino Basin resulting from such Stored Water.

30. Annual Administrative Budget. Watermaster shall submit to Advisory Committee an administrative budget and recommendation for each fiscal year on or before March 1. The Advisory Committee shall review and submit said budget and their recommendations to Watermaster on or before April 1, following. Watermaster shall hold a public hearing on said budget at its April quarterly meeting and adopt the annual administrative budget which shall include the administrative items for each pool committee. The administrative budget shall set forth budgeted items in sufficient detail as necessary to make a proper allocation of the expense among the several pools, together with Watermaster's proposed allocation. The budget shall contain such additional comparative information

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or explanation as the Advisory Committee may recommend from time to time. Expenditures within budgeted items may thereafter be made by Watermaster in the exercise of powers herein granted, as a matter of course. Any budget transfer in excess of 20% of a budget category during any budget year or modification of such administrative budget during any year shall be first submitted to the Advisory Committee for review and recommendation.

31. Review Procedures. All actions, decisions or rules of Watermaster shall be subject to review by the Court on its own motion or on timely motion by any party, the Watermaster (in the case of a mandated action), the Advisory Committee, or any Pool Committee, as follows:

(a) Effective Date of Watermaster Action. Any action, decision or rule of Watermaster shall be deemed to have occurred or been enacted on the date on which written notice thereof is mailed. Mailing of copies of approved Watermaster minutes to the active parties shall constitute such notice to all parties.

(b) Noticed Motion. Any party, the Watermaster (as to any mandated action), the Advisory Committee, or any Pool Committee may, by a regularly noticed motion, apply to the Court for review of any Watermaster's action, decision or rule. Notice of such motion shall be served personally or mailed to Watermaster and to all active parties. Unless otherwise ordered by the Court, such motion shall not operate to stay the effect of such Watermaster action, decision or rule.

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(c) Time for Motion. Notice of motion to review any Watermaster action, decision or rule shall be served and filed within ninety (90) days after such Watermaster action, decision or rule, except for budget actions, in which event said notice period shall be sixty (60) days.

(d) De Novo Nature of Proceedings. Upon the filing of any such motion, the Court shall require the moving party to notify the active parties, the Watermaster, the Advisory Committee and each Pool Committee, of a date for taking evidence and argument, and on the date so designated shall review de novo the question at issue. Watermaster's findings or decision, if any, may be received in evidence at said hearing, but shall not constitute presumptive or prima facie proof of any fact in issue.

(e) Decision. The decision of the Court in such proceeding shall be an appealable supplemental order in this case. When the same is final, it shall be binding upon the Watermaster and all parties.

C. ADVISORY AND POOL COMMITTEES

32. Authorization. Watermaster is authorized and directed to cause committees of producer representatives to be organized to act as Pool Committees for each of the several pools created under the Physical Solution. Said Pool Committees shall, in turn, jointly form an Advisory Committee to assist Watermaster in performance of its functions under this judgment. Pool Committees shall be composed as specified in the respective pooling plans, and the Advisory Committee shall be composed of not to exceed ten (10) voting representatives from each pool, as designated by the

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respective Pool Committee. WMWD, PVMWD and SBVMWD shall each be entitled to one non-voting representative on said Advisory Committee.

33. Term and Vacancies. Members of any Pool Committee, shall serve for the term, and vacancies shall be filled, as specified in the respective pooling plan. Members of the Advisory Committee shall serve at the will of their respective Pool Committee.

34. Voting Power. The voting power on each Pool Committee shall be allocated as provided in the respective pooling plan. The voting power on the Advisory Committee shall be one hundred (100) votes allocated among the three pools in proportion to the total assessments paid to Watermaster during the preceding year; provided, that the minimum voting power of each pool shall be

(a) Overlying (Agricultural) Pool 20,

(b) Overlying (Non-agricultural) Pool 5, and

(c) Appropriative Pool 20.

In the event any pool is reduced to its said minimum vote, the remaining votes shall be allocated between the remaining pools on said basis of assessments paid to Watermaster by each such remaining pool during the preceding year. The method of exercise of each pool's voting power on the Advisory Committee shall be as determined by the respective pool committees.

35. Quorum. A majority of the voting power of the Advisory Committee or any Pool Committee shall constitute a quorum for the transaction of affairs of such Advisory or Pool Committee; provided, that at least one representative of each Pool Committee shall be required to constitute a quorum of the Advisory Committee. No Pool Committee representative may purposely absent himself or

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herself, without good cause, from an Advisory Committee meeting to deprive it of a quorum. Action by affirmative vote of a majority of the entire voting power of any Pool Committee or the Advisory Committee shall constitute action by such committee. Any action or recommendation of a Pool Committee or the Advisory Committee shall be transmitted to Watermaster in writing, together with a report of any dissenting vote or opinion.

36. Compensation. Pool or Advisory Committee members may receive compensation, to be established by the respective pooling plan, but not to exceed twenty-five dollars ($25.00) for each meeting of such Pool or Advisory Committee attended, and provided that no member of a Pool or Advisory Committee shall receive compensation of more than three hundred ($300.00) dollars for service on any such committee during any one year. All such compensation shall be a part of Watermaster administrative expense. No member of any Pool or Advisory Committee shall be employed by Watermaster or compensated by Watermaster for professional or other services rendered to such Pool or Advisory Committee or to Watermaster, other than the fee for attendance at meetings herein provided, plus reimbursement of reasonable expenses related to activities within the Basin.

37. Organization.

(a) Organizational Meeting. At its first meeting in each year, each Pool Committee and the Advisory Committee shall elect a chairperson and a vice chairperson from its membership. It shall also select a secretary, a treasurer and such assistant secretaries and treasurers as may be appropriate, any of whom may, but need not, be members of

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such Pool or Advisory Committee.

(b) Regular Meetings. All Pool Committees and the Advisory Committee shall hold regular meetings at a place and time to be specified in the rules to be adopted by each Pool and Advisory Committee. Notice of regular meetings of any Pool or Advisory Committee, and of any change in time or place thereof, shall be mailed to all active parties in said pool or pools.

(c) Special Meetings. Special meetings of any Pool or Advisory Committee may be called at any time by the Chairperson or by any three (3) members of such Pool or Advisory Committee by delivering notice personally or by mail to each member of such Pool or Advisory Committee and to each active party at least 24 hours before the time of each such meeting in the case of personal delivery, and 96 hours in the case of mail. The calling notice shall specify the time and place of the special meeting and the business to be transacted. No other business shall be considered at such meeting.

(d) Minutes. Minutes of all Pool Committee, Advisory Committee and Watermaster meetings shall be kept at Watermaster's offices. Copies thereof shall be mailed or otherwise furnished to all active parties in the pool or pools concerned. Said copies of minutes shall constitute notice of any Pool or Advisory Committee action therein reported, and shall be available for inspection by any party.

(e) Adjournments. Any meeting of any Pool or Advisory Committee may be adjourned to a time and place specified in the order of adjournment. Less than a quorum may so adjourn

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from time to time. A copy of the order or notice of adjournment shall be conspicuously posted forthwith on or near the door of the place where the meeting was held.

38. Powers and Functions. The powers and functions of the respective Pool Committees and the Advisory Committee shall be as follows:

(a) Pool Committees. Each Pool Committee shall have the power and responsibility for developing policy recommendations for administration of its particular pool, as created under the Physical Solution. All actions and recommendations of any Pool Committee which require Watermaster implementation shall first be noticed to the other two pools. If no objection is received in writing within thirty (30) days, such action or recommendation shall be transmitted directly to Watermaster for action. If any such objection is received, such action or recommendation shall be reported to the Advisory Committee before being transmitted to Watermaster.

(b) Advisory Committee. The Advisory Committee shall have the duty to study, and the power to recommend, review and act upon all discretionary determinations made or to be made hereunder by Watermaster.

[1] Committee Initiative. When any recommendation or advice of the Advisory Committee is received by Watermaster, action consistent therewith may be taken by Watermaster; provided, that any recommendation approved by 80 votes or more in the Advisory Committee shall constitute a mandate for action by Watermaster consistent therewith. If Watermaster is unwilling or unable to act

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pursuant to recommendation or advice from the Advisory Committee (other than such mandatory recommendations), Watermaster shall hold a public hearing, which shall be followed by written findings and decision. Thereafter, Watermaster may act in accordance with said decision, whether consistent with or contrary to said Advisory Committee recommendation. Such action shall be subject to review by the Court, as in the case of all other Watermaster determinations.

[2] Committee Review. In the event Watermaster proposes to take any discretionary action, other than approval or disapproval of a Pool Committee action or recommendation properly transmitted, or execute any agreement not theretofore within the scope of an Advisory Committee recommendation, notice of such intended action shall be served on the Advisory Committee and its members at least thirty (30) days before the Watermaster meeting at which such action is finally authorized.

(c) Review of Watermaster Actions. Watermaster (as to mandated action), the Advisory Committee or any Pool Committee shall be entitled to employ counsel and expert assistance in the event Watermaster or such Pool or Advisory Committee seeks Court review of any Watermaster action or failure to act. The cost of such counsel and expert assistance shall be Watermaster expense to be allocated to the affected pool or pools.

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VI. PHYSICAL SOLUTION

A. GENERAL

39. Purpose and Objective. Pursuant to the mandate of Section 2 of Article X of the California Constitution, the Court hereby adopts and orders the parties to comply with a Physical Solution. The purpose of these provisions is to establish a legal and practical means for making the maximum reasonable beneficial use of the waters of Chino Basin by providing the optimum economic, long-term, conjunctive utilization of surface waters, ground waters and supplemental water, to meet the requirements of water users having rights in or dependent upon Chino Basin.

40. Need for Flexibility. It is essential that this Physical Solution provide maximum flexibility and adaptability in order that Watermaster and the Court may be free to use existing and future technological, social, institutional and economic options, in order to maximize beneficial use of the waters of Chino Basin. To that end, the Court's retained jurisdiction will be utilized, where appropriate, to supplement the discretion herein granted to the Wastermaster.

41. Watermaster Control. Watermaster, with the advice of the Advisory and Pool Committees, is granted discretionary powers in order to develop an optimum basin management program for Chino Basin, including both water quantity and quality considerations. Withdrawals and supplemental water replenishment of Basin Water, and the full utilization of the water resources of Chino Basin, must be subject to procedures established by and administered through Watermaster with the advice and assistance of the Advisory and Pool Committees composed of the affected producers. Both the

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quantity and quality of said water resources may thereby be preserved and the beneficial utilization of the Basin maximized.

42. General Pattern of Operations. It is contemplated that the rights herein decreed will be divided into three (3) operating pools for purposes of Watermaster administration. A fundamental premise of the Physical Solution is that all water users dependent upon Chino Basin will be allowed to pump sufficient waters from the Basin to meet their requirements. To the extent that pumping exceeds the share of the Safe Yield assigned to the Overlying Pools, or the Operating Safe Yield in the case of the Appropriative Pool, each pool will provide funds to enable Watermaster to replace such overproduction. The method of assessment in each pool shall be as set forth in the applicable pooling plan.

B. POOLING

43. Multiple Pools Established. There are hereby established three (3) pools for Watermaster administration of, and for the allocation of responsibility for, and payment of, costs of replenishment water and other aspects of this Physical Solution.

(a) Overlying (Agricultural) Pool. The first pool shall consist of the State of California and all overlying producers who produce water for other than industrial or commercial purposes. The initial members of the pool are listed in Exhibit "C".

(b) Overlying (Non-agricultural) Pool. The second pool shall consist of overlying producers who produce water for industrial or commercial purposes. The initial members of this pool are listed in Exhibit "D".

(c) Appropriative Pool. A third and separate pool shall

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consist of owners of appropriative rights. The initial members of the pool are listed in Exhibit "E".

Any party who changes the character of his use may, by subsequent order of the Court, be reassigned to the proper pool; but the allocation of Safe Yield under Paragraph 44 hereof shall not be changed. Any non-party producer or any person who may hereafter commence production of water from Chino Basin, and who may become a party to this physical solution by intervention, shall be assigned to the proper pool by the order of the Court authorizing such intervention.

44. Determination and Allocation of Rights to Safe Yield of Chino Basin. The declared Safe Yield of Chino Basin is hereby allocated as follows:

| Pool | Allocation |
|---|---|
| Overlying (Agricultural) Pool | 414,000 acre feet in any five (5) consecutive years. |
| Overlying (Non-agricultural) Pool. | 7,366 acre feet per year. |
| Appropriative Pool | 49,834 acre feet per year. |

The foregoing acre foot allocations to the overlying pools are fixed. Any subsequent change in the Safe Yield shall be debited or credited to the Appropriative Pool. Basin Water available to the Appropriative Pool without replenishment obligation may vary from year to year as the Operating Safe Yield is determined by Watermaster pursuant to the criteria set forth in Exhibit "I".

45. Annual Replenishment. Watermaster shall levy and collect assessments in each year, pursuant to the respective pooling plans, in amounts sufficient to purchase replenishment water to replace production by any pool during the preceding year which exceeds that

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pool's allocated share of Safe Yield in the case of the overlying pools, or Operating Safe Yield in the case of the Appropriative Pool. It is anticipated that supplemental water for replenishment of Chino Basin may be available at different rates to the various pools to meet their replenishment obligations. If such is the case, each pool will be assessed only that amount necessary for the cost of replenishment water to that pool, at the rate available to the pool, to meet its replenishment obligation.

46. Initial Pooling Plans. The initial pooling plans, which are hereby adopted, are set forth in Exhibits "F", "G" and "H", respectively. Unless and until modified by amendment of the judgment pursuant to the Court's continuing jurisdiction, each such plan shall control operation of the subject pool.

C. REPORTS AND ACCOUNTING

47. Production Reports. Each party or responsible party shall file periodically with Watermaster, pursuant to Watermaster rules, a report on a form to be prescribed by Watermaster showing the total production of such party during the preceding reportage period, and such additional information as Watermaster may require, including any information specified by the affected Pool Committee.

48. Watermaster Reports and Accounting. Watermaster's annual report, which shall be filed on or before November 15 of each year and shall apply to the preceding year's operation, shall contain details as to operation of each of the pools and a certified audit of all assessments and expenditures pursuant to this Physical Solution and a review of Watermaster activities.

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D. REPLENISHMENT

49. Sources of Supplemental Water. Supplemental water may be obtained by Watermaster from any available source. Watermaster shall seek to obtain the best available quality of supplemental water at the most reasonable cost for recharge in the Basin. To the extent that costs of replenishment water may vary between pools, each pool shall be liable only for the costs attributable to its required replenishment. Available sources may include, but are not limited to:

(a) Reclaimed Water. There exist a series of agreements generally denominated the Regional Waste Water Agreements between CBMWD and owners of the major municipal sewer systems within the basin. Under those agreements, which are recognized hereby but shall be unaffected and unimpaired by this judgment, substantial quantities of reclaimed water may be made available for replenishment purposes. There are additional sources of reclaimed water which are, or may become, available to Watermaster for said purposes. Maximum beneficial use of reclaimed water shall be given high priority by Watermaster.

(b) State Water. State water constitutes a major available supply of supplemental water. In the case of State Water, Watermaster purchases shall comply with the water service provisions of the State's water service contracts. More specifically, Watermaster shall purchase State Water from MWD for replenishment of excess production within CBMWD, WMWD and PVMWD, and from SBVMWD to replenish excess production within SBVMWD's boundaries in Chino Basin, except to the

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extent that MWD and SBVMWD give their consent as required by such State water service contracts.

(c) Local Import. There exist facilities and methods for importation of surface and ground water supplies from adjacent basins and watersheds.

(d) Colorado River Supplies. MWD has water supplies available from its Colorado River Aqueduct.

50. Methods of Replenishment. Watermaster may accomplish replenishment of overproduction from the Basin by any reasonable method, including:

(a) Spreading and percolation or Injection of water in existing or new facilities, subject to the provisions of Paragraphs 19, 25 and 26 hereof.

(b) In Lieu Procedures. Watermaster may make, or cause to be made, deliveries of water for direct surface use, in lieu of ground water production.

E. REVENUES

51. Production Assessment. Production assessments, on whatever basis, may be levied by Watermaster pursuant to the pooling plan adopted for the applicable pool.

52. Minimal Producers. Minimal Producers shall be exempted from payment of production assessments, upon filing of production reports as provided in Paragraph 47 of this Judgment, and payment of an annual five dollar ($5.00) administrative fee as specified by Watermaster rules.

53. Assessment Proceeds -- Purposes. Watermaster shall have the power to levy assessments against the parties (other than minimal pumpers) based upon production during the preceding period

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of assessable production, whether quarterly, semi-annually or annually, as may be determined most practical by Watermaster or the affected Pool Committee.

54. Administrative Expenses. The expenses of administration of this Physical Solution shall be categorized as either (a) general Watermaster administrative expense, or (b) special project expense.

(a) General Watermaster Administrative Expense shall include office rental, general personnel expense, supplies and office equipment, and related incidental expense and general overhead.

(b) Special Project Expense shall consist of special engineering, economic or other studies, litigation expense, meter testing or other major operating expenses. Each such project shall be assigned a Task Order number and shall be separately budgeted and accounted for.

General Watermaster administrative expense shall be allocated and assessed against the respective pools based upon allocations made by the Watermaster, who shall make such allocations based upon generally accepted cost accounting methods. Special Project Expense shall be allocated to a specific pool, or any portion thereof, only upon the basis of prior express assent and finding of benefit by the Pool Committee, or pursuant to written order of the Court.

55. Assessments -- Procedure. Assessments herein provided for shall be levied and collected as follows:

(a) Notice of Assessment. Watermaster shall give written notice of all applicable assessments to each party on

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or before ninety (90) days after the end of the production period to which such assessment is applicable.

(b) Payment. Each assessment shall be payable on or before thirty (30) days after notice, and shall be the obligation of the party or successor owning the water production facility at the time written notice of assessment is given, unless prior arrangement for payment by others has been made in writing and filed with Watermaster.

(c) Delinquency. Any delinquent assessment shall bear interest at 10% per annum (or such greater rate as shall equal the average current cost of borrowed funds to the Watermaster) from the due date thereof. Such delinquent assessment and interest may be collected in a show-cause proceeding herein instituted by the Watermaster, in which case the Court may allow Watermaster its reasonable costs of collection, including attorney's fees.

56. Accumulation of Replenishment Water Assessment Proceeds. In order to minimize fluctuation in assessment and to give Watermaster flexibility in purchase and spreading of replenishment water, Watermaster may make reasonable accumulations of replenishment water assessment proceeds. Interest earned on such retained funds shall be added to the account of the pool from which the funds were collected and shall be applied only to the purchase of replenishment water.

57. Effective Date. The effective date for accounting and operation under this Physical Solution shall be July 1, 1977, and the first production assessments hereunder shall be due after July 1, 1978. Watermaster shall, however, require installation of

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meters or measuring devices and establish operating procedures immediately, and the costs of such Watermaster activity (not including the cost of such meters and measuring devices) may be recovered in the first administrative assessment in 1978.

## VII. MISCELLANEOUS PROVISIONS

58. Designation of Address for Notice and Service. Each party shall designate the name and address to be used for purposes of all subsequent notices and service herein, either by its endorsement on the Stipulation for Judgment or by a separate designation to be filed within thirty (30) days after Judgment has been served. Said designation may be changed from time to time by filing a written notice of such change with the Watermaster. Any party desiring to be relieved of receiving notices of Watermaster or committee activity may file a waiver of notice on a form to be provided by Watermaster. Thereafter such party shall be removed from the Active Party list. Watermaster shall maintain at all times a current list of active parties and their addresses for purposes of service. Watermaster shall also maintain a full current list of names and addresses of all parties or their successors, as filed herein. Copies of such lists shall be available, without cost, to any party, the Advisory Committee or any Pool Committee upon written request therefor.

59. Service of Documents. Delivery to or service upon any party or active party by the Watermaster, by any other party, or by the Court, of any item required to be served upon or delivered to such party or active party under or pursuant to the Judgment shall be made personally or by deposit in the United States mail, first

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class, postage prepaid, addressed to the designee and at the address in the latest designation filed by such party or active party.

60. Intervention After Judgment. Any non-party assignee of the adjudicated appropriative rights of any appropriator, or any other person newly proposing to produce water from Chino Basin, may become a party to this judgment upon filing a petition in intervention. Said intervention must be confirmed by order of this Court. Such intervenor shall thereafter be a party bound by this judgment and entitled to the rights and privileges accorded under the Physical Solution herein, through the pool to which the Court shall assign such intervenor.

61. Loss of Rights. Loss, whether by abandonment, forfeiture or otherwise, of any right herein adjudicated shall be accomplished only (1) by a written election by the owner of the right filed with Watermaster, or (2) by order of the Court upon noticed motion and after hearing.

62. Scope of Judgment. Nothing in this Judgment shall be deemed to preclude or limit any party in the assertion against a neighboring party of any cause of action now existing or hereafter arising based upon injury, damage or depletion of water supply available to such party, proximately caused by nearby pumping which constitutes an unreasonable interference with such complaining party's ability to extract ground water.

63. Judgment Binding on Successors. This Judgment and all provisions thereof are applicable to and binding upon not only the parties to this action, but also upon their respective heirs, executors, administrators, successors, assigns, lessees and

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licensees and upon the agents, employees and attorneys in fact of all such persons.

64. Costs. No party shall recover any costs in this proceeding from any other party.

Dated: JAN 27 1978.

Judge

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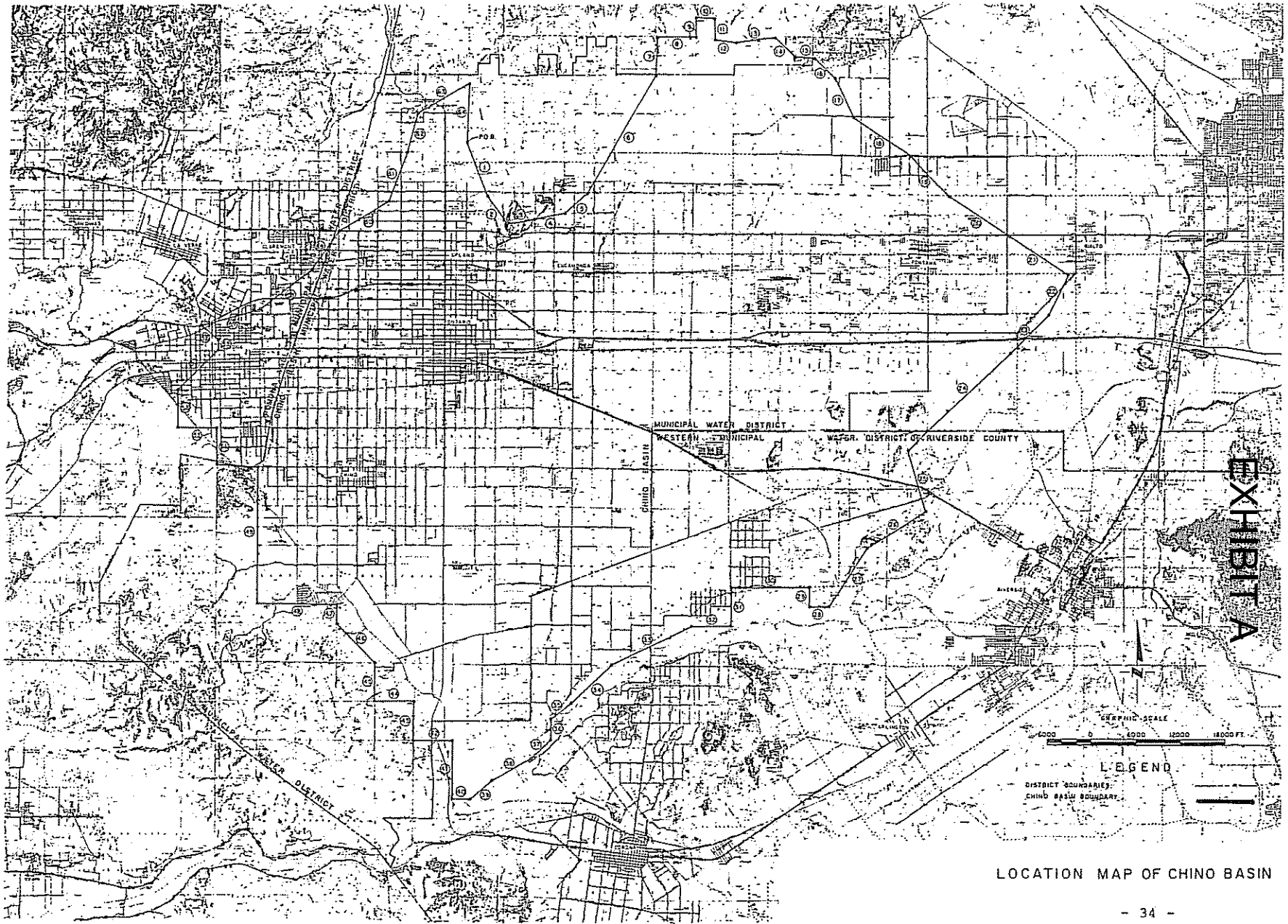


EXHIBIT A

LOCATION MAP OF CHINO BASIN

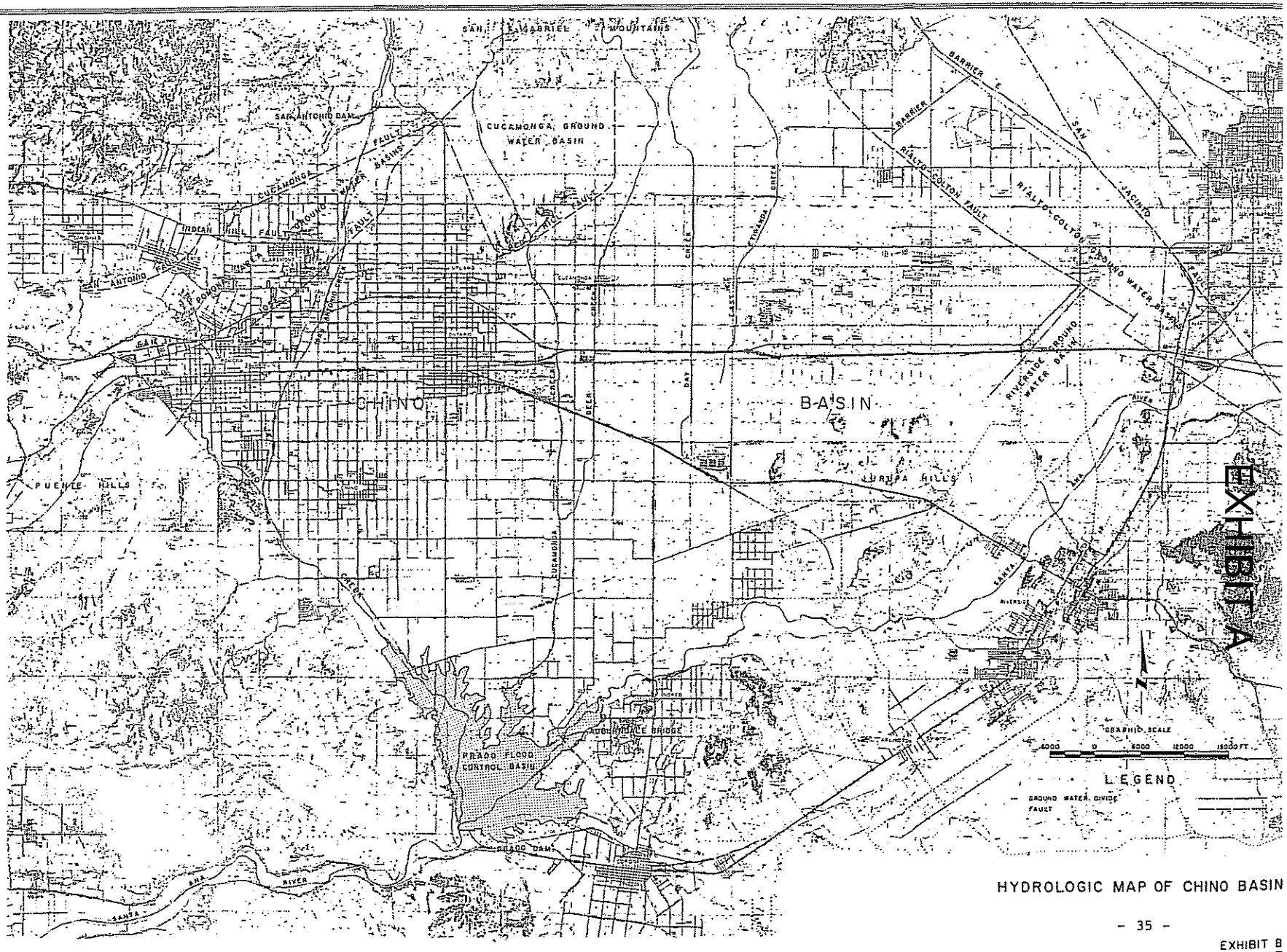


EXHIBIT A

HYDROLOGIC MAP OF CHINO BASIN



EXHIBIT B

# EXHIBIT A

## STIPULATING OVERLYING AGRICULTURAL PRODUCERS

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

Abacherli Dairy, Inc.
Abacherli, Frank
Abacherli, Shirley
Abbona, Anna
Abbona, James
Abbona, Jim
Abbona, Mary
Agliani, Amelia H.
Agman, Inc.
Aguerre, Louis B.
Ahmanson Trust Co.
Akiyama, Shizuye
Akiyama, Tomoo
Akkerman, Dave
Albers, J. N.
Albers, Nellie
Alewyn, Jake J.
Alewyn, Normalee
Alger, Mary D.
Alger, Raymond
Allen, Ben F.
Allen, Jane F.
Alta-Dena Dairy
Anderson Farms
Anguiano, Sarah L. S.
Anker, Gus
Aphessetche, Xavier
Arena Mutual Water Assn.
Armstrong Nurseries, Inc.
Arretche, Frank
Arretche, Jean Pierre
Arvidson, Clarence F.
Arvidson, Florence
Ashley, George W.
Ashley, Pearl E.
Atlas Farms
Atlas Ornamental Iron Works, Inc.
Aukeman, Carol
Aukeman, Lewis
Ayers, Kenneth C., aka
Kelley Ayers
Bachoc, Raymond
Baldwin, Edgar A.
Baldwin, Lester
Banbury, Carolyn
Bangma Dairy
Bangma, Arthur
Bangma, Ida
Bangma, Martin
Bangma, Sam
Barba, Anthony B.
Barba, Frank
Barcellos, Joseph
Barnhill, Maurine W.

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# EXHIBIT A

| | |
|---|---|
| Barnhill, Paul | Boersma, Angie |
| Bartel, Dale | Boersma, Berdina |
| Bartel, Ursula | Boersma, Frank |
| Bartel, Willard | Boersma, Harry |
| Barthelemy, Henry | Boersma, Paul |
| Barthelemy, Roland | Boersma, Sam |
| Bassler, Donald V., M.D. | Boersma, William L. |
| Bates, Lowell R. | Bohlander & Holmes, Inc. |
| Bates, Mildred L. | Bokma, Peter |
| Beahm, James W. | Bollema, Jacob |
| Beahm, Joan M. | Boonstoo, Edward |
| Bekendam, Hank | Bootsma, Jim |
| Bekendam, Pete | Borba, Dolene |
| Bello, Eugene | Borba, Dolores |
| Bello, Olga | Borba, Emily |
| Beltman, Evelyn | Borba, George |
| Beltman, Tony | Borba, John |
| Bergquist Properties, Inc. | Borba, John & Sons |
| Bevacqua, Joel A. | Borba, John Jr. |
| Bevacqua, Marie B. | Borba, Joseph A. |
| Bidart, Bernard | Borba, Karen E. |
| Bidart, Michael J. | Borba, Karen M. |
| Binnell, Wesley | Borba, Pete, Estate of |
| Black, Patricia E. | Borba, Ricci |
| Black, Victor | Borba, Steve |
| Bodger, John & Sons Co. | Borba, Tom |
| Boer, Adrian | Bordisso, Alleck |
| Boersma and Wind Dairy | Borges, Angelica M. |

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# EXHIBIT A

Borges, Bernadette
Borges, John O.
Borges, Linda L.
Borges, Manual Jr.
Borges, Tony
Bos, Aleid
Bos, Gerrit
Bos, John
Bos, John
Bos, Margaret
Bos, Mary
Bos, Mary Beth
Bos, Tony
Bosch, Henrietta
Bosch, Peter T.
Boschma, Betty
Boschma, Frank
Boschma, Greta
Boschma, Henry
Bosma, Dick
Bosma, Florence G.
Bosma, Gerrit
Bosma, Jacob J.
Bosma, Jeanette Thea
Bosman, Frank
Bosman, Nellie
Bosnyak, Goldie M.
Bosnyak, Martin
Bothof, Roger W.
Bouma, Cornie
Bouma, Emma
Bouma, Henry P.
Bouma, Martin
Bouma, Peter G. & Sons Dairy
Bouma, Ted
Bouman, Helen
Bouman, Sam
Bower, Mabel E.
Boys Republic
Breedyk, Arie
Breedyk, Jessie
Briano Brothers
Briano, Albert
Briano, Albert Trustee for
Briano, Albert Frank
Briano, Lena
Brink, Russell N.
Brinkerhoff, Margaret
Brinkerhoff, Robert L.
Britschgi, Florence
Britschgi, Magdalena Garetto
Britschgi, Walter P.
Brommer, Marvin
Brookside Enterprizes, dba
Brookside Vineyard Co.
Brothers Three Dairy

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# EXHIBIT A

Brown, Eugene
Brun, Martha M.
Brun, Peter Robert
Buma, Duke
Buma, Martha
Bunse, Nancy
Bunse, Ronnie L.
Caballero, Bonnie L.
Caballero, Richard F.
Cable Airport Inc.
Cadlini, Donald
Cadlini, Jesse R.
Cadlini, Marie Edna
Cambio, Anna
Cambio, Charles, Estate of
Cambio, William V.
Cardoza, Florence
Cardoza, Olivi
Cardoza, Tony
Carnesi, Tom
Carver, Robt M., Trustee
Cauffman, John R.
Chacon Bros.
Chacon, Elvera P.
Chacon, Joe M.
Chacon, Robert M.
Chacon, Virginia L.
Chez, Joseph C.
Chino Corona Investment
Chino Water Co.
Christensen, Leslie
Christensen, Richard G.
Christian, Ada R.
Christian, Harold F.
Christy, Ella J.
Christy, Ronald S.
Cihigoyenetche, Jean
Cihigoyenetche, Leona
Cihigoyenetche, Martin
Clarke, Arthur B.
Clarke, Nancy L.
Clarke, Phyllis J.
Coelho, Isabel
Coelho, Joe A. Jr.
Collins, Howard E.
Collins, Judith F.
Collinsworth, Ester L.
Collinsworth, John E.
Collinsworth, Shelby
Cone Estate (05-2-00648/649)
Consolidated Freightways Corp. of Delaware
Corona Farms Co.
Corra, Rose
Costa, Dimas S.
Costa, Laura

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# EXHIBIT A

| | | |
|---|---|---|
| 1 | Costa, Myrtle | De Boer, L. H. |
| 2 | Costamagna, Antonio | De Boer, Sidney |
| 3 | Costamagna, Joseph | De Bos, Andrew |
| 4 | Cousyn, Claus B. | De Graaf, Anna Mae |
| 5 | Cramer, Carole F. | De Graaf, Gerrit |
| 6 | Cramer, William R. | De Groot, Dick |
| 7 | Crossroads Auto Dismantlers, Inc. | De Groot, Dorothy |
| 8 | Crouse, Beatrice I. | De Groot, Ernest |
| 9 | Crouse, Roger | De Groot, Henrietta |
| 10 | Crowley, Juanita C. | De Groot, Jake |
| 11 | Crowley, Ralph | De Groot, Pete Jr. |
| 12 | Cucamonga Vintners | De Haan, Bernadena |
| 13 | D'Astici, Teresa | De Haan, Henry |
| 14 | Da Costa, Cecilia B. | De Hoog, Adriana |
| 15 | Da Costa, Joaquim F. | De Hoog, Joe |
| 16 | Daloisio, Norman | De Hoog, Martin |
| 17 | De Berard Bros. | De Hoog, Martin L. |
| 18 | De Berard, Arthur, Trustee | De Hoog, Mitch |
| 19 | De Berard, Charles | De Hoog, Tryntje |
| 20 | De Berard, Chas., Trustee | De Jager, Cobi |
| 21 | De Berard, Helan J. | De Jager, Edward D. |
| 22 | De Berard, Robert | De Jong Brothers Dairy |
| 23 | De Berard, Robert, Trustee | De Jong, Cornelis |
| 24 | De Bie, Adrian | De Jong, Cornelius |
| 25 | De Bie, Henry | De Jong, Grace |
| 26 | De Bie, Margaret M. | De Jong, Jake |
| 27 | De Bie, Marvin | De Jong, Lena |
| 28 | De Boer, Fred | De Leeuw, Alice |

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| | |
|---|---|
| De Leeuw, Sam | Dirkse, Catherine |
| De Soete, Agnes | Dirkse, Charles C. |
| De Soete, Andre | Dixon, Charles E. |
| De Vries, Abraham | Dixon, Geraldine A. |
| De Vries, Case | Doesberg, Hendrica |
| De Vries, Dick | Doesburg, Theodorus P. |
| De Vries, Evelyn | Dolan, Marion |
| De Vries, Henry, Estate of | Dolan, Michael H. |
| De Vries, Hermina | Dominguez, Helen |
| De Vries, Jack H. | Dominguez, Manual |
| De Vries, Jane | Donkers, Henry A. |
| De Vries, Janice | Donkers, Nellie G. |
| De Vries, John | Dotta Bros. |
| De Vries, John J. | Douma Brothers Dairy |
| De Vries, Neil | Douma, Betty A. |
| De Vries, Ruth | Douma, Fred A. |
| De Vries, Theresa | Douma, Hendrika |
| De Wit, Gladys | Douma, Herman G. |
| De Wit, Peter S. | Douma, Narleen J. |
| De Wyn, Evert | Douma, Phillip M. |
| De Zoete, Hattie V. | Dow Chemical Co. |
| De Zoete, Leo A. | Dragt, Rheta |
| Decker, Hallie | Dragt, William |
| Decker, Henry A. | Driftwood Dairy Farm |
| Demmer, Ernest | Droogh, Case |
| Di Carlo, Marie | Duhalde, Marian |
| Di Carlo, Victor | Duhalde, Lauren |
| Di Tommaso, Frank | Duits, Henrietta |

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Duits, John
Dunlap, Edna Kraemer,
Estate of
Durrington, Glen
Durrington, William F.
Dusi, John, Sr.
Dykstra, Dick
Dykstra, John
Dykstra, John & Sons
Dykstra, Wilma
Dyt, Cor
Dyt, Johanna
E and S Grape Growers
Eaton, Thomas, Estate of
Echeverria, Juan
Echeverria, Carlos
Echeverria, Pablo
Eilers, E. Myrle
Eilers, Henry W.
El Prado Golf Course
Ellsworth, Rex C.
Engelsma, Jake
Engelsma, Susan
Escojeda, Henry
Etiwanda Grape Products Co.
Euclid Ave. Investment One
Euclid Ave. Investment Four
Euclid Ave. Three Investment
Excelsior Farms
F.D.I.C.
Fagundes, Frank M.
Fagundes, Mary
Fernandes, Joseph Jr.
Fernandes, Velma C.
Ferraro, Ann
Ferreira, Frank J.
Ferreira, Joe C. Jr.
Ferreira, Narcie
Filippi, J. Vintage Co.
Filippi, Joseph
Filippi, Joseph A.
Filippi, Mary E.
Fitzgerald, John R.
Flameling Dairy Inc.
Flamingo Dairy
Foss, Douglas E.
Foss, Gerald R.
Foss, Russel
Fred & John Troost No. 1 Inc.
Fred & Maynard Troost No. 2 Inc.
Freitas, Beatriz
Freitas, Tony T.
Gakle, Louis L.
Galleano Winery, Inc.
Galleano, Bernard D.
Galleano, D.
Galleano, Mary M.

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Garcia, Pete
Gardner, Leland V.
Gardner, Lola M.
Garrett, Leonard E.
Garrett, Patricia T.
Gastelluberry, Catherine
Gastelluberry, Jean
Gilstrap, Glen E.
Gilstrap, Marjorie J.
Godinho, John
Godinho, June
Gonsalves, Evelyn
Gonsalves, John
Gorzeman, Geraldine
Gorzeman, Henry A.
Gorzeman, Joe
Govea, Julia
Goyenetche, Albert
Grace, Caroline E.
Grace, David J.
Gravatt, Glenn W.
Gravatt, Sally Mae
Greydanus Dairy, Inc.
Greydanus, Rena
Griffin Development Co.
Haagsma, Dave
Haagsma, John
Hansen, Mary D.
Hansen, Raymond F.
Hanson, Ardeth W.
Harada, James T.
Harada, Violet A.
Haringa, Earl and Sons
Haringa, Herman
Haringa, Rudy
Haringa, William
Harper, Cecilia de Mille
Harrington, Winona
Harrison, Jacqueline A.
Hatanaka, Kenichi
Heida, Annie
Heida, Don
Heida, Jim
Heida, Sam
Helms, Addison D.
Helms, Irma A.
Hermans, Alma I.
Hermans, Harry
Hettinga, Arthur
Hettinga, Ida
Hettinga, Judy
Hettinga, Mary
Hettinga, Wilbur
Heublein, Inc., Grocery Products Group
Hibma, Catherine M.

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Hibma, Sidney
Hicks, Kenneth I.
Hicks, Minnie M.
Higgins Brick Co.
Highstreet, Alfred V.
Highstreet, Evada V.
Hilarides, Bertha as Trustee
Hilarides, Frank
Hilarides, John as Trustee
Hindelang, Tillie
Hindelang, William
Hobbs, Bonnie C.
Hobbs, Charles W.
Hobbs, Hazel I.
Hobbs, Orlo M.
Hoekstra, Edward
Hoekstra, George
Hoekstra, Grace
Hoekstra, Louie
Hofer, Paul B.
Hofer, Phillip F.
Hofstra, Marie
Hogeboom, Jo Ann M.
Hogeboom, Maurice D.
Hogg, David V.
Hogg, Gene P.
Hogg, Warren G.
Hohberg, Edith J.
Hohberg, Harold C.
Hohberg, Harold W.
Holder, Arthur B.
Holder, Dorothy F.
Holmes, A. Lee
Holmes, Frances P.
Hoogeboom, Gertrude
Hoogeboom, Pete
Hoogendam, John
Hoogendam, Tena
Houssels, J. K. Thoroughbred Farm
Hunt Industries
Idsinga, Ann
Idsinga, William W.
Imbach Ranch, Inc.
Imbach, Kenneth E.
Imbach, Leonard K.
Imbach, Oscar K.
Imbach, Ruth M.
Indaburu, Jean
Indaburu, Marceline
Iseli, Kurt H.
Ito, Kow
J & B Dairy Inc.
Jaques, Johnny C. Jr.
Jaques, Mary
Jaques, Mary Lou

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| | |
|---|---|
| Jay Em Bee Farms | Knevelbaard, John |
| Johnson Bro's Egg Ranches, Inc. | Knudsen, Ejnar |
| Johnston, Ellwood W. | Knudsen, Karen M. |
| Johnston, George F. Co. | Knudsen, Kenneth |
| Johnston, Judith H. | Knudson, Robert |
| Jones, Leonard P. | Knudson, Darlene |
| Jongsma & Sons Dairy | Koel, Helen S. |
| Jongsma, Diana A. | Koetsier, Gerard |
| Jongsma, Dorothy | Koetsier, Gerrit J. |
| Jongsma, George | Koetsier, Jake |
| Jongsma, Harold | Koning, Fred W. |
| Jongsma, Henry | Koning, Gloria |
| Jongsma, John | Koning, J. W. Estate |
| Jongsma, Nadine | Koning, James A. |
| Jongsma, Tillie | Koning, Jane |
| Jordan, Marjorie G. | Koning, Jane C. |
| Jordan, Troy O. | Koning, Jennie |
| Jorritsma, Dorothy | Koning, John |
| Juliano, Albert | Koning, Victor A. |
| Kamper, Cornelis | Kooi Holstein Corporation |
| Kamstra, Wilbert | Koolhaas, Kenneth E. |
| Kaplan, Lawrence J. | Koolhaas, Simon |
| Kasbergen, Martha | Koolhaas, Sophie Grace |
| Kasbergen, Neil | Koopal, Grace |
| Kazian, Angelen Estate of | Koopal, Silas |
| Kingsway Const. Corp. | Koopman, Eka |
| Klapps Market | Koopman, Gene T. |
| Kline, James K. | Koopman, Henry G. |

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# EXHIBIT A

Koopman, Ted
Koopman, Tena
Koot, Nick
Koster, Aart
Koster, Frances
Koster, Henry B.
Koster, Nellie
Kroes, Jake R.
Kroeze, Bros
Kroeze, Calvin E.
Kroeze, John
Kroeze, Wesley
Kruckenberg, Naomi
Kruckenberg, Perry
L. D. S. Welfare Ranch
Labrucherie, Mary Jane
Labrucherie, Raymond F.
Lako, Samuel
Landman Corp.
Lanting, Broer
Lanting, Myer
Lass, Jack
Lass, Sandra L.
Lawrence, Cecelia, Estate of
Lawrence, Joe H., Estate of
Leal, Bradley W.
Leal, John C.
Leal, John Craig
Leck, Arthur A.
Leck, Evelyn M.
Lee, Harold E.
Lee, Helen J.
Lee, Henrietta C.
Lee, R. T. Construction Co.
Lekkerkerk, Adriana
Lekkerkerk, L. M.
Lekkerkerker, Nellie
Lekkerkerker, Walt
Lewis Homes of California
Livingston, Dorothy M.
Livingston, Rex E.
Lokey, Rosemary Kraemer
Lopes, Candida A.
Lopes, Antonio S.
Lopez, Joe D.
Lourenco, Carlos, Jr.
Lourenco, Carmelina P.
Lourenco, Jack C.
Lourenco, Manual H.
Lourenco, Mary
Lourenco, Mary
Luiten, Jack
Luiz, John M.
Luna, Christine I.
Luna, Ruben T.
Lusk, John D. and Son
a California corporation

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# EXHIBIT A

Lyon, Gregory E.
Lyon, Paula E.
M & W Co. #2
Madole, Betty M.
Madole, Larry B.
Marquez, Arthur
Marquine, Jean
Martin, Lelon O.
Martin, Leon O.
Martin, Maria D.
Martin, Tony J.
Martins, Frank
Mathias, Antonio
Mc Cune, Robert M.
Mc Masters, Gertrude
Mc Neill, J. A.
Mc Neill, May F.
Mees, Leon
Mello and Silva Dairy
Mello and Sousa Dairy
Mello, Emilia
Mello, Enos C.
Mello, Mercedes
Mendiondo, Catherine
Mendiondo, Dominique
Meth. Hosp. - Sacramento
Metzger, R. S.
Metzger, Winifred
Mickel, Louise
Miersma, Dorothy
Meirsma, Harry C.
Minaberry, Arnaud
Minaberry, Marie
Mistretta, Frank J.
Mocho and Plaa Inc.
Mocho, Jean
Mocho, Noeline
Modica, Josephine
Montes, Elizabeth
Montes, Joe
Moons, Beatrice
Moons, Jack
Moramarco, John A. Enterprises
Moreno, Louis W.
Moss, John R.
Motion Pictures Associates, Inc.
Moynier, Joe
Murphy, Frances V.
Murphy, Myrl L.
Murphy, Naomi
Nanne, Martin Estate of
Nederend, Betty
Nederend, Hans
Norfolk, James
Norfolk, Martha
Notrica, Louis

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# EXHIBIT A

Nyberg, Lillian N.
Nyenhuis, Annie
Nyenhuis, Jim
Occidental Land Research
Okumura, Marion
Okumura, Yuiche
Oldengarm, Effie
Oldengarm, Egbert
Oldengarm, Henry
Oliviera, Manuel L.
Oliviera, Mary M.
Olson, Albert
Oltmans Construction Co.
Omlin, Anton
Omlin, Elsie L.
Ontario Christian School Assn.
Oord, John
Oostdam, Jacoba
Oostdam, Pete
Oosten, Agnes
Oosten, Anthonia
Oosten, Caroline
Oosten, John
Oosten, Marinus
Oosten, Ralph
Orange County Water District
Ormonde, Manuel
Ormonde, Pete, Jr.
Ormonde, Viva
Ortega, Adeline B.
Ortega, Bernard Dino
Osterkamp, Joseph S.
Osterkamp, Margaret A.
P I E Water Co.
Palmer, Eva E.
Palmer, Walter E.
Parente, Luis S.
Parente, Mary Borba
Parks, Jack B.
Parks, Laura M.
Patterson, Lawrence E. Estate of
Payne, Clyde H.
Payne, Margo
Pearson, Athelia K.
Pearson, William C.
Pearson, William G.
Pene, Robert
Perian, Miller
Perian, Ona E.
Petrissans, Deanna
Petrissans, George
Petrissans, Jean P.
Petrissans, Marie T.
Pickering, Dora M.
(Mrs. A. L. Pickering)
Pierce, John

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# EXHIBIT A

| | |
|---|---|
| Pierce, Sadie | Righetti, A. T. |
| Pietszak, Sally | Riley, George A. |
| Pine, Joe | Riley, Helen C. |
| Pine, Virginia | Robbins, Jack K. |
| Pires, Frank | Rocha, John M. |
| Pires, Marie | Rocha, Jose C. |
| Plaa, Jeanne | Rodrigues, John |
| Plaa, Michel | Rodrigues, Manuel |
| Plantenga, Agnes | Rodrigues, Manuel, Jr. |
| Plantenga, George | Rodrigues, Mary L. |
| Poe, Arlo D. | Rodriquez, Daniel |
| Pomona Cemetery Assn. | Rogers, Jack D. |
| Porte, Cecelia, Estate of | Rohrer, John A. |
| Porte, Garritt, Estate of | Rohrer, Theresa D. |
| Portsmouth, Vera McCarty | Rohrs, Elizabeth H. |
| Ramella, Mary M. | Rossetti, M. S. |
| Ramirez, Concha | Roukema, Angeline |
| Rearick, Hildegard H. | Roukema, Ed. |
| Rearick, Richard R. | Roukema, Nancy |
| Reinalda, Clarence | Roukema, Siebren |
| Reitsma, Greta | Ruderian, Max J. |
| Reitsma, Louis | Russell, Fred J. |
| Rice, Bernice | Rusticus, Ann |
| Rice, Charlie E. | Rusticus, Charles |
| Richards, Karin | Rynsburger, Arie |
| (Mrs. Ronnie Richards) | Rynsburger, Berdena, Trust |
| Richards, Ronald L. | Rynsburger, Joan Adele |
| Ridder, Jennie Wassenaar | Rynsburger, Thomas |

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| | | |
|---|---|---|
| 1 | S. P. Annex, Inc. | Scott, Frances M. |
| 2 | Salisbury, Elinor J. | Scott, Linda F. |
| 3 | Sanchez, Edmundo | Scott, Stanley A. |
| 4 | Sanchez, Margarita O. | Scritsmier, Lester J. |
| 5 | Santana, Joe Sr. | Serl, Charles A. |
| 6 | Santana, Palmira | Serl, Rosalie P. |
| 7 | Satragni, John B. Jr. | Shady Grove Dairy, Inc. |
| 8 | Scaramella, George P. | Shamel, Burt A. |
| 9 | Schaafsma Bros. | Shelby, Harold E. |
| 10 | Schaafsma, Jennie | Shelby, John A. |
| 11 | Schaafsma, Peter | Shelby, Velma M. |
| 12 | Schaafsma, Tom | Shelton, Alice A. |
| 13 | Schaap, Andy | Sherwood, Robert W. |
| 14 | Schaap, Ids | Sherwood, Sheila J. |
| 15 | Schaap, Maria | Shue, Eva |
| 16 | Schacht, Sharon C. | Shue, Gilbert |
| 17 | Schakel, Audrey | Sieperda, Anne |
| 18 | Schakel, Fred | Sieperda, James |
| 19 | Schmid, Olga | Sigrist, Hans |
| 20 | Schmidt, Madeleine | Sigrist, Rita |
| 21 | Schoneveld, Evert | Silveira, Arline L. |
| 22 | Schoneveld, Henrietta | Silveira, Frank |
| 23 | Schoneveld, John | Silveira, Jack |
| 24 | Schoneveld, John Allen | Silveira, Jack P. Jr. |
| 25 | Schug, Donald E. | Simas, Dolores |
| 26 | Schug, Shirley A. | Simas, Joe |
| 27 | Schuh, Bernatta M. | Singleton, Dean |
| 28 | Schuh, Harold H. | Singleton, Elsie R. |

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# EXHIBIT A

Sinnott, Jim
Sinnott, Mildred B.
Slegers, Dorothy
Slegers, Hubert J.
Slegers, Jake
Slegers, Jim
Slegers, Lenwood M.
Slegers, Martha
Slegers, Tesse J.
Smith, Edward S.
Smith, Helen D.
Smith, James E.
Smith, Keith J.
Smith, Lester W.
Smith, Lois Maxine
Smith, Marjorie W.
Soares, Eva
Sogioka, Mitsuyoshi
Sogioka, Yoshimato
Sousa, Sam
Southern Pacific Land Co.
Southfield, Eddie
Souza, Frank M.
Souza, Mary T.
Spickerman, Alberta
Spickerman, Florence
Spickerman, Rudolph
Spyksma, John
Staal, John
Stahl, Zippora P.
Stampfl, Berta
Stampfl, William
Stanley, Robert E.
Stark, Everett
Stellingwerf, Andrew
Stellingwerf, Henry
Stellingwerf, Jenette
Stellingwerf, Shana
Stellingwerf, Stan
Stelzer, Mike C.
Sterk, Henry
Stiefel, Winifred
Stiefel, Jack D.
Stigall, Richard L.
Stigall, Vita
Stockman's Inn
Stouder, Charlotte A.
Stouder, William C.
Struikmans, Barbara
Struikmans, Gertie
Struikmans, Henry Jr.
Struikmans, Henry Sr.
Struikmans, Nellie
Swager, Edward
Swager, Gerben
Swager, Johanna

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# EXHIBIT A

Swager, Marion
Swierstra, Donald
Swierstra, Fanny
Sybrandy, Ida
Sybrandy, Simon
Sytsma, Albert
Sytsma, Edith
Sytsma, Jennie
Sytsma, Louie
Te Velde, Agnes
Te Velde, Bay
Te Velde, Bernard A.
Te Velde, Bonnie
Te Velde, Bonnie G.
Te Velde, George
Te Velde, George, Jr.
Te Velde, Harm
Te Velde, Harriet
Te Velde, Henry J.
Te Velde, Jay
Te Velde, Johanna
Te Velde, John H.
Te Velde, Ralph A.
Te Velde, Zwaantina, Trustee
Ter Maaten, Case
Ter Maaten, Cleone
Ter Maaten, Steve
Terpstra, Carol
Terpstra, Theodore G.
Teune, Tony
Teunissen, Bernard
Teunissen, Jane
Thomas, Ethel M.
Thommen, Alice
Thommen, Fritz
Tillema, Allie
Tillema, Harold
Tillema, Klaas D.
Timmons, William R.
Tollerup, Barbara
Tollerup, Harold
Trapani, Louis A.
Trimlett, Arlene R.
Trimlett, George E.
Tristant, Pierre
Tuinhout, Ale
Tuinhout, Harry
Tuinhout, Hilda
Tuls, Elizabeth
Tuls, Jack S.
Tuls, Jake
Union Oil Company of California
United Dairyman's Co-op.
Urquhart, James G.
Usle, Cathryn
Usle, Faustino

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# EXHIBIT A

V & Y Properties
Vaile, Beryl M.
Valley Hay Co.
Van Beek Dairy Inc.
Van Canneyt Dairy
Van Canneyt, Maurice
Van Canneyt, Wilmer
Van Dam, Bas
Van Dam, Isabelle
Van Dam, Nellie
Van Den Berg, Gertrude
Van Den Berg, Joyce
Van Den Berg, Marinus
Van Den Berg, Marvin
Van Der Linden, Ardith
Van Der Linden, John
Van Der Linden, Stanley
Van Der Veen, Kenneth
Van Diest, Anna T.
Van Diest, Cornelius
Van Diest, Ernest
Van Diest, Rena
Van Dyk, Bart
Van Dyk, Jeanette
Van Foeken, Martha
Van Foeken, William
Van Hofwegan, Steve
Van Hofwegen, Adrian A.
Van Hofwegen, Clara
Van Hofwegen, Jessie
Van Klaveren, A.
Van Klaveren, Arie
Van Klaveren, Wilhelmina
Van Klaveren, William
Van Leeuwen, Arie C.
Van Leeuwen, Arie C.
Van Leeuwen, Arlan
Van Leeuwen, Clara G.
Van Leeuwen, Cornelia L.
Van Leeuwen, Harriet
Van Leeuwen, Jack
Van Leeuwen, John
Van Leeuwen, Letie
Van Leeuwen, Margie
Van Leeuwen, Paul
Van Leeuwen, William A.
Van Ravenswaay, Donald
Van Ryn Dairy
Van Ryn, Dick
Van Surksum, Anthonetta
Van Surksum, John
Van Veen, John
Van Vliet, Effie
Van Vliet, Hendrika
Van Vliet, Hugo
Van Vliet, Klaas

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# EXHIBIT A

| | |
|---|---|
| Vande Witte, George | Vander Laan, Katie |
| Vanden Berge, Gertie | Vander Laan, Martin Jr. |
| Vanden Berge, Gertie | Vander Laan, Tillie |
| Vanden Berge, Jack | Vander Leest, Anna |
| Vanden Berge, Jake | Vander Leest, Ann |
| Vanden Brink, Stanley | Vander Meer, Alice |
| Vander Dussen, Agnes | Vander Meer, Dick |
| Vander Dussen, Cor | Vander Poel, Hank |
| Vander Dussen, Cornelius | Vander Poel, Pete |
| Vander Dussen, Edward | Vander Pol, Irene |
| Vander Dussen, Geraldine Marie | Vander Pol, Margie |
| Vander Dussen, James | Vander Pol, Marines |
| Vander Dussen, John | Vander Pol, William P. |
| Vander Dussen, Nelvina | Vander Schaaf, Earl |
| Vander Dussen, Rene | Vander Schaaf, Elizabeth |
| Vander Dussen, Sybrand Jr. | Vander Schaaf, Henrietta |
| Vander Dussen, Sybrand Sr. | Vander Schaaf, John |
| Vander Dussen Trustees | Vander Schaaf, Ted |
| Vander Eyk, Case Jr. | Vander Stelt, Catherine |
| Vander Eyk, Case Sr. | Vander Stelt, Clarence |
| Vander Feer, Peter | Vander Tuig, Arlene |
| Vander Feer, Rieka | Vander Tuig, Sylvester |
| Vander Laan, Ann | Vander Veen, Joe A. |
| Vander Laan, Ben | Vandervlag, Robert |
| Vander Laan, Bill | Vander Zwan, Peter |
| Vander Laan, Corrie | Vanderford, Betty W. |
| Vander Laan, Henry | Vanderford, Claud R. |
| Vander Laan, James | Vanderham, Adrian |

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| | |
|---|---|
| Vanderham, Cornelius | Vestal, J. Howard |
| Vanderham, Cornelius P. | Visser, Gerrit |
| Vanderham, Cory | Visser, Grace |
| Vanderham, E. Jane | Visser, Henry |
| Vanderham, Marian | Visser, Jess |
| Vanderham, Martin | Visser, Louie |
| Vanderham, Pete C. | Visser, Neil |
| Vanderham, Wilma | Visser, Sam |
| Vasquez, Eleanor | Visser, Stanley |
| Veenendaal, Evert | Visser, Tony D. |
| Veenendaal, John H. | Visser, Walter G. |
| Veiga, Dominick Sr. | Von Der Ahe, Fredric T. |
| Verbree, Jack | Von Euw, George |
| Verbree, Tillie | Von Euw, Marjorie |
| Verger, Bert | Von Lusk, a limited partnership |
| Verger, Betty | Voortman, Anna Marie |
| Verhoeven, Leona | Voortman, Edward |
| Verhoeven, Martin | Voortman, Edwin J. |
| Verhoeven, Wesley | Voortman, Gertrude Dena |
| Vermeer, Dick | Wagner, Richard H. |
| Vermeer, Jantina | Walker, Carole R. |
| Vernola Ranch | Walker, Donald E. |
| Vernola, Anthonietta | Walker, Wallace W. |
| Vernola, Anthony | Wardle, Donald M. |
| Vernola, Frank | Warner, Dillon B. |
| Vernola, Mary Ann | Warner, Minnie |
| Vernola, Pat F. | Wassenaar, Peter W. |
| Vestal, Frances Lorraine | Waters, Michael |

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# EXHIBIT A

Weeda, Adriana
Weeda, Daniel
Weeks, O. L.
Weeks, Verona E.
Weidman, Maurice
Weidman, Virginia
Weiland, Adaline I.
Weiland, Peter J.
Wesselink, Jules
West, Katharine R.
West, Russel
West, Sharon Ann
Western Horse Property
Westra, Alice
Westra, Henry
Westra, Hilda
Westra, Jake J.
Weststeyn, Freida
Weststeyn, Pete
Whitehurst, Louis G.
Whitehurst, Pearl L.
Whitmore, David L.
Whitmore, Mary A.
Whitney, Adolph M.
Wiersema, Harm
Wiersema, Harry
Wiersma, Ellen H.
Wiersma, Gladys J.
Wiersma, Jake
Wiersma, Otto
Wiersma, Pete
Winchell, Verne H., Trustee
Wind, Frank
Wind, Fred
Wind, Hilda
Wind, Johanna
Woo, Frank
Woo, Sem Gee
Wybenga, Clarence
Wybenga, Gus
Wybenga, Gus K.
Wybenga, Sylvia
Wynja, Andy
Wynja, Iona F.
Yellis, Mildred
Yellis, Thomas E.
Ykema-Harmsen Dairy
Ykema, Floris
Ykema, Harriet
Yokley, Betty Jo
Yokley, Darrell A.
Zak, Zan
Zivelonghi, George
Zivelonghi, Margaret
Zwaagstra, Jake
Zwaagstra, Jessie M.
Zwart, Case

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# EXHIBIT A

NON-PRODUCER WATER DISTRICTS

Chino Basin Municipal Water District

Chino Basin Water Conservation District

Pomona Valley Municipal Water District

Western Municipal Water District of Riverside County

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# EXHIBIT A

## DEFAULTING OVERLYING AGRICULTURAL PRODUCERS

| | |
|---|---|
| Cheryl L. Bain | Roy W. Lantis |
| Warren Bain | Sharon I. Lantis |
| John M. Barcelona | Frank Lorenz |
| Letty Bassler | Dagney H. MacDonald |
| John Brazil | Frank E. Martin |
| John S. Briano | Ruth C. Martin |
| Lupe Briano | Connie S. Mello |
| Paul A. Briano | Naldiro J. Mello |
| Tillie Briano | Felice Miller |
| Arnie B. Carlson | Ted Miller |
| John Henry Fikse | Masao Nerio |
| Phyllis S. Fikse | Tom K. Nerio |
| Lewellyn Flory | Toyo Nerio |
| Mary I. Flory | Yuriko Nerio |
| L. H. Glazer | Harold L. Rees |
| Dorothy Goodman | Alden G. Rose |
| Sidney D. Goodman | Claude Rouleau, Jr. |
| Frank Grossi | Patricia M. Rouleau |
| Harada Brothers | Schultz Enterprises |
| Ellen Hettinga | Albert Shaw |
| Hein Hettinga | Lila Shaw |
| Dick Hofstra, Jr. | Cathy M. Stewart |
| Benjamin M. Hughey | Marvin C. Stewart |
| Frieda L. Hughey | Betty Ann Stone |
| Guillaume Indart | John B. Stone |
| Ellwood B. Johnston, Trustee | Vantoll Cattle Co., Inc. |
| Perry Kruckenberg, Jr. | Catherene Verburg |

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# EXHIBIT A

Martin Verburg

Donna Vincent

Larry Vincent

Cliff Wolfe & Associates

Ada M. Woll

Zarubica Co.

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# EXHIBIT A

EXHIBIT "D"

OVERLYING NON-AGRICULTURAL RIGHTS

| Party | Total Overlying Non-Agricultural Rights (Acre Feet) | Share of Safe Yield (Acre Feet) |
|---|---|---|
| Ameron Steel Producers, Inc. | 125 | 97.858 |
| County of San Bernardino | 171 | 133.870 |
| Conrock Company | 406 | 317.844 |
| Kaiser Steel Corporation | 3,743 | 2,930.274 |
| Red Star Fertilizer | 20 | 15.657 |
| Southern California Edison Co. | 1,255 | 982.499 |
| Space Center, Mira Loma | 133 | 104.121 |
| Southern Service Co., dba Blue Seal Linen | 24 | 18.789 |
| Sunkist, Orange Products Division | 2,393 | 1,873.402 |
| Carlsberg Mobile Home Properties, Ltd. '73 | 593 | 464.240 |
| Union Carbide Corporation | 546 | 427.446 |
| Quaker Chemical Co. | 0 | 0 |
| Totals | 9,409 | 7,366.000 |

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EXHIBIT A

EXHIBIT "E"
APPROPRIATIVE RIGHTS

| Party | Appropriative Right (Acre Feet) | Share of Initial Operating Safe Yield (Acre Feet) | Share of Operating Safe Yield (Percent) |
|---|---|---|---|
| City of Chino | 5,271.7 | 3,670.067 | 6.693 |
| City of Norco | 289.5 | 201.545 | 0.368 |
| City of Ontario | 16,337.4 | 11,373.816 | 20.742 |
| City of Pomona | 16,110.5 | 11,215.852 | 20.454 |
| City of Upland | 4,097.2 | 2,852.401 | 5.202 |
| Cucamonga County Water District | 4,431.0 | 3,084.786 | 5.626 |
| Jurupa Community Services District | 1,104.1 | 768.655 | 1.402 |
| Monte Vista County Water District | 5,958.7 | 4,148.344 | 7.565 |
| West San Bernardino County Water District | 925.5 | 644.317 | 1.175 |
| Etiwanda Water Company | 768.0 | 534.668 | 0.975 |
| Felspar Gardens Mutual Water Company | 68.3 | 47.549 | 0.087 |
| Fontana Union Water Co. | 9,188.3 | 6,396.736 | 11.666 |
| Marygold Mutual Water Co. | 941.3 | 655.317 | 1.195 |
| Mira Loma Water Co. | 1,116.0 | 776.940 | 1.417 |
| Monta Vista Irr. Co. | 972.1 | 676.759 | 1.234 |
| Mutual Water Company of Glen Avon Heights | 672.2 | 467.974 | 0.853 |
| Park Water Company | 236.1 | 164.369 | 0.300 |
| Pomona Valley Water Co. | 3,106.3 | 2,162.553 | 3.944 |
| San Antonio Water Co. | 2,164.5 | 1,506.888 | 2.748 |
| Santa Ana River Water Company | 1,869.3 | 1,301.374 | 2.373 |
| Southern California Water Company | 1,774.5 | 1,235.376 | 2.253 |
| West End Consolidated Water Company | 1,361.3 | 947.714 | 1.728 |
| TOTAL | 78,763.8 | 54,834.000 | 100.000 |

EXHIBIT "F"
OVERLYING (AGRICULTURAL) POOL
POOLING PLAN

1. Membership in Pool. The State of California and all producers listed in Exhibit "C" shall be the initial members of this pool, which shall include all producers of water for overlying uses other than industrial or commercial purposes.

2. Pool Meetings. The members of the pool shall meet annually, in person or by proxy, at a place and time to be designated by Watermaster for purposes of electing members of the Pool Committee and conducting any other business of the pool. Special meetings of the membership of the pool may be called and held as provided in the rules of the pool.

3. Voting. All voting at meetings of pool members shall be on the basis of one vote for each 100 acre feet or any portion thereof of production from Chino Basin during the preceding year, as shown by the records of Watermaster.

4. Pool Committee. The Pool Committee for this pool shall consist of not less than nine (9) representatives selected at large by members of the pool. The exact number of members of the Pool Committee in any year shall be as determined by majority vote of the voting power of members of the pool in attendance at the annual pool meeting. Each member of the Pool Committee shall have one vote and shall serve for a two-year term. The members first elected shall classify themselves by lot so that approximately one-half serve an initial one-year term. Vacancies during any term shall be filled by a majority of the remaining members of the Pool Committee.

5. Advisory Committee Representatives. The number of

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representatives of the Pool Committee on the Advisory Committee shall be as provided in the rules of the pool from time to time but not exceeding ten (10). The voting power of the pool on the Advisory Committee shall be apportioned and exercised as determined from time to time by the Pool Committee.

6. Replenishment Obligation. The pool shall provide funds for replenishment of any production by persons other than members of the Overlying (Non-agricultural) Pool or Appropriator Pool, in excess of the pool's share of Safe Yield. During the first five (5) years of operations of the Physical Solution, reasonable efforts shall be made by the Pool Committee to equalize annual assessments.

7. Assessments. All assessments in this pool (whether for replenishment water cost or for pool administration or the allocated share of Watermaster administration) shall be in an amount uniformly applicable to all production in the pool during the preceding year or calendar quarter. Provided, however, that the Agricultural Pool Committee, may recommend to the Court modification of the method of assessing pool members, inter se, if the same is necessary to attain legitimate basin management objectives, including water conservation and avoidance of undesirable socio-economic consequences. Any such modification shall be initiated and ratified by one of the following methods:

(a) Excess Production. In the event total pool production exceeds 100,000 acre feet in any year, the Pool Committee shall call and hold a meeting, after notice to all pool members, to consider remedial modification of the assessment formula.

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(b) Producer Petition. At any time after the fifth full year of operation under the Physical Solution, a petition by ten percent (10%) of the voting power or membership of the Pool shall compel the holding of a noticed meeting to consider revision of said formula of assessment for replenishment water.

In either event, a majority action of the voting power in attendance at such pool members' meeting shall be binding on the Pool Committee.

8. Rules. The Pool Committee shall adopt rules for conducting meetings and affairs of the committee and for administering its program and in amplification of the provisions, but not inconsistent with, this pooling plan.

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# EXHIBIT A

EXHIBIT "G"
OVERLYING (NON-AGRICULTURAL) POOL
POOLING PLAN

1. Membership in Pool. The initial members of the pool, together with the decreed share of the Safe Yield of each, are listed in Exhibit "D". Said pool includes producers of water for overlying industrial or commercial (non-agricultural) purposes, or such producers within the Pool who may hereafter take water pursuant to Paragraph 8 hereof.

2. Pool Committee. The Pool Committee for this pool shall consist of one representative designated by each member of the pool. Voting on the committee shall be on the basis of one vote for each member, unless a volume vote is demanded, in which case votes shall be allocated as follows:

> The volume voting power on the Pool Committee shall be 1,484 votes. Of these, 742 votes shall be allocated on the basis of one vote for each ten (10) acre feet or fraction thereof of decreed shares in Safe Yield. (See Exhibit "D".) The remaining 742 votes shall be allocated proportionally on the basis of assessments paid to Watermaster during the preceding year.*

3. Advisory Committee Representatives. At least three (3) members of the Pool Committee shall be designated by said committee to serve on the Advisory Committee. The exact number of such representatives at any time shall be as determined by the Pool Committee. The voting power of the pool shall be exercised in the

*Or production assessments paid under Water Code Section 72140 et seq., as to years prior to the second year of operation under the Physical Solution hereunder.

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Advisory Committee as a unit, based upon the vote of a majority of said representatives.

4. Replenishment Obligation. The pool shall provide funds for replenishment of any production in excess of the pool's share of Safe Yield in the preceding year.

5. Assessment. Each member of this pool shall pay an assessment equal to the cost of replenishment water times the number of acre feet of production by such producer during the preceding year in excess of (a) his decreed share of the Safe Yield, plus (b) any carry-over credit under Paragraph 7 hereof. In addition, the cost of the allocated share of Watermaster administration expense shall be recovered on an equal assessment against each acre foot of production in the pool during such preceding fiscal year or calendar quarter; and in the case of Pool members who take substitute ground water as set forth in Paragraph 8 hereof, such producer shall be liable for its share of administration assessment, as if the water so taken were produced, up to the limit of its decreed share of Safe Yield.

6. Assignment. Rights herein decreed are appurtenant to the land and are only assignable with the land for overlying use thereon; provided, however, that any appropriator who may, directly or indirectly, undertake to provide water service to such overlying lands may, by an appropriate agency agreement on a form approved by Watermaster, exercise said overlying right to the extent, but only to the extent necessary to provide water service to said overlying lands.

7. Carry-over. Any member of the pool who produces less than its assigned water share of Safe Yield may carry such unexercised

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right forward for exercise in subsequent years. The first water produced during any such subsequent year shall be deemed to be an exercise of such carry-over right. In the event the aggregate carry-over by any pool member exceeds its share of Safe Yield, such member shall, as a condition of preserving such surplus carry-over, execute a storage agreement with Watermaster.

8. Substitute Supplies. To the extent that any Pool member, at the request of Watermaster and with the consent of the Advisory Committee, takes substitute surface water in lieu of producing ground water otherwise subject to production as an allocated share of Safe Yield, said party shall nonetheless remain a member of this Pool.

9. Rules. The Pool Committee shall adopt rules for administering its program and in amplification of the provisions, but not inconsistent with, this pooling plan.

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# EXHIBIT A

EXHIBIT "H"
APPROPRIATIVE POOL
POOLING PLAN

1. Qualification for Pool. Any city, district or other public entity and public utility -- either regulated under Public Utilities Commission jurisdiction, or exempt therefrom as a non-profit mutual water company (other than those assigned to the Overlying [Agricultural] Pool) -- shall be a member of this pool. All initial members of the pool are listed in Exhibit "E", together with their respective appropriative rights and acre foot allocation and percentage shares of the initial and subsequent Operating Safe Yield.

2. Pool Committee. The Pool Committee shall consist of one (1) representative appointed by each member of the Pool.

3. Voting. The total voting power on the Pool Committee shall be 1,000 votes. Of these, 500 votes shall be allocated in proportion to decreed percentage shares in Operating Safe Yield. The remaining 500 votes shall be allocated proportionally on the basis of assessments paid to Watermaster during the preceding year.* Routine business of the Pool Committee may be conducted on the basis of one vote per member, but upon demand of any member a weighted vote shall be taken. Affirmative action of the Committee shall require a majority of the voting power of members in attendance, provided that it includes concurrence by at least one-third of its total members.

4. Advisory Committee Representatives. Ten (10) members of

*Or production assessments paid under Water Code Section 72140 et seq., as to years prior to the second year of operation under the Physical Solution hereunder.



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the Pool Committee shall be designated to represent this pool on the Advisory Committee. Each major appropriator, i.e., the owner of an adjudicated appropriative right in excess of 3,000 acre feet, shall be entitled to one representative. The remaining members representing the Appropriative Pool on the Advisory Committee shall be elected at large by the remaining members of the pool. The voting power of the Appropriative Pool on the Advisory Committee shall be apportioned between the major appropriator representatives in proportion to their respective voting power in the Pool Committee. The remaining two representatives shall exercise equally the voting power proportional to the Pool Committee voting power of all remaining appropriators; provided, however, that if any representative fails to attend an Advisory Committee meeting, the voting power of that representative shall be allocated among the representatives of the Appropriator Pool in attendance in the same proportion as their own respective voting powers.

5. Replenishment Obligation. The pool shall provide funds for purchase of replenishment water to replace any production by the pool in excess of Operating Safe Yield during the preceding year.

6. Administrative Assessment. Costs of administration of this pool and its share of general Watermaster expense shall be recovered by a uniform assessment applicable to all production during the preceding year.

7. Replenishment Assessment. The cost of replenishment water required to replace production from Chino Basin in excess of Operating Safe Yield in the preceding year shall be allocated and recovered as follows:

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(a) For production, other than for increased export, within CBMWD or WMWD:

(1) Gross Assessment. 15% of such replenishment water costs shall be recovered by a uniform assessment against all production of each appropriator producing in said area during the preceding year.

(2) Net Assessment. The remaining 85% of said costs shall be recovered by a uniform assessment on each acre foot of production from said area by each such appropriator in excess of his allocated share of Operating Safe Yield during said preceding year.

(b) For production which is exported for use outside Chino Basin in excess of maximum export in any year through 1976, such increased export production shall be assessed against the exporting appropriator in an amount sufficient to purchase replenishment water from CBMWD or WMWD in the amount of such excess.

(c) For production within SBVMWD or PVMWD:

By an assessment on all production in excess of an appropriator's share of Operating Safe Yield in an amount sufficient to purchase replenishment water through SBVMWD or MWD in the amount of such excess.

8. Socio-Economic Impact Review. The parties have conducted certain preliminary socio-economic impact studies. Further and more detailed socio-economic impact studies of the assessment formula and its possible modification shall be undertaken for the Appropriator Pool by Watermaster no later than ten (10) years from the effective date of this Physical Solution, or whenever total

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production by this pool has increased by 30% or more over the decreed appropriative rights, whichever is first.

9. Facilities Equity Assessment. Watermaster may, upon recommendation of the Pool Committee, institute proceedings for levy and collection of a Facilities Equity Assessment for the purposes and in accordance with the procedures which follow:

(a) Implementing Circumstances. There exist several sources of supplemental water available to Chino Basin, each of which has a differential cost and quantity available. The optimum management of the entire Chino Basin water resource favors the maximum use of the lowest cost supplemental water to balance the supplies of the Basin, in accordance with the Physical Solution. The varying sources of supplemental water include importations from MWD and SBVMWD, importation of surface and ground water supplies from other basins in the immediate vicinity of Chino Basin, and utilization of reclaimed water. In order to fully utilize any of such alternate sources of supply, it will be essential for particular appropriators having access to one or more of such supplies to have invested, or in the future to invest, directly or indirectly, substantial funds in facilities to obtain and deliver such water to an appropriate point of use. To the extent that the use of less expensive alternate sources of supplemental water can be maximized by the inducement of a Facilities Equity Assessment, as herein provided, it is to the long-term benefit of the entire basin that such assessment be authorized and levied by Watermaster.

(b) Study and Report. At the request of the Pool

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Committee, Watermaster shall undertake a survey study of the utilization of alternate supplemental supplies by members of the Appropriative Pool which would not otherwise be utilized and shall prepare a report setting forth the amount of such alternative supplies being currently utilized, the amount of such supplies which could be generated by activity within the pool, and the level of cost required to increase such uses and to optimize the total supplies available to the basin. Said report shall contain an analysis and recommendation for the levy of a necessary Facilities Equity Assessment to accomplish said purpose.

(c) Hearing. If the said report by Watermaster contains a recommendation for imposition of a Facilities Equity Assessment, and the Pool Committee so requests, Watermaster shall notice and hold a hearing not less than 60 days after distribution of a copy of said report to each member of the pool, together with a notice of the hearing date. At such hearing, evidence shall be taken with regard to the necessity and propriety of the levy of a Facilities Equity Assessment and full findings and decision shall be issued by Watermaster.

(d) Operation of Assessment. If Watermaster determines that it is appropriate that a Facilities Equity Assessment be levied in a particular year, the amount of additional supplemental supplies which should be generated by such assessment shall be estimated. The cost of obtaining such supplies, taking into consideration the investment in necessary facilities shall then be determined and spread equitably among the producers within the pool in a manner so that those

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producers not providing such additional lower cost supplemental water, and to whom a financial benefit will result, may bear a proportionate share of said costs, not exceeding said benefit; provided that any producer furnishing such supplemental water shall not thereby have its average cost of water in such year reduced below such producer's average cost of pumping from the Basin. In so doing, Watermaster shall establish a percentage of the total production by each party which may be produced without imposition of a Facilities Equity Assessment. Any member of the pool producing more water than said percentage shall pay such Facilities Equity Assessment on any such excess production. Watermaster is authorized to transmit and pay the proceeds of such Facilities Equity Assessment to those producers who take less than their share of Basin water by reason of furnishing a higher percentage of their requirements through use of supplemental water.

10. Unallocated Safe Yield Water. To the extent that, in any five years, any portion of the share of Safe Yield allocated to the Overlying (Agricultural) Pool is not produced, such water shall be available for reallocation to members of the Appropriative Pool, as follows:

(a) Priorities. Such allocation shall be made in the following sequence:

(1) to supplement, in the particular year, water available from Operating Safe Yield to compensate for any reduction in the Safe Yield by reason of recalculation thereof after the tenth year of operation hereunder.

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(2) pursuant to conversion claims as defined in Subparagraph (b) hereof.

(3) as a supplement to Operating Safe Yield, without regard to reductions in Safe Yield.

(b) Conversion Claims. The following procedures may be utilized by any appropriator:

(1) Record of Land Use Conversion. Any appropriator who undertakes, directly or indirectly, during any year, to permanently provide water service to lands which during the immediate preceding five (5) consecutive years was devoted to irrigated agriculture may report such change in land use or water service to Watermaster. Watermaster shall thereupon verify such change in water service and shall maintain a record and account for each appropriator of the total acreage involved and the average annual water use during said five-year period.

(2) Establishment of Allocation Percentage. In any year in which unallocated Safe Yield water from the Overlying (Agricultural) Pool is available for such conversion claims, Watermaster shall establish allocable percentages for each appropriator based upon the total of such converted acreage recorded to each such appropriator's account.

(3) Allocation and Notice. Watermaster shall thereafter apply the allocated percentage to the total unallocated Safe Yield water available for special allocation to derive the amount thereof allocable to

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each appropriator; provided that in no event shall the allocation to any appropriator as a result of such conversion claim exceed 50% of the average annual amount of water actually applied to the areas converted by such appropriator prior to such conversion. Any excess water by reason of such limitation on any appropriator's right shall be added to Operating Safe Yield. Notice of such special allocation shall be given to each appropriator and shall be treated for purposes of this Physical Solution as an addition to such appropriator's share of the Operating Safe Yield for the particular year only.

(4) Administrative Costs. Any costs of Watermaster attributable to administration of such special allocations and conversion claims shall be assessed against appropriators participating in such reporting.

11. In Lieu Procedures. There are, or may develop, certain areas within Chino Basin where good management practices dictate that recharge of the basin be accomplished, to the extent practical, by taking surface supplies of supplemental water in lieu of ground water otherwise subject to production as an allocated share of Operating Safe Yield.

(a) Method of Operation. Any appropriator producing water within such designated in lieu area who is willing to abstain for any reason from producing any portion of such producer's share of Operating Safe Yield in any year may offer such unpumped water to Watermaster. In such event, Watermaster shall purchase said water in place, in lieu of spreading replenishment water, which is otherwise required to

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make up for over production. The purchase price for in lieu water shall be the lesser of:

(1) Watermaster's current cost of replenishment water, whether or not replenishment water is currently then obtainable, plus the cost of spreading; or

(2) The cost of supplemental surface supplies to the appropriator, less

a. said appropriator's average cost of ground water production, and

b. the applicable production assessment were the water produced.

Where supplemental surface supplies consist of MWD or SBVMWD supplies, the cost of treated, filtered State water from such source shall be deemed the cost of supplemental surface supplies to the appropriator for purposes of such calculation.

In any given year in which payments may be made pursuant to a Facilities Equity Assessment, as to any given quantity of water the party will be entitled to payment under this section or pursuant to the Facilities Equity Assessment, as the party elects, but not under both.

(b) Designation of In Lieu Areas. The first in lieu area is designated as the "In Lieu Area No. 1" and consists of an area wherein nitrate levels in the ground water generally exceed 45 mg/l, and is shown on Exhibit "J" hereto. Other in lieu areas may be designated by subsequent order of Watermaster upon recommendation or approval by Advisory Committee. Said in lieu areas may be enlarged, reduced or

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eliminated by subsequent orders; provided, however, that designation of In Lieu Areas shall be for a minimum fixed term sufficient to justify necessary capital investment. In Lieu Area No. 1 may be enlarged, reduced or eliminated in the same manner, except that any reduction of its original size or elimination thereof shall require the prior order of Court.

12. Carry-over. Any appropriator who produces less than his assigned share of Operating Safe Yield may carry such unexercised right forward for exercise in subsequent years. The first water produced during any such subsequent year shall be deemed to be an exercise of such carry-over right. In the event the aggregate carry-over by any appropriator exceeds its share of Operating Safe Yield, such appropriator shall, as a condition of preserving such surplus carry-over, execute a storage agreement with Watermaster. Such appropriator shall have the option to pay the gross assessment applicable to such carry-over in the year in which it accrued.

13. Assignment, Transfer and Lease. Appropriative rights, and corresponding shares of Operating Safe Yield, may be assigned or may be leased or licensed to another appropriator for exercise in a given year. Any transfer, lease or license shall be ineffective until written notice thereof is furnished to and approved as to form by Watermaster, in compliance with applicable Watermaster rules. Watermaster shall not approve transfer, lease or license of a right for exercise in an area or under conditions where such production would be contrary to sound basin management or detrimental to the rights or operations of other producers.

14. Rules. The Pool Committee shall adopt rules for

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administering its program and in amplification of the provisions, but not inconsistent with, this pooling plan.

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EXHIBIT "I"

ENGINEERING APPENDIX

1. Basin Management Parameters. In the process of implementing the physical solution for Chino Basin, Watermaster shall consider the following parameters:

(a) Pumping Patterns. Chino Basin is a common supply for all persons and agencies utilizing its waters. It is an objective in management of the Basin's waters that no producer be deprived of access to said waters by reason of unreasonable pumping patterns, nor by regional or localized recharge of replenishment water, insofar as such result may be practically avoided.

(b) Water Quality. Maintenance and improvement of water quality is a prime consideration and function of management decisions by Watermaster.

(c) Economic Considerations. Financial feasibility, ecnomic impact and the cost and optimum utilization of the Basin's resources and the physical facilities of the parties are objectives and concerns equal in importance to water quantity and quality parameters.

2. Operating Safe Yield. Operating Safe Yield in any year shall consist of the Appropriative Pool's share of Safe Yield of the Basin, plus any controlled overdraft of the Basin which Watermaster may authorize. In adopting the Operating Safe Yield for any year, Watermaster shall be limited as follows:

(a) Accumulated Overdraft. During the operation of this Judgment and Physical Solution, the overdraft accumulated from and after the effective date of the Physical

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Solution and resulting from an excess of Operating Safe Yield over Safe Yield shall not exceed 200,000 acre feet.

(b) Quantitative Limits. In no event shall Operating Safe Yield in any year be less than the Appropriative Pool's share of Safe Yield, nor shall it exceed such share of Safe Yield by more than 10,000 acre feet. The initial Operating Safe Yield is hereby set at 54,834 acre feet per year. Operating Safe Yield shall not be changed upon less than five (5) years' notice by Watermaster.

Nothing contained in this paragraph shall be deemed to authorize, directly or indirectly, any modification of the allocation of shares in Safe Yield to the overlying pools, as set forth in Paragraph 44 of the Judgment.

3. Ground Water Storage Agreements. Any agreements authorized by Watermaster for storage of supplemental water in the available ground water storage capacity of Chino Basin shall include, but not be limited to:

(a) The quantities and term of the storage right.

(b) A statement of the priority or relation of said right, as against overlying or Safe Yield uses, and other storage rights.

(c) The procedure for establishing delivery rates, schedules and procedures which may include

[1] spreading or injection, or

[2] in lieu deliveries of supplemental water for direct use.

(d) The procedures for calculation of losses and annual accounting for water in storage by Watermaster.

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(e) The procedures for establishment and administration of withdrawal schedules, locations and methods.

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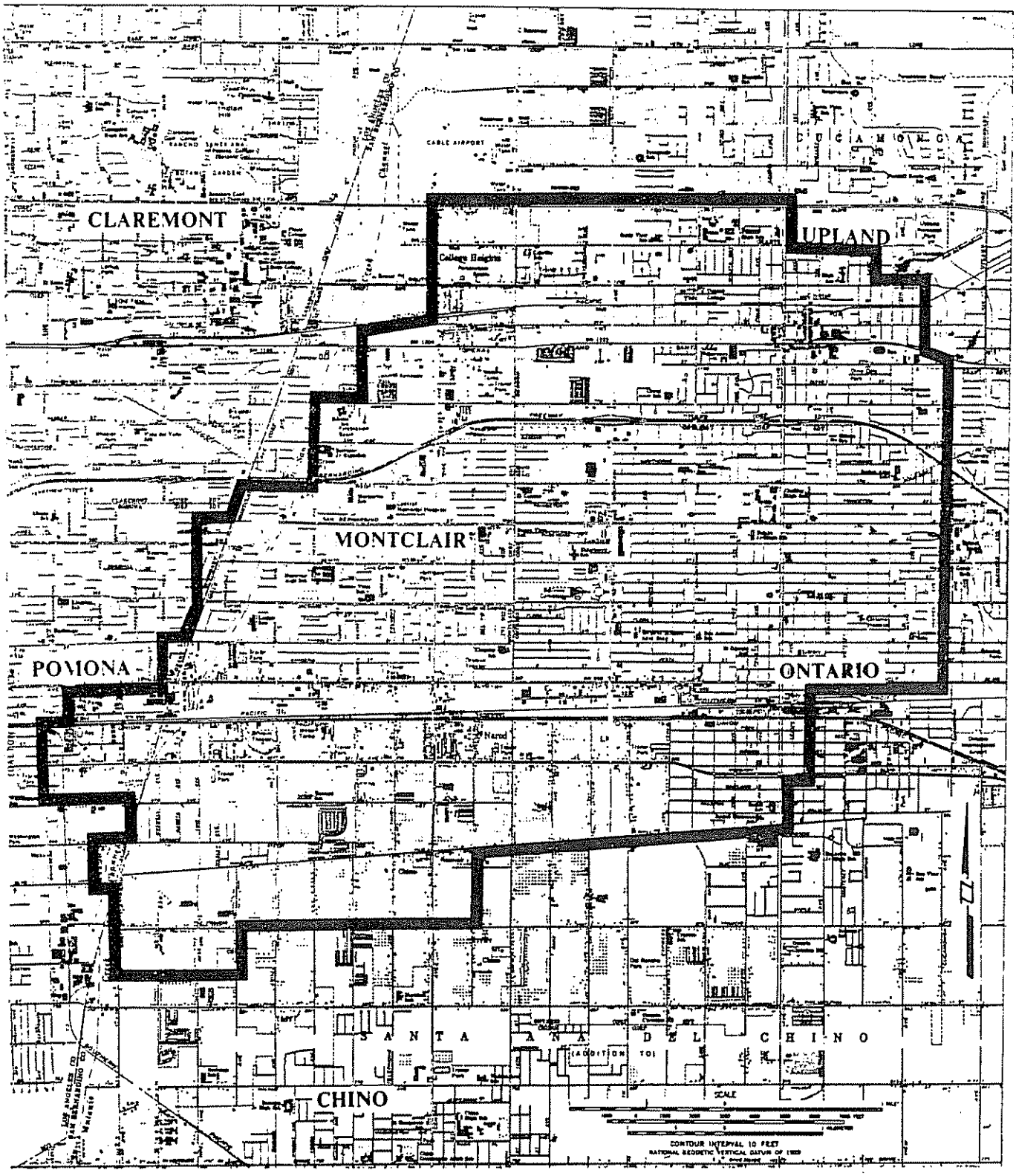
# EXHIBIT A




## CHINO BASIN

### IN LIEU AREA NO. 1

**EXHIBIT "J"**

# EXHIBIT A

LEGAL DESCRIPTION

OF CHINO BASIN

## Preamble

All of the townships and ranges referred to in the following legal description are the San Bernardino Base and Meridian. Certain designated sections are implied as the System of Government Surveys may be extended where not established. Said sections are identified as follows:

Section 20, T1N, R8W is extended across Rancho Cucamonga;

Section 36, T1N, R8W is extended across the City of Upland;

Sections 2, 3, and 4, T1S, R7W are extended across Rancho Cucamonga;

Section 10, T1S, R8W is extended across the City of Claremont;

Sections 19, 20, 21, 30, 31 and 32, T1S, R8W are extended across the City of Pomona;

Sections 4, 5, and 28, T2S, R8W are extended across Rancho Santa Ana Del Chino;

Sections 15 and 16, T3S, R7W are extended across Rancho La Sierra; and

Sections 17 and 20, T3S, R7W are extended across Rancho El Rincon.

## Description

Chino Basin is included within portions of the Counties of San Bernardino, Riverside and Los Angeles, State of California, bounded by a continuous line described as follows:

BEGINNING at the Southwest corner of Lot 241 as shown on Map of Ontario Colony Lands, recorded in Map Book 11, page 6, Office of the County Recorder of San Bernardino County, said corner being the Point of Beginning;

1. Thence Southeasterly to the Southeast corner

of Lot 419 of said Ontario Colony Lands;

2. Thence Southeasterly to a point 1300 feet North of the South line and 1300 feet East of the West line of Section 4, T1S, R7W;

3. Thence Easterly to a point on the East line of Section 4, 1800 feet North of the Southeast corner of said Section 4;

4. Thence Easterly to the Southeast corner of the Southwest quarter of the Northeast quarter of Section 3, T1S, R7W;

5. Thence Northeasterly to a point on the North line of Section 2, T1S, R7W, 1400 feet East of the West line of said Section 2;

6. Thence Northeasterly to the Southwest corner of Section 18, T1N, R6W;

7. Thence Northerly to the Northwest corner of said Section 18;

8. Thence Easterly to the Northeast corner of said Section 18;

9. Thence Northerly to the Northwest corner of the Southwest quarter of Section 8, T1N, R6W;

10. Thence Easterly to the Northeast corner of said Southwest quarter of said Section 8;

11. Thence Southerly to the Southeast corner of said Southwest quarter of said Section 8;

12. Thence Easterly to the Northeast corner of Section 17, T1N, R6W;

13. Thence Easterly to the Northeast corner of Section 16, T1N, R6W;

14. Thence Southeasterly to the Northwest corner of the Southeast quarter of Section 15, T1N, R6W;

15. Thence Easterly to the Northeast corner of said Southeast quarter of said Section 15;

16. Thence Southeasterly to the Northwest corner of the Northeast quarter of Section 23, T1N, R6W;

17. Thence Southeasterly to the Northwest corner

of Section 25, T1N, R6W;

18. Thence Southeasterly to the Northwest corner of the Northeast quarter of Section 31, T1N, R5W;

19. Thence Southeasterly to the Northeast corner of the Northwest quarter of Section 5, T1S, R5W;

20. Thence Southeasterly to the Southeast corner of Section 4, T1S, R5W;

21. Thence Southeasterly to the Southeast corner of the Southwest quarter of Section 11, T1S, R5W;

22. Thence Southwesterly to the Southwest corner of Section 14, T1S, R5W;

23. Thence Southwest to the Southwest corner of Section 22, T1S, R5W;

24. Thence Southwesterly to the Southwest corner of the Northeast quarter of Section 6, T2S, R5W;

25. Thence Southeasterly to the Northeast corner of Section 18 T2S, R5W;

26. Thence Southwesterly to the Southwest corner of the Southeast quarter of Section 13, T2S, R6W;

27. Thence Southwesterly to the Southwest corner of the Northeast quarter of Section 26, T2S, R6W;

28. Thence Westerly to the Southwest corner of the Northwest quarter of said Section 26;

29. Thence Northerly to the Northwest corner of said Section 26;

30. Thence Westerly to the Southwest corner of Section 21, T2S, R6w:

31. Thence Southerly to the Southeast corner of Section 29, T2S, R6W;

32. Thence Westerly to the Southeast corner of Section 30, T2S, R6W;

33. Thence Southwesterly to the Southwest corner of Section 36, T 2 S, R 7 W;

34. Thence Southwesterly to the Southeast corner

of Section 3, T3S, R7W;

35. Thence Southwesterly to the Southwest corner of the Northeast quarter of Section 10, T3S, R7W;

36. Thence Southerly to the Northeast corner of the Northwest quarter of Section 15, T3S, R7W;

37. Thence Southwesterly to the Southeast corner of the Northeast quarter of Section 16, T3S, R7W;

38. Thence Southwesterly to the Southwest corner of said Section 16;

39. Thence Southwesterly to the Southwest corner of the Northeast quarter of Section 20, T3S, R7W;

40. Thence Westerly to the Southwest corner of the Northwest quarter of said Section 20;

41. Thence Northerly to the Northwest corner of Section 17, T3S, R7W;

42. Thence Westerly to the Southwest corner of Section 7, T3S, R7W;

43. Thence Northerly to the Southwest corner of Section 6, T3S, R7W;

44. Thence Westerly to the Southwest corner of Section 1, T3S, R8W;

45. Thence Northerly to the Southeast corner of Section 35, T2S, R8W;

46. Thence Northwesterly to the Northwest corner of said Section 35;

47. Thence Northerly to the Southeast corner of Lot 33, as shown on Map of Tract 3193, recorded in Map Book 43, pages 46 and 47, Office of the County Recorder of San Bernardino County;

48. Thence Westerly to the Northwest corner of the Southwest quarter of Section 28, T2S, R8W;

49. Thence Northerly to the Southwest corner of Section 4, T2S, R8W;

50. Thence Westerly to the Southwest corner of Section 5, T2S, R8W;

51. Thence Northerly to the Southwest corner of Section 32, T1S, R8W;

52. Thence Westerly to the Southwest corner of Section 31, T1S, R8W;

53. Thence Northerly to the Southwest corner of Section 30, T1S, R8W;

54. Thence Northeasterly to the Southwest corner of Section 20, T1S, R8W;

55. Thence Northerly to the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 20;

56. Thence Northwesterly to the Northeast corner of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 19, T1S, R8W;

57. Thence Easterly to the Northwest corner of Section 21, T1S, R8W;

58. Thence Northeasterly to the Southeast corner of the Southwest quarter of the Southwest quarter of Section 10, T1S, R8W;

59. Thence Northeasterly to the Southwest corner of Section 2, T1S, R8W;

60. Thence Northeasterly to the Southeast corner of the Northwest quarter of the Northwest quarter of Section 1, T1S, R8W;

61. Thence Northerly to the Northeast corner of the Northwest quarter of the Northeast quarter of Section 36, T1N, R8W;

62. Thence Northerly to the Southeast corner of Section 24, T1N, R8W;

63. Thence Northeasterly to the Southeast corner of the Northwest quarter of the Northwest quarter of Section 20, T1N, R7W; and

64. Thence Southerly to the Point of Beginning.

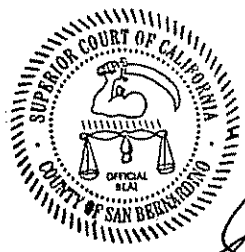
# EXHIBIT A

Sections Included

Said perimeter description includes all or portions of the following Townships, Ranges and Sections of San Bernardino Base and Meridian:

| | |
|---|---|
| T1N, R5W - Sections: | 30, 31 and 32 |
| T1N, R6W - Sections: | 8, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36 |
| T1N, R7W - Sections: | 19, 20, 24, 25, 26, 29, 30, 31, 32, 35 and 36 |
| T1N, R8W - Sections: | 25 and 36 |
| T1S, R5W - Sections: | 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 28, 29, 30, 31 and 32. |
| T1S, R6W - Sections: | 1 through 36, inclusive |
| T1S, R7W - Sections: | 1 through 36, inclusive |
| T1S, R8W - Sections: | 1, 2, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36 |
| T2S, R5W - Sections: | 6, 7 and 18 |
| T2S, R6W - Sections: | 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 29, 30 and 31 |
| T2S, R7W - Sections: | 1 through 36, inclusive |
| T2S, R8W - Sections: | 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 35 and 36 |
| T3S, R7W - Sections: | 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17 and 20 |
| T3S, R8W - Section: | 1. |

# EXHIBIT A




THE DOCUMENT TO WHICH THIS CERTIFICATION IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST OCT 2 9 2002

Clerk of the Superior Court of the State of California, in and for the County of San Bernardino

By _____ Deputy

Terry Wittenborn

92 pages

# APPENDIX K

# CITY OF ONTARIO'S 2020 RECYCLED WATER MASTER PLAN

EXHIBIT A

# RECYCLED WATER MASTER PLAN UPDATE

City of Ontario Municipal Water Utilities Company

FINAL

June 22, 2020

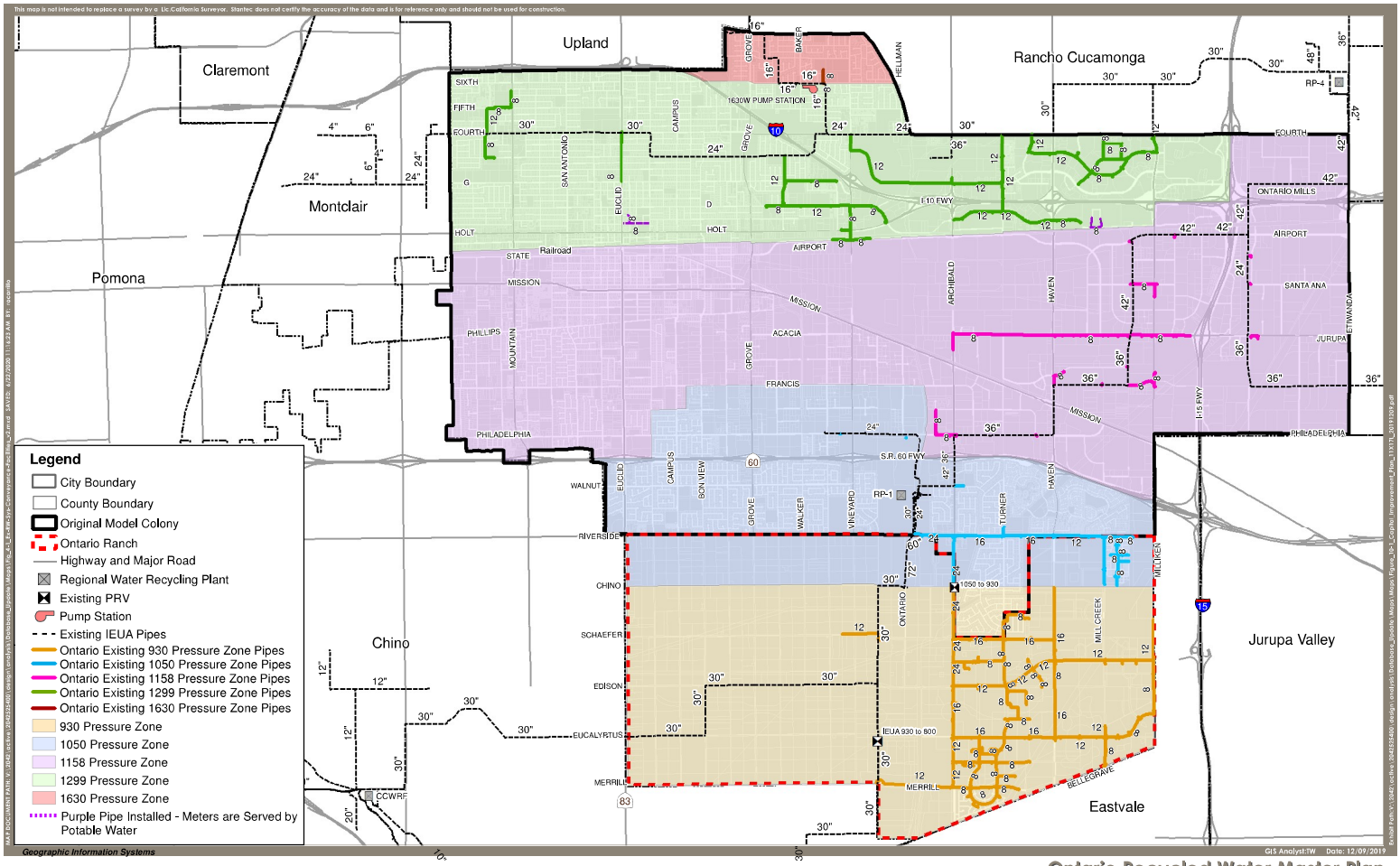
Prepared for:

City of Ontario, Municipal Utilities Company
1425 S. Bon View Avenue
Ontario, CA 91761

Prepared by:

Stantec Consulting Services Inc.
38 Technology Drive
Irvine, CA 92618

# EXHIBIT A




Stantec

38 Technology Drive, Irvine, CA 92618
Phone 949.923.6000 www.stantec.com

N

Ontario Recycled Water Master Plan

Figure 4-1 Existing Recycled Water System Conveyance Facilities

**Table 8-4 Near-Term Phase Recycled Water Demands**

| Service Area | Near-Term Land Use for the Existing Vacant Parcels | General Plan Land Use Designation | Total Gross Acreage (Acres) | Near-Term Recycled Water Use (AFY) |
|---|---|---|---|---|
| Original Model Colony | Residential | RR | - | - |
| | | LDR | 245 | 164 |
| | | LMDR | - | - |
| | | MDR | 89 | 75 |
| | | HDR | 11 | 10 |
| | Commercial | NC | 9 | 11 |
| | | GC | 34 | 41 |
| | | OC | 120 | 200 |
| | | BP | 85 | 114 |
| | | HOS | 36 | 40 |
| | Industrial | IND | 957 | 1,822 |
| | Open Space | OS-NR | 285 | - |
| | | OS-R | 551 | 1,450 |
| | | OS-W | 8 | 22 |
| | Public | PF | 8 | 19 |
| | | PS | 288 | 725 |
| | | ARPT | 141 | 16 |
| | | Rail | 25 | 7 |
| | | ROW | 5 | 3 |
| | | LF | - | - |
| | Mixed Use | MU | 417 | 709 |
| | **SubTotal Original Model Colony** | | **3,314** | **5,428** |
| Ontario Ranch | Residential | RR | - | |
| | | LDR | 1,655 | 1,112 |
| | | LMDR | 56 | 44 |
| | | MDR | 344 | 288 |
| | | HDR | - | - |
| | Commercial | NC | 32 | 39 |
| | | GC | 111 | 136 |
| | | OC | 48 | 82 |
| | | BP | 537 | 721 |
| | | HOS | - | - |
| | Industrial | IND | 469 | 894 |
| | Open Space | OS-NR | 52 | - |
| | | OS-R | 153 | 403 |
| | | OS-W | 29 | 76 |
| | Public | PF | 2 | 6 |
| | | PS | 315 | 794 |
| | | ARPT | - | - |
| | | Rail | - | - |
| | | ROW | 91 | 61 |
| | | LF | - | - |
| | Mixed Use | MU | 287 | 380 |
| | Temporary Agricultural | | 1,258 | 1,704 |
| | **SubTotal Ontario Ranch** | | **5,439** | **6,740** |
| **Total City of Ontario** | | | **8,753** | **12,168** |

**Table 8-5 Future Phase Recycled Water Demands**

| Service Area | Future Land Use for the Existing Vacant Parcels | General Plan Land Use Designation | Total Gross Acreage (Acres) | Future Recycled Water Use (AFY) |
|---|---|---|---|---|
| Original Model Colony | Residential | RR | 11 | - |
| | | LDR | 290 | 195 |
| | | LMDR | 24 | 19 |
| | | MDR | 181 | 152 |
| | | HDR | 11 | 10 |
| | Commercial | NC | 17 | 21 |
| | | GC | 65 | 80 |
| | | OC | 175 | 295 |
| | | BP | 148 | 198 |
| | | HOS | 48 | 54 |
| | Industrial | IND | 1,645 | 3,132 |
| | Open Space | OS-NR | 213 | - |
| | | OS-R | 546 | 1,437 |
| | | OS-W | 8 | 22 |
| | Public | PF | 18 | 43 |
| | | PS | 469 | 1,181 |
| | | ARPT | 185 | 21 |
| | | Rail | 25 | 7 |
| | | ROW | 6 | 4 |
| | | LF | 1 | - |
| | Mixed Use | MU | 613 | 1,030 |
| | **Total Original Model Colony** | | **4,699** | **7,901** |
| Ontario Ranch | Residential | RR | - | - |
| | | LDR | 3,233 | 2,173 |
| | | LMDR | 505 | 396 |
| | | MDR | 1,064 | 894 |
| | | HDR | - | - |
| | Commercial | NC | 88 | 108 |
| | | GC | 146 | 180 |
| | | OC | 113 | 190 |
| | | BP | 525 | 706 |
| | | HOS | - | - |
| | Industrial | IND | 288 | 548 |
| | Open Space | OS-NR | 434 | - |
| | | OS-R | 461 | 1,214 |
| | | OS-W | 51 | 134 |
| | Public | PF | 2 | 6 |
| | | PS | 198 | 499 |
| | | ARPT | - | - |
| | | Rail | - | - |
| | | ROW | 202 | 136 |
| | | LF | - | - |
| | Mixed Use | MU | 579 | 974 |
| | **Total Ontario Ranch** | | **7,889** | **8,158** |
| **Total City of Ontario** | | | **12,590** | **16,059** |

## 5.2 RECYCLED WATER DEMAND FACTORS

The recycled water demand factors are based on the recycled water meter billing data. In GIS the meters were assigned a parcel(s) based on the address and location information provided by the City. The meter data for each land use was then grouped and divided by the total area for each land use. This process also consisted of verifying that each land use and the service area of the meter (based on the land use from the GIS parcel base) is consistent with the actual land use (using aerial imagery).

The recycled water irrigation demand factors are shown in the following table.

**Table 5-3 Recycled Water Irrigation Unit Demand Factors**

| General Land Use Category | Land Use | Abbr. | Demand Factors (Gal/AC/Day) |
|---|---|---|---|
| Residential | Rural Density Residential | RR | - |
| | Low Density Residential | LDR | 600 |
| | Low Medium Density Residential | LMDR | 700 |
| | Medium Density Residential | MDR | 750 |
| | High Density | HDR | 800 |
| Commercial | Neighborhood Commercial | NC | 1,100 |
| | General Commercial | GC | 1,100 |
| | Office Commercial | OC | 1,500 |
| | Business Park | BP | 1,200 |
| | Hospitality | HOS | 1,000 |
| Industrial | Industrial | IND | 1,700 |
| Open Space | Open Space- Non-Recreation | OS-NR | - |
| | Open Space – Recreational | OS-R | 2,350 |
| | Open Space – Water | OS-W | 2,350 |
| Public | Public Facilities | PF | 2,100 |
| | Public School | PS | 2,250 |
| | Airport | ARPT | 100 |
| | Railroad | Rail | 250 |
| | Right of Way | ROW | 600 |
| | Landfill | LF | - |
| Mixed Use | Mixed Use | MU | 1,500 |

[1] Demand for LMDR is average of LDR and MDR.

# APPENDIX L

# MWD IMPORTED WATER RELIABILITY

*SWP Reliability*

This discussion provides details of the major actions Metropolitan is undertaking to improve SWP reliability.

Delta Conveyance Project – Planning for a Delta conveyance project to address declining populations of sensitive fish species and the increasingly restrictive permit conditions began decades ago. In the mid-1990s, a consortium of federal, state, and local agencies including Metropolitan entered the Bay-Delta Accord, which included hundreds of millions of dollars for ecosystem restoration in the Delta and its salmon-bearing tributaries. In 2000, a similar consortium completed the CALFED analysis of a program of ecosystem restoration and improvements to Delta conveyance and issued a Record of Decision that included dual conveyance as an alternative. In April 2006, the CALFED Program issued a 10-year Action Plan to refocus the program based on new scientific and policy information. The scientific information indicated that the current physical configuration of the Delta did not lead to a sustainable condition due to increasing risk of seismic events and sea level rise; and that population levels for Delta pelagic (open water) organisms were at record low levels and were appearing to continue to decline.

The 10-year Action Plan also indicated that several water users were considering the development of a habitat conservation plan for the Delta. This effort was the initiation of the Bay Delta Conservation Plan (BDCP), which began with the support and participation of water suppliers, including Metropolitan. One of the conservation measures included new points of diversion on the Sacramento River in the north Delta connected by a canal or two tunnels to Clifton Court Forebay (part of the SWP) in the south Delta.

In September 2006, Governor Schwarzenegger signed Executive Order S-17-06, which launched the Delta Vision process by establishing a Blue-Ribbon Task Force, a cabinet-level Delta Vision Committee, Delta Science Advisors, and a Stakeholder Coordination Group. The executive order charged the Blue-Ribbon Task Force with developing both a long-term vision for a sustainable Delta and a plan to implement that vision. The Delta Vision Committee recommended, among other things, creation of a state plan for the Delta and Suisun Marsh aimed at landscape-scale ecosystem restoration and a new Delta conveyance infrastructure to create a dual system of conveyance. On February 28, 2008, Governor Schwarzenegger, in a letter to state Senators Perata, Machado, and Steinberg, stated his intention to direct DWR to proceed with preparation of environmental review and permitting activities for the BDCP.

In 2009, in light of the Delta Vision reports and recommendations, the Legislature enacted the Sacramento-San Joaquin Delta Reform Act of 2009, which established the coequal goals for the Delta of ecosystem restoration and restoration of reliable SWP and CVP supplies, created the Delta Stewardship Council, and charged the new agency with development of a Delta Plan to further the coequal goals in a manner that protects and enhances the Delta as an evolving place. The Delta Reform Act and the first Delta Plan, adopted in 2013, called for incorporation of the BDCP into the Delta Plan if it met state and federal requirements for a habitat conservation plan and natural communities' conservation plan.

The BDCP planning process continued under Governor Brown, but in light of comments on the BDCP, DWR began analyzing three new sub-alternatives to the BDCP that involved new conveyance independent of any landscape-scale habitat restoration called the California WaterFix. At the same time, Governor Brown initiated California EcoRestore, which was aimed at restoration of 30,000 acres of fish habitat in the Delta. In July 2017, DWR approved California WaterFix. Metropolitan's Board authorized participation in California WaterFix in October 2017, and again in April and July of 2018.

In his State of the State address delivered February 12, 2019, Governor Newsom announced that he did not "support WaterFix as currently configured," but does "support a single tunnel." On April 29, 2019, Governor Newsom issued Executive Order N-10-19, directing several agencies to (among other things) "inventory and assess… [c]urrent planning to modernize conveyance through the Bay Delta with a new single tunnel project." The Governor's announcement and Executive Order led to DWR's withdrawal of all approvals and environmental compliance documentation associated with California WaterFix. The CEQA process identified in this notice for the proposed Delta Conveyance Project will, as appropriate, utilize relevant information from the past environmental planning process for California WaterFix, but the proposed project will undergo a new stand-alone environmental analysis leading to issuance of a new EIR.

On January 15, 2020, DWR issued a Notice of Preparation of an Environmental Impact Report for the DCP, stating:

> *DWR's underlying, or fundamental, purpose in proposing the project is to develop new diversion and conveyance facilities in the Delta necessary to restore and protect the reliability of State Water Project (SWP) water deliveries and, potentially, Central Valley Project (CVP) water deliveries south of the Delta, consistent with the State's Water Resilience Portfolio.*
>
> *The above stated purpose, in turn, gives rise to several project objectives. In proposing to make physical improvements to the SWP Delta conveyance system, the project objectives are:*
>
> - *To address anticipated rising sea levels and other reasonably foreseeable consequences of climate change and extreme weather events.*
> - *To minimize the potential for public health and safety impacts from reduced quantity and quality of SWP water deliveries, and potentially CVP water deliveries, south of the Delta resulting from a major earthquake that causes breaching of Delta levees and the inundation of brackish water into the areas in which the existing SWP and CVP pumping plants operate in the southern Delta.*
> - *To protect the ability of the SWP, and potentially the CVP, to deliver water when hydrologic conditions result in the availability of sufficient amounts, consistent with the requirements of state and federal law, including the California and federal Endangered Species Acts and Delta Reform Act, as well as the terms and conditions of water delivery contracts and other existing applicable agreements.*
> - *To provide operational flexibility to improve aquatic conditions in the Delta and better manage risks of further regulatory constraints on project operations*

The proposed project would construct and operate new conveyance facilities in the Delta that would add to the existing SWP infrastructure. New intake facilities as points of diversion would be located in the north Delta along the Sacramento River between Freeport and the confluence with Sutter Slough. The new conveyance facilities would include a single main tunnel to convey water from the new intakes to the existing Banks Pumping Plant and potentially the federal Jones Pumping Plant in the south Delta. The new facilities would provide an alternate location for diversion of water from the Delta and would be operated in coordination with the existing south Delta pumping facilities. The new north Delta facilities would be sized to convey up to 6,000 cfs of water from the Sacramento River to the SWP facilities in the south Delta. DWR would operate the dual conveyance system in compliance with all state and federal regulatory requirements and would not reduce DWR's current ability to meet standards in the Delta to protect biological resources and water quality for beneficial uses.

Contract Amendments – Metropolitan and other State Water Contractors have undertaken negotiations with DWR to extend their State Water Contracts. In June 2014, DWR and the State Water Contractors reached an Agreement in Principle (the "Agreement in Principle") on an amendment to the State Water Contracts to extend the contracts and to make certain changes related to financial management of the SWP in the future. DWR and 25 of the State Water Contractors, including Metropolitan, have signed the Agreement in Principle. Under the Agreement in Principle, the term of the State Water Contract for each Contractor that signs an amendment would be extended until December 31, 2085. The Agreement in Principle served as the "proposed project" for purposes of environmental review under CEQA. DWR issued a Notice of Availability of the Draft Environmental Impact Report ("EIR") for the proposed project on August 17, 2016. DWR released the Final EIR on November 16, 2018 and certified the final EIR and issued a Notice of Determination on December 11, 2018. Concurrently, Metropolitan considered the certified final EIR and approved the water supply contract extension amendment at its December 11, 2018 Board meeting. That same day, DWR filed a lawsuit seeking to validate the contract extension. In January of 2019, two groups of plaintiffs filed lawsuits challenging DWR's Final EIR and approval of the Contract Extension under CEQA, the Delta Reform Act, and public trust doctrine. Those cases have been related to the validation action and are pending before the same judge. To date, 21 of the 29 State Water Contractors have executed the amendment, achieving the DWR established threshold needed for it to be fully executed. DWR is awaiting a decision from the trial court on the validation litigation described above before moving forward with execution of the amendments with individual State Water Contractors.

In a process separate from the State Water Contract extension amendment described above, Metropolitan and other State Water Contractors undertook public negotiations with DWR to amend their State Water Contracts to clarify how costs would be allocated for the California WaterFix, as well as to clarify the criteria applicable to certain water management tools including single and multi-year water transfers and exchanges between State Water Contractors. DWR and the State Water Contractors reached an Agreement in Principle in 2018 (the "2018 AIP"), and DWR issued a Draft EIR. On April 29, 2019, Governor Newsom issued the executive order directing State agencies to develop a comprehensive statewide strategy to build a climate-resilient water system that included consideration of a single-tunnel Delta conveyance facility instead of the approved California WaterFix project. DWR removed the WaterFix cost provisions from the 2018 AIP and, on February 28, 2020, recirculated the Draft EIR for only the 2018 AIP's water management provisions. DWR certified a Final EIR for the water management tools AIP in August 2020 and finalized contract language in October 2020. Since then, all but three of the SWP contractors have approved and signed the amendments, including Metropolitan, which approved the amendments on February 9, 2021. As a result, the amendments became effective on February 28, 2021. The water management provisions allow for greater flexibility for transfers and exchanges among those public agencies with State Water Contracts. Specifically, it would confirm existing practices for exchanges, allow more flexibility for non-permanent water transfers, and allow for the transfer and exchange of certain portions of Article 56 carry over water.

In light of the shift from California WaterFix to the Delta Conveyance Project, Metropolitan and other State Water Contractors embarked on a third public process to further negotiate proposed amendments related to cost allocation for a potential new Delta Conveyance Project. In March of 2020, DWR and the State Water Contractors reached an Agreement in Principle ("Delta Conveyance AIP") for the allocation of costs and benefits for a Delta Conveyance project based on an allocation of proportionate shares. The Delta Conveyance AIP provides a mechanism that would allow for the costs related to any Delta Conveyance project to be allocated for and collected by DWR. The Delta Conveyance AIP also provides for the allocation of benefits for any Delta Conveyance project. Additionally, the Delta Conveyance AIP includes a white paper that

describes how DWR would account for and administer any Delta Conveyance project benefits and costs if a project were implemented today. Contract language is under development, and any contract approval would follow DWR completing the Delta Conveyance Project environmental review.

COA Addendum – DWR operates the SWP in coordination with the federal CVP, which is operated by USBR. Since 1986, the coordinated operations have been undertaken pursuant to a Coordinated Operations Agreement for the Central Valley Project and State Water Project (the "COA"). The COA defines how the State and federal water projects share water quality and environmental flow obligations imposed by regulatory agencies. The agreement calls for periodic review to determine whether updates are needed in light of changed conditions. After completing a joint review process, DWR and USBR agreed to amend the COA to reflect water quality regulations, Biological Opinions, and hydrology updated since the 1986 agreement was signed. On December 13, 2018, DWR and USBR executed an Addendum to the COA (the "COA Addendum"). Through the COA Addendum, DWR will adjust current SWP operations to modify pumping operations, as well as project storage withdrawals to meet in-basin uses, pursuant to revised calculations based on water year types. The COA Addendum will shift responsibilities for meeting obligations between the CVP and the SWP, resulting in a shift of approximately 120 TAF in long-term average annual exports from the SWP to the CVP. In executing the COA Addendum, DWR found the agreement to be exempt from environmental review under the California Environmental Quality Act ("CEQA") as an ongoing project and that the adjustments in operations are within the original scope of the project. On January 16, 2019, commercial fishing groups and a tribe ("petitioners") filed a lawsuit against DWR alleging that entering into the COA Addendum violated CEQA, the Delta Reform Act, and the public trust doctrine. The parties are in the process of completing the administrative record, which will form the evidentiary basis at trial, which has not been set at this time.

Ecosystem Restoration – The main objective under the EcoRestore Program is the restoration of at least 30,000 acres of Delta habitat, with the near-term goal of making significant strides toward that objective by 2020. These restoration programs include projects and actions that comply with pre-existing regulatory requirements designed to improve the overall health of the Delta. Other priority restoration projects would also be identified by the Sacramento-San Joaquin Delta Conservancy and other agencies and local governments. Funding is provided through multiple sources, including various local and federal partners, state bonds, and other state-mandated funds. SWP/CVP contractors have provided funds as part of existing regulatory obligations imposed on the SWP and CVP.

Delta Science Initiatives – Metropolitan's Bay-Delta science program supports water supply reliability and ecosystem restoration by protecting the Bay-Delta environment, driving better management decisions, and fostering effective regulations. Metropolitan is conducting a science program to ensure that regulations effectively protect aquatic species while ensuring a reliable water supply. The key elements of the science program include: (1) staff with scientific expertise to design, manage and participate in scientific investigations addressing Metropolitan's priorities; (2) funding science studies through direct funding, collaborations, staff in-kind contributions, and by pursuing external grant funding sources to leverage Metropolitan's science investments; (3) collaborations with external organizations to conduct science studies, including the State Water Contractors, Collaborative Science and Adaptive Management Program (CSAMP), Interagency Ecological Program agencies, Delta Stewardship Council Delta Science Program, and university scientists; and (4) participation in the Bay-Delta science community through communication of science study findings, participation in science conferences and publishing results of scientific studies in peer reviewed journals.

Metropolitan's Bay-Delta science efforts focus on three priority areas of water operations to protect Delta fish, Delta stressors and habitat needs of listed fish species.

- Water Operations to Protect Delta Fish. A priority focus for the science program is to develop a better understanding of the effect of water project operations on the health, abundance, and distribution of listed fish species, including Delta smelt, longfin smelt and Chinook salmon. The science program includes investigation of the mechanisms behind flow-abundance relationships observed in analysis of fish survey data for Delta smelt and longfin smelt, factors that affect adult Delta smelt, salmon and steelhead entrainment risk at the CVP and SWP export facilities, potential bias in fish survey data, and development of effective methods to study Delta smelt without collecting or harming the fish.
- Delta Stressors. Multiple stressors in the Bay-Delta ecosystem affect the health, abundance, and distribution of listed fish species; however, we have limited understanding of the impacts of various stressors and their specific role in the decline of listed species. The science program includes investigation into key stressors to develop information that can support development of effective management actions. These studies include investigation into predation impacts on salmon, toxic contaminant effects on Delta smelt and juvenile salmon, and the effects of nutrients on the food web.
- Habitat Needs for Delta Fish. Compared to the historical Delta, the modern Delta is highly altered and has a small fraction of tidal marsh habitat remaining and greatly reduced levels of primary production. Food and habitat limitation have been identified as important stressors for listed species. The science program includes investigation of salmon habitat needs, pilot studies to enhance the food web, longfin smelt habitat studies, pilot projects to benefit Delta smelt, monitoring the effectiveness of habitat improvement actions, and evaluation of land use and habitat opportunities on Metropolitan's Delta Island properties.

SWP Terminal Storage

Metropolitan has contractual rights to 65 TAF of flexible storage at Lake Perris (East Branch terminal reservoir) and 154 TAF of flexible storage at Castaic Lake (West Branch terminal reservoir). This storage provides Metropolitan with additional options for managing SWP deliveries to maximize yield from the project. Over multiple dry years, it can provide Metropolitan with 44 TAF of additional supply. In a single dry year like 1977, it can provide up to 219 TAF of additional supply to Southern California.

Yuba Dry Year Water Purchase Program

In December 2007, Metropolitan entered into an agreement with DWR providing for Metropolitan's participation in the Yuba Dry Year Water Purchase Program between Yuba Water Agency and DWR. This program provides for transfers of water from the Yuba Water Agency during dry years through 2025.

Desert Water Agency/Coachella Valley WD SWP Table A Transfer

Under the transfer agreement, Metropolitan transferred 100 TAF of its SWP Table A contractual amount to Desert Water Agency/CVWD (DWCV). Under the terms of the agreement, DWCV pays all SWP charges for this water, including capital costs associated with capacity in the California Aqueduct to transport this water to Perris Reservoir, as well as the associated variable costs. The amount of water actually delivered in any given year depends on that year's SWP allocation. Water is delivered through the existing exchange agreements between Metropolitan and DWCV, under which Metropolitan delivers Colorado River supplies to DWVC equal to the SWP supplies delivered to Metropolitan. While Metropolitan transferred 100 TAF of its Table A amount, it retained other rights, including interruptible water service; its full carryover amounts in

San Luis Reservoir; its full use of flexible storage in Castaic and Perris Reservoirs; and any rate management credits associated with the 100 TAF.

Desert Water Agency/Coachella Valley WD Exchange and Advance Delivery Program

Under this program, Metropolitan delivers Colorado River water to the Desert Water Agency and CVWD in advance of the exchange for their SWP Contract Table A allocations. In addition to their Table A supplies, Desert Water Agency and CVWD may take delivery of other SWP supplies available to SWP Contractors. By delivering enough water in advance to cover Metropolitan's future exchange obligations, Metropolitan is able to receive Desert Water Agency and CVWD's available SWP supplies without having to deliver an equivalent amount of Colorado River water. This program allows Metropolitan to maximize delivery of SWP water in wet years by enabling delivery of Colorado River supplies to storage in the Advance Delivery Program instead of to the service area. These Table A deliveries are incorporated into the estimate of SWP Deliveries under Current Programs shown in Table 3-2.

Desert Water Agency/Coachella Valley WD Other SWP Deliveries

Since 2008, Metropolitan has provided Desert Water Agency and CVWD written consent to take delivery of non-SWP supplies separately acquired by each agency from the SWP facilities. These deliveries include water acquired from the Yuba Dry Year Water Purchase Program, the Multi-Year Water Pool, the 2009 Drought Water Bank, and long-term water supplies purchased by CVWD from Rosedale Rio-Bravo Water Storage District. Metropolitan has also consented to:

- 10 TAF of exchange deliveries to CVWD for non-SWP water acquired from the San Joaquin Valley from 2008 through 2010,
- 36 TAF of exchange deliveries to Desert Water Agency for non-SWP water acquired from the San Joaquin Valley from 2008 through 2015, and
- 16.5 TAF of exchange deliveries to CVWD from groundwater storage of Kern River flood flows or SWP water delivered from Kern County Water Agency provided by Rosedale Rio Bravo Water Storage District from 2012 through 2035.

Effective in 2020, Metropolitan, Desert Water Agency and CVWD executed an amendment to the Advance Delivery Program and exchange of water. Among its provisions is the termination of Metropolitan's right to an annual option to call-back the 100,000 acre-feet Table A transfer. It also provides that Metropolitan will deliver Article 21 and non-SWP water supplies for Desert and CVWD to the extent that Metropolitan has available capacity. This agreement also includes an additional exchange of 15 TAF per year from 2020 to 2026. However, as the source of the exchange is water CVWD can call from the ID/MWD Conservation Program, which is Colorado River water, this exchange is discussed in more detail in the IID/MWD Conservation Program section.

Table 3-2 summarizes Metropolitan's SWP supply range for 2035. Appendix 3 provides a detailed discussion of the current SWP programs and programs that are under development.

**Table 3-2**
**California Aqueduct**
**Program Capabilities**
**Year 2035**
(acre-feet per year)

| Hydrology | Five Year Drought (1988-1992) | Single Dry Year (1977) | Normal Year (1922-2017) |
|---|---|---|---|
| **Current Programs** | | | |
| MWD Table A [1] | 499,000 | 122,000 | 1,108,000 |
| DWCV Table A | 51,000 | 12,000 | 113,000 |
| San Luis Carryover [2] | 56,000 | 282,000 | 282,000 |
| Article 21 Supplies | 0 | 0 | 20,000 |
| Yuba River Accord Purchase | 0 | 0 | 0 |
| ***Subtotal of Current Programs*** | ***606,000*** | ***416,000*** | ***1,523,000*** |
| **Programs Under Development** | | | |
| ***Subtotal of Proposed Programs*** | ***0*** | ***0*** | ***0*** |
| **Maximum Supply Capability** | **606,000** | **416,000** | **1,523,000** |

[1] Includes Port Hueneme lease.
[2] Includes DWCV carryover.

### *SWP Water Quality*

Metropolitan requires a safe drinking water supply from the Bay-Delta to meet current and future regulatory requirements for public health protection. Finding cost-effective ways to reduce total organic carbon (TOC), bromide concentrations, pathogenic microbes, and other unknown contaminants from the Bay-Delta water supply is one of Metropolitan's top priorities. Metropolitan also requires a SWP supply that is consistently low in salinity - Total Dissolved Solids (TDS) - so it can blend SWP water with higher-salinity Colorado River water to achieve salinity goals for its member agencies. In addition, Metropolitan needs consistently low-salinity SWP water to increase in-basin water recycling and groundwater management programs. These programs require that blended water supplied to the member agencies meets the TDS goal adopted by Metropolitan's Board, which specifies a salinity objective of 500 mg/L for blended imported water.

Metropolitan is actively involved in DWR's Municipal Water Quality Investigations (MWQI) Program. The highly variable quality of SWP water influences the operation of Metropolitan's system and its water treatment process. Increasingly restrictive State and Federal drinking water standards, concerns over emerging contaminants such as personal care products and pharmaceuticals, algal taste and odors, and Delta ecosystem fisheries issues are critical variables. DWR's MWQI Program strives to monitor, protect, and improve drinking water quality of Delta water deliveries to the urban State Water Contractors and other users of Delta water. The program focuses on issues related to drinking water quality through regular water quality monitoring, special field and laboratory studies, the use of forecasting tools such as computer models and data management systems, and reporting. While the program has developed extensive monitoring in the Delta including real-time monitoring, increased monitoring along the California Aqueduct is the next major step.

Levee modifications at Franks Tract and other source control actions may significantly reduce ocean salinity concentrations in Delta water, which would benefit Delta water users and export interests alike. Franks Tract is an island located in the central Delta that was actively farmed until levee breaches in 1936 and 1938. Since 1938, the tract has remained a flooded island, and its levees remain in disrepair. Tidal flows in the Delta entrap saline ocean water in the flooded tract, resulting in degraded water quality for both in-Delta and export users. Computer modeling analyses by Metropolitan, DWR, and the US Geological Survey indicate that reducing this salinity intrusion by partially closing existing levee breach openings and/or building radial gate flow control structures will significantly reduce TDS and bromide [2] concentrations in water from the Delta during the summer and fall months and in drought years.

In 2016, the California Department of Fish and Wildlife (CDFW), as part of the 2016 Delta Smelt Resiliency Strategy, began a process of working with the local community, local agencies, and interested stakeholders in developing a habitat enhancement plan for Franks Tract called the Franks Tract Restoration Feasibility Study. The objective was to assess the feasibility of restoring components of the historic tidal marsh form and function to create habitat suitable for Delta Smelt, reduce the extent of aquatic weeds, decrease predation on Delta Smelt and other native fishes by lowering habitat suitability for non-native species, modify hydrology to something more similar to historical conditions, improve food webs, and improve water quality in the interior Delta, which would benefit both in-Delta diverters and SWP and CVP supplies. In its current state of shallow open water, Franks Tract facilitates salinity intrusion into the mid-Delta as a result of tidal pumping through False River. Restoration designs focus on minimizing tidal pumping from False River. In 2018, CDFW determined that it is feasible to achieve the project objectives. In response to community concerns, in July 2019, CDFW, in cooperation with the Department of Parks and Recreation, launched a second round of planning that lasted from August 2019 through September 2020. Stakeholders, advisors, and the public chose the Central Landmass as the preferred design concept as documented in the Franks Tract Futures 2020 Reimagined report published in September 2020.

The state has adopted an "equivalent level of public health protection" (ELPH) program that targets water quality actions outside the Delta. The Bay-Delta Program is coordinating a feasibility study on water quality improvement in the California Aqueduct.

Metropolitan and the Friant Water Users Authority (FWUA) have entered into a partnership to investigate the potential of enhancing the quantity and affordability of the eastern San Joaquin Valley's water supply while improving Southern California's water quality. The FWUA and Metropolitan studied projects that benefited both regions. Using Proposition 13 funds, an existing canal belonging to the Arvin-Edison Water Storage District was enlarged, enabling greater volumes of water to be exchanged between their groundwater and the California Aqueduct.

### *SWP System Outage and Capacity Constraints*

The California Aqueduct is experiencing reduction in flow capacity in certain areas due to ongoing land subsidence. Subsidence has been observed in the San Joaquin Valley since the 1920s, and subsidence was included in the planning and design of the California Aqueduct. The DWR published a detailed study in 2017 describing the impacts of subsidence in the reduction of concrete liner freeboard and the ability to store water in certain pools, reducing operational flexibility and increasing power costs. Through 2016, no contracted deliveries had been curtailed due to subsidence, but DWR has a subsidence program aimed to proposed improvements to the California Aqueduct and restore capacity, as well as work with the Groundwater

[2] The importance of managing bromides is discussed in the Water Quality chapter.

Sustainability Agencies that cover the extension of the California Aqueduct to minimize future subsidence.

In 2015, Metropolitan, DWR, and the Los Angeles Department of Water and Power formed the Seismic Resilience Water Supply Task Force (SRWSTF). The goal of the SRWSTF is to collaborate on studies and mitigation measures aimed at improving the reliability of imported water supplies to Southern California. The SRWSTF aims to identify options to accelerate initial repairs acting as one agency and establish consensus on regional priorities for aqueduct repairs.

Because of the risk of a prolonged shutdown of the SWP caused by seismic or hydrologic events either within the Delta or along the California Aqueduct, Metropolitan has acted to ensure that Southern California has adequate emergency storage. Diamond Valley Lake (DVL) and SWP terminal reservoir storage, combined with member-agency emergency storage, are jointly capable of providing the region with a six-month supply of water if combined with a temporary 25 percent reduction in demand. Metropolitan engineering studies indicate this would provide sufficient time to repair the SWP and resume delivery.

Following the February 2017 Oroville spillways incident, DWR initiated a Comprehensive Needs Assessment (CNA). The CNA is led by DWR and technically reviewed by an Independent Review Board (IRB) composed of dam safety experts. The CNA is not investigating the causes of the February 2017 incident, but rather aims to identify actions to be taken by DWR to improve the resilience of the Oroville Dam complex. The report was released in November 2020 with a determination that Oroville is safe to operate, and no urgent repairs are needed. Several risk-reduction projects are currently being implemented and more projects are anticipated into the near future.

DWR is also investing to reduce seismic and hydrologic risk of aging SWP infrastructure critical in Southern California. A major retrofit to Perris Dam (Riverside County) was completed in April 2018, and other two major projects to improve seismic stability are currently under development with planned construction to start in a few years. Pyramid Dam and Castaic Dam (Los Angeles County) are also being studied with the planned assessment work estimated to be completed by 2022 and complete modernization work to take about 10 years to complete.

### *Achievements to Date*

#### *SWP Reliability*

Metropolitan's Long-Term Action Plan

Besides the short- and mid-term actions described earlier in Section 1.4, Metropolitan's adopted Delta action plan in June 2007 includes a long-term Delta Plan. The long-term action plan recognizes the need for a global, comprehensive approach to the fundamental issues and conflicts in the Delta to result in a truly sustainable Delta. A piecemeal approach cannot satisfy the many stakeholders that have an interest in the Delta and will fail; there must be a holistic approach that deals with all issues simultaneously. In dealing with the basic issues of the Delta, solutions must address the physical changes required, as well as the financing and governance. There are three basic elements that must be addressed: Delta ecosystem restoration, water supply conveyance, and flood control protection and storage development. In addition, the state needs to establish governance structures and financing approaches to implement and manage the three identified elements.

Governor's Delta Vision Process

Through this enduring Delta crisis, the Legislature and the Governor initiated in 2006 a process to develop a new long-term vision for the Delta. SB 1574 (Kuehl/2006) required a cabinet

committee to present recommendations for a Delta strategic vision. The governor created a Delta Vision Blue-Ribbon Task Force to advise the Cabinet Committee. The Task Force produced an October 2008 Strategic Plan, which the Cabinet Committee largely adopted and submitted, with its recommendations, to the Legislature on January 3, 2009. Metropolitan, as a stakeholder in the process, provided input to the Task Force.

The 2009 Delta Legislation

After delivery of the Delta Vision recommendations, the Legislature held informational hearings from Delta experts, Task Force members, and the Schwarzenegger Administration, as well as the public at large, and engaged in vigorous water policy discussions. Following the informational hearings, several legislators began developing detailed legislation which culminated in pre-print proposals being issued in early August of 2009 for public review and discussion over the summer recess. The Assembly Water, Parks and Wildlife Committee and the Senate Natural Resources and Water Committee then held joint informational hearings on the pre-print proposals and received extensive public comment. Thereafter, legislative leadership appointed a conference committee, which convened and held additional public hearings, with further legislator discussions on key issues. That work continued into the 7th Extraordinary Session, which was called by the governor specifically to address the pending Delta and water issues, and culminated in the signing of a historic package of bills. One of the keystones of that package was SB X7-1, which reformed Delta policy and governance. Specifically, SB X7-1:

- Established a new legal framework for Delta management, emphasizing the coequal goals of "providing a more reliable water supply for California and protecting, restoring, and enhancing the Delta ecosystem" as foundation for state decisions as to Delta management.
- Reconstituted and redefined the role of the Delta Protection Commission (DPC) to narrow membership to focus on local representation and to expand the DPC's role in economic sustainability.
- Created a new Sacramento-San Joaquin Delta Conservancy (Conservancy) to support efforts that advance environmental protection and the economic well-being of Delta residents.
- Created the Delta Stewardship Council (Council) as an independent state agency to guide actions in the Delta which furthers the coequal goals of Delta restoration and water supply reliability.
- Repealed the CALFED Bay-Delta Authority Act and transfers existing staff, contracts, etc. to the Council.
- Created the Delta Independent Science Board (Science Board) and Delta Science Program.
- Required the State Water Resources Control Board (SWRCB) to develop by August 12, 2010, new flow criteria for the Delta ecosystem necessary to protect public trust resources.
- Required the Department of Fish and Game (DFG), now the Department of Fish and Wildlife (DFW), by December 31, 2010, to develop and recommend to the SWRCB flow criteria and quantifiable biological objectives for aquatic and terrestrial species.
- Created a Delta Watermaster as the enforcement officer for the SWRCB Division of Water Rights in the Delta.
- Required the Council to develop, adopt, and commence implementation of the "Delta Plan" by January 1, 2012, with a report to the Legislature by March 31, 2012.

- Required the DPC to develop a proposal to protect, enhance, and sustain the unique cultural, historical, recreational, agricultural, and economic values of the Delta as an evolving place.
- Required the Delta Plan to further the coequal goals of Delta ecosystem restoration and a reliable water supply.
- Required the Delta Plan to promote statewide water conservation, water use efficiency, and sustainable use of water, as well as improvements to water conveyance/storage and operation of both to achieve the coequal goals.
- Required the Delta Plan to attempt to reduce risks to people, property, and state interests in the Delta by promoting effective emergency preparedness, appropriate land uses, and strategic levee investments.
- Announced a statewide policy to reduce reliance on the Delta in meeting California's future water supply needs through a statewide strategy of investing in improved regional supplies, conservation, and water use efficiency. Each region that depends on water from the Delta watershed shall improve its regional self-reliance for water through investment in water use efficiency, water recycling, advanced water technologies, local and regional water supply projects, and improved regional coordination of local and regional water supply efforts.
- Required the Council to include the Bay Delta Conservation Plan (BDCP) in the Delta Plan and made the BDCP eligible for state funding if:
    - The BDCP complies with Natural Community Conservation Planning Act (NCCPA) and is approved as a Habitat Conservation Plan under the Federal ESA.
    - The BDCP complies with the California Environmental Quality Act and includes a full range of alternatives, including a reasonable range of flow criteria, rates of diversion, and other operational criteria.
    - DWR consults with the Council and Science Board during development of the BDCP.
    - DFW approves the BDCP as a Natural Community Conservation Plan and determines that it meets the requirements for incorporation into the Delta Plan.

### *SWP Water Quality*

The most significant achievement for SWP water quality has been continued definition and advancement of the Delta Improvement Package. Most notably, the Franks Tract studies identified cost-effective ways to achieve significant improvements in the quality of Delta export water.

### *SWP System Reliability*

The completion and filling of DVL marked the most important achievement with respect to protecting Southern California against an SWP system outage. Water deliveries to the reservoir commenced in November 1999, and the lake was filled by early 2003. The lake can hold up to 810 TAF which provides Southern California with emergency water supply, as well as carryover and regulatory storage. As of December 2020, the DVL storage is at 704 TAF.

#### Inland Feeder

The Inland Feeder is a 44-mile-long conveyance system that connects the SWP to DVL and the CRA. The Inland Feeder provides greater flexibility in managing Metropolitan's major water supplies and allows greater amounts of SWP water to be accepted during wet seasons for storage

in DVL. In addition, the Inland Feeder increases the conveyance capacity from the East Branch of the SWP by up to 1,000 cubic feet per second, allowing the East Branch to operate up to its full capacity. The project also improves the quality of the Southland's drinking water by allowing more uniform blending of lower salinity water from the SWP with Colorado River supplies, which have a higher mineral content. Construction of the Inland Feeder was completed in September 2009.

Inland Feeder-Lakeview Pipeline Intertie

The Inland Feeder-Lakeview Pipeline Intertie connects the two conveyance pipelines at the PC-1 control structure on the Inland Feeder. The project allows for delivery of water from Diamond Valley Lake to the Mills Water Treatment Plant. Completed in 2016, the project was a direct response to the extreme drought period in 2014, which saw a 5 percent allocation of Metropolitan's SWP supplies. The intertie enables the Mills Plant to withstand an extended interruption of supplies from the California Aqueduct East Branch. The intertie also provides delivery flexibility to handle any required repairs by DWR to the Santa Ana Valley Pipeline north segment.

# EXHIBIT A

## 2020 URBAN WATER MANAGEMENT PLAN

## APPENDIX M

## ORDINANCE NO. 3027

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6-8.32 Appeal and hearing regarding violations

6-8.33 Remedies not exclusive

### Sec. 6-8.20. Scope and title.

This chapter shall be known as "The Water Conservation Plan of the City of Ontario."

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

### Sec. 6-8.21. Statement of policy and declaration of purpose.

(a) Because of the water supply conditions prevailing in the City and/or the area from which the City obtains a portion of its supply, the general welfare requires that the water resources available to the City of Ontario be put to the maximum beneficial use to the extent to which they are capable, and that the waste or unreasonable use, or unreasonable method of use of water be prevented and that the conservation of such water be practiced with a view to that reasonable and beneficial use thereof in the interest of the people of the City.

(b) The purpose of this chapter is to minimize the potential for a water shortage through the practice of water conservation, and to minimize the effect of a shortage of water supplies on the water customers of the City. It is furthermore the intent of this chapter to adopt provisions that will significantly reduce the inefficient consumption of water, thereby extending the available water resources necessary for domestic, sanitation, and fire protection of the community to the greatest extent possible.

(c) This chapter shall be applicable to all persons within the City. For the purposes of this chapter, "person" means any natural person, property owner, renter, or lessee, as well as any corporation, partnership, government entity or subdivision, trust, estate, cooperative association, homeowners' association, joint venture, business entity, or other similar entity, or the property management company, property manager, agent, employee or representative of any of the above.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

### Sec. 6-8.22. Authorization.

(a) The City Council may declare a water shortage based on a determination by the Metropolitan Water District of Southern California, the Inland Empire Utilities Agency of a water shortage, the declaration of an executive order of the Governor or the adoption of voluntary or mandatory water use restrictions by any State agency governing the use of water, or based upon any interruption in water supply or delivery that the City Council determines in its sole discretion necessitates water conservation pursuant to this chapter.

(b) In the event of an immediate emergency that causes an unplanned interruption of water supply, the City Manager or his/her designee is authorized to restrict water use and apportion the available supply of water among its customers in the most equitable manner possible to continue service fairly and without discrimination, except that preference shall be given to such service as is essential to the public interest and to the preservation of life and health.

(c) A water shortage, including a water shortage emergency but excluding an immediate emergency, shall be declared by the adoption of a resolution of the City Council.

(1) A notice of a water shortage, other than a water shortage emergency, shall be published in a daily newspaper of general circulation within the City. Any restrictions on the use of water during a declared water shortage shall become effective immediately upon such publication.

(2) Notice of hearing to declare a water shortage emergency, other than an immediate emergency, shall be made in accordance with Water Code Section 351. Any restrictions on the use of water during a declared water shortage shall become effective immediately upon adoption unless otherwise be determined by the City Council.(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

**Sec. 6-8.23. General prohibitions.**

(a) The following are prohibited in any new water connections:

(1) Non-recycling decorative fountains;

(2) Single-pass cooling systems; and

(3) Conveyor and in-bay vehicle wash and commercial laundry systems that do not reuse water.

(b) No water customer of the City shall make, cause, use, or permit the use of water from the City in a manner contrary to any provision of this chapter or in an amount in excess of the use permitted by any restriction provisions then in effect pursuant to the provisions of this chapter.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

**Sec. 6-8.24. Exceptions.**

(a) The prohibited uses of water and water use restrictions provided within this chapter are not applicable for the use of recycled water or the use of potable water necessary for public health and safety or for essential government services such as police, fire and other similar services.

(b) Nothing contained within this chapter shall be construed to require the City to curtail the supply of water necessary for the health, safety, and welfare of any person.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

**Sec. 6-8.25. Voluntary conservation.**

All persons are encouraged to voluntarily limit the amount of water used to the amount absolutely necessary for health and safety, business operations, and irrigation. Except as otherwise provided in this chapter where a declared water shortage stage or water shortage emergency requires mandatory or other more stringent requirements, the following elements of conservation apply at all times on a voluntary basis by all persons within the City:

(a) Avoid hose washing of sidewalks, walkways, driveways, parking areas or other paved surfaces, except as required for sanitary purposes. If a person uses a hand-held hose to wash any sidewalk, walkway, driveway, parking area or other paved surface, the hose shall be equipped with a positive shutoff nozzle.

(b) Wash motor vehicles, trailers, boats and other types of mobile equipment using a hand held bucket or a hose equipped with a positive shutoff nozzle for quick rinses, or at the immediate premises of a commercial car wash or with recycled wastewater for approved uses.

(c) Avoid using water to clean, fill or maintain levels in decorative fountains, ponds, lakes or other similar aesthetic structures unless such water is part of a recycling system.

(d) Encourage restaurants, hotels, cafés, cafeterias or other public places where food is sold, served or offered for sale, to serve drinking water only to those customers expressly requesting water.

(e) Promptly repair all leaks from indoor and outdoor plumbing fixtures.

(f) Avoid watering lawn, landscape or other turf areas more often than every other day and during the hours between 6:00 a.m. and 6:00 p.m.

(g) Avoid causing or allowing the water to run off landscape areas into adjoining streets, sidewalks or other paved areas due to incorrectly directed or maintained sprinklers or excessive watering.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

**Sec. 6-8.26. Stage 1 water shortage-water supply reduced by up to ten percent (10%).**

(a) During a Stage 1, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that the City's water conservation goals are not being met by voluntary water conservation measures, or that the City's water supplies are likely to be reduced by up to ten percent (10%) or it has otherwise been requested or directed by executive order or regulation of a State agency to reduce its potable water consumption or production by a specified amount.

(1) Except as required for health and sanitary purposes, washing of sidewalks, walkways, driveways, parking areas or other paved surfaces is prohibited. Any held-hose used for such purposes shall be equipped with a positive shutoff nozzle.

(2) Washing of motor vehicles, trailers, boats and other types of mobile equipment shall be done only with a hand-held bucket or a hose equipped with a positive shutoff nozzle for quick rinses, except that washing may be done at the immediate

premises of a commercial car wash or with reclaimed wastewater.

(3) No water shall be used to clean, fill or maintain levels in decorative fountains, ponds, lakes or other similar aesthetic structures unless such water is part of a recycling system.

(4) No restaurant, hotel, café, cafeteria or other public place where food is sold, served or offered for sale, shall serve drinking water to any customer unless expressly requested.

(5) All water customers of the City shall promptly repair all leaks from indoor and outdoor plumbing fixtures. Such leak shall be repaired in a timely manner after notification by the city, but in no case after notification in excess of seventy-two (72) hours for the first violation and then every seventy-two (72) hours thereafter for the second and third violations.

(6) No person shall sprinkle, water, or irrigate any shrubbery, trees, lawns, grass, groundcovers, plants, vines, gardens, vegetables, flowers, or any other landscaped or vegetated areas between the hours of 9:00 a.m. and 4:00 p.m. In any event, such watering shall not be in excess of needs nor be of a manner that allows water to flow onto streets or other paved areas. The above mentioned plants may be watered by a hand-held hose equipped with a positive shutoff nozzle at any time of the day. This provision shall not apply to commercial nurseries, golf courses and other water-dependent industries.

(7) No water customer of the City shall cause or allow the water to run off landscape areas into adjoining streets, sidewalks or other paved areas due to incorrectly directed or maintained sprinkler or excessive watering.

(8) The use of water from fire hydrants shall be limited to fire fighting and related activities necessary to maintain the public health, safety, and welfare. An exception may be made for construction use through a proper city-designated meter. The use of potable water for construction activities shall be restricted in areas where recycled water is available for such use.

(b) At any time during a Stage 1, if the City Council determines that additional reductions in the amount the potable water being used by water customers are necessary, it may adopt a resolution establishing water use limitations and enforce those water use limitations by the adoption and imposition of a volumetric penalty established therein.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

**Sec. 6-8.27. Stage 2 water shortage-water supply reduced by ten percent (10%) to twenty percent (20%).**

(a) During a Stage 2, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than ten percent (10%) but less than twenty percent (20%) in its water supplies or it has otherwise been requested or directed by an executive order or regulation of a State agency to reduce its potable water consumption or production by a specified amount.

(1) All prohibitions and restrictions in §6-8.26 shall be in effect provided that more restrictive measures noted in this section shall take precedence.

(2) Filling or refilling of empty swimming pools shall not occur without the written permission of the City Manager or his/her designee.

(3) All customers are prohibited from irrigating turf or ornamental landscapes during and within 48 hours following measurable rainfall.

(4) Operators of hotels and motels must provide guests with the option of choosing not to have towels and linens laundered daily and prominently display notice of this option.

(5) All persons, including the City, are prohibited from irrigating with potable water any ornamental turf on public street medians.

(6) The use of potable water for irrigation outside of newly constructed homes and buildings shall be consistent with California Building Standards Commission and Department of Housing & Community Development.

(b) At any time during a Stage 2, if the City Council determines that additional reductions in the amount the potable water being used by water customers are necessary, it may adopt a resolution establishing water use limitations and enforce those water use limitations by the adoption and imposition of a volumetric penalty established therein.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

**Sec. 6-8.28. Stage 3 water shortage-water supply reduced by more than twenty percent (20%).**

(a) During a Stage 3, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than twenty percent (20%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State agency to reduce its potable water consumption or production by a specified amount.

(b) All the prohibitions and restrictions in §6-8.27 shall be in effect provided that the more restrictive measures noted in this section shall take precedence.

(c) The use of water from fire hydrants shall be limited to fire fighting and related activities and other uses of water for municipal purposes shall be limited to activities necessary to maintain the public health, safety and welfare. Unless written

permission has been granted by the City Manager or his/her designee, the use of potable water for construction activities and grading shall be prohibited.

(d) At any time during a Stage 3, if the City Council determines that additional reductions in the amount the potable water being used by water customers are necessary, it may adopt a resolution establishing water use limitations and enforce those water use limitations by the adoption and imposition of a volumetric penalty established therein.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

**Sec. 6-8.29. Stage 4 water shortage-emergency.**

(a) The following restrictions on the use of potable water shall be applicable during a Stage 4 water shortage emergency. A water shortage emergency may be declared whenever the City Council finds and determines that the ordinary demands and requirements of water consumers cannot be satisfied without depleting the water supply of the City to the extent that there would be insufficient water for human consumption, sanitation, and fire protection. A water shortage emergency may include an immediate emergency. An immediate emergency may occur as a result of a breakage or failure of a dam, pump, pipe line or conduit, a major earthquake, large-scale fire, or other so called “Act of God” which may have serious impacts on the City's available water supply.

(1) All the prohibitions and restrictions in §6-8.28 shall be in effect provided that the more restrictive measures noted in this section shall take precedence.

(2) Unless otherwise permitted by a resolution of the City Council, there shall be no use of potable water for irrigation of outdoor landscape or turf.

(3) Commercial nurseries shall be prohibited from the use of potable water for irrigation of outdoor, landscape and turf except by use of a hand-held hose equipped with a positive shutoff nozzle.

(4) The following nonessential uses of water shall be prohibited: the filling, cycling, filtering, or refilling swimming pools, spas, Jacuzzis, fountains or other like devices.

(b) At any time during a Stage 4, if the City Council determines that additional reductions in the amount the potable water being used by water customers are necessary, it may adopt a resolution establishing water use limitations and enforce those water use limitations by the imposition of a volumetric penalty established therein.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

**Sec. 6-8.30. Relief from compliance.**

(a) A water customer of the City may file a written application for relief in whole or in part, from the water use restriction provisions of this chapter. The City Manager or his/her designee shall review the request for a variance and take such steps as he or she deems reasonable to resolve the application for relief. The decision of the City Manager shall be final.

(b) A relief may be granted if the water customer shows that he or she has achieved the maximum practical reduction in water consumption other than in the specific areas in which relief is being sought. No relief shall be granted to any water customer who, when requested by the City Manager, fails to provide any information necessary for resolution of the customer’s application for relief.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

**Sec. 6-8.31. Failure to comply.**

(a) Each and every day that a violation of this chapter occurs or continues to occur shall be considered a new and separate offense. Except for any violation of water use limitations for which a volumetric penalty may be imposed, for each violation of this chapter the following civil penalties may be imposed by issuance of a citation and complaint:

(1) First violation. For a first violation, the City shall issue a written warning to the water customer.

(2) Second violation. For a second violation, the City shall impose a civil penalty in the amount of One Hundred Dollars ($100.00).

(3) Third violation. For a third violation, the City shall impose a civil penalty in the amount of Two Hundred Dollars ($200.00).

(4) Subsequent Violations. For the fourth and any subsequent violation within one year, the City shall impose a penalty in the amount of Five Hundred Dollars ($500.00). In addition to the civil penalty, the City may also install a flow restricting device on the service of at the premises at which the violation occurred for a period of not less than forty-eight (48) hours. The City shall charge the responsible party the reasonable costs incurred for installing and removing the flow-restricting devices and for restoration of normal service. The charge shall be paid before normal service may be restored.

(b) Except for any violation of water use limitations for which a volumetric penalty may be imposed, the City shall give notice of a violation to the person committing the violation as follows:

(1) For a first violation, if the person committing the violation is a water customer of the City, then notice shall be given in writing by regular mail or personal delivery to the address at which the water customer is normally billed or at the address where the violation occurred. If the person committing the violation is not a water customer of the City, or if the event is not

related to a specific property, the notice may be sent to the last known address of the responsible party or personally delivered.

(2) Notice of second or subsequent violations shall be given by the issuance of a citation and complaint in accordance with §§ 6-8.31(c) and (d).

(3) Unless an appeal and/or hearing is requested pursuant to the provisions of §6-8.32, any civil penalty(ies) imposed by the City shall be due and payable within thirty (30) days of the issuance of the citation and complaint.

(c) Except for any violation of water use limitations for which a volumetric penalty may be imposed, any notice of violation of this chapter shall be issued as a citation and complaint and shall:

(1) Identify the provision(s) of this chapter and any State law, if applicable, alleged to have been violated; and

(2) State that continued noncompliance may result in civil, criminal, or administrative enforcement actions against the person who committed the violation, or the customer or the property owner and/or occupant of the property where the violation occurred; and

(3) State a compliance date that must be met by the person who committed the violation, or the customer, or the property owner and/or occupant of the property where the violation occurred; and

(4) Order remediation work, where applicable, that must be taken; and

(5) State that the recipient has a right to request a hearing and appeal the matter as set forth in §6-8.32; and

(6) Include the address of the affected property and be addressed to the water customer or the property owner as shown on the most recently issued equalized assessment roll or as may otherwise appear in the current records of the City. If the notice of violation applies to a responsible party who is not the property owner or a water customer, or if the event is not related to a specific property, the notice may be sent to the last known address of the responsible party or personally delivered; and

(7) Be deemed served within ten (10) business days after posting on the property, if the property owner or occupant of the affected property cannot be located after the reasonable efforts of the City Manager or his/her authorized designee.

(d) Any citation and complaint may be sent by regular mail or personal delivery. Service by regular mail is effective on the date of mailing. Service by personal delivery is effective on the date delivered. The citation and complaint, may include, where deemed applicable by the City Manager or his/her authorized designee, the following terms and conditions.

(1) Specific steps or actions and time schedules for compliance as reasonably necessary to prevent future violations of this chapter; and

(2) Any other terms, conditions, or requirements reasonably calculated to prevent continued or threatened future violations of this chapter, including, but not limited to, discontinuing or limiting water service with the installation of a flow restricting device.

(e) Any volumetric penalty imposed shall be:

(1) Applicable to all potable water used in excess of the water use limitations as established by separate resolution of the City Council;

(2) Collected on the customer's water bill;

(3) Due and payable as part of the customer's water bill;

(4) The responsibility of the customer of record for the property where the violation occurred; and

(5) Paid in addition to the water service fees the City imposes for the potable water delivered to the property where the violation occurred.

(f) The receipt of a water bill with any applicable volumetric penalty shall serve as notice of violation of the adopted water use limitations as established by resolution of the City Council.

(g) Any person who wishes to appeal the imposition of a volumetric penalty may do so pursuant to §6-8.32. Notice of the right to a hearing and to appeal the imposition of a volumetric penalty shall be included in the customer's water bill.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

**Sec. 6-8.32. Appeal and hearing regarding violations.**

(a) Any person receiving notice of a violation of this chapter and the imposition of a civil penalty or volumetric penalty, shall have a right to a hearing by the City Manager or his/her authorized designee to appeal the imposition of any civil penalty. Any request for a hearing must be submitted to the City within fifteen (15) days of mailing or other delivery of the citation and complaint or water bill, as applicable. Additional documentation may be requested at the discretion of the City Manager or his/her authorized designee.

(b) The timely written request for a hearing shall automatically stay installation of flow-restricting device on the premises where the violation occurred and imposition of the civil penalty or volumetric penalty until after the City Manager or his/her

designee renders his or her decision. The hearing shall be held no sooner than thirty (30) days after the issuance of the citation and complaint or water bill, as applicable.

(c) The decision of the City Manager or his/her designee shall be final and shall be memorialized in a final order. If the appeal is denied, then within ten (10) days after issuance of the final order, the person shall pay any civil penalty(ies) imposed by the City.

(d) The provisions of Section 1094.5 of the Code of Civil Procedure of the State of California shall be applicable to judicial review of the final order.

(e) Non-payment of any civil penalty or volumetric imposed pursuant to this chapter shall be subject to the same remedies available to the City as for non-payment of basic water service fees.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

**Sec. 6-8.33. Remedies are not exclusive.**

In addition to any other remedies provided in this chapter or available under applicable law, the City may alternatively seek injunctive relief in the Superior Court or take enforcement action, including discontinuing or appropriately limiting water service to any customer, or installing a flow restricting device. All remedies provided herein shall be cumulative and not exclusive.

(§ 2, Ord. 3027, eff. October 1, 2015)

# APPENDIX N

# CITY OF ONTARIO'S DRAFT WATER CONSERVATION PLAN

# EXHIBIT A

CHAPTER 8A: WATER CONSERVATION PLAN

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Sec. 6-8.20. Scope and title.

This chapter shall be known as "The Water Conservation Plan of the City of Ontario." (§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.21. Statement of policy and declaration of purpose.

(a) Because of the water supply conditions prevailing in the City and/or the area from which the City obtains a portion of its supply, the general welfare requires that the water resources available to the City of Ontario be put to the maximum beneficial use to the extent to which they are capable, and that the waste or unreasonable use, or unreasonable method of use of water be prevented and that the conservation of such water be practiced with a view to that reasonable and beneficial use thereof in the interest of the people of the City.

(b) The purpose of this chapter is to minimize the potential for a water shortage through the practice of water conservation, and to minimize the effect of a shortage of water supplies on the water customers of the City. It is furthermore the intent of this chapter to adopt provisions that will significantly reduce the inefficient consumption of water, thereby extending the available water resources necessary for domestic, sanitation, and fire protection of the community to the greatest extent possible.

(c) This chapter shall be applicable to all persons within the City. For the purposes of this chapter, "person" means any natural person, property owner, renter, or lessee, as well as any corporation, partnership, government entity or subdivision, trust, estate, cooperative association, homeowners' association, joint venture, business entity, or other similar entity, or the property management company, property manager, agent, employee or representative of any of the above.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.22. Authorization.

(a) The City Council may declare a water shortage based on a determination by the Metropolitan Water District of Southern California, the Inland Empire Utilities Agency of a water shortage, the declaration of an executive order of the Governor or the adoption of voluntary or mandatory water use restrictions by any State agency governing the use of water, or based upon any interruption in water supply or delivery that the City Council determines in its sole discretion necessitates water conservation pursuant to this chapter.

(b) In the event of an immediate emergency that causes an unplanned interruption of water supply, the City Manager or his/her designee is authorized to restrict water use and apportion the available supply of water among its customers in the most equitable manner possible to continue service fairly and without discrimination, except that preference shall be given to such service as is essential to the public interest and to the preservation of life and health.

(c) A water shortage, including a water shortage emergency but excluding an immediate emergency, shall be declared by the adoption of a resolution of the City Council.

(1) A notice of a water shortage, other than a water shortage emergency, shall be published in a daily newspaper of general circulation within the City. Any restrictions on the use of water during a declared water shortage shall become effective immediately upon such publication.

(2) Notice of hearing to declare a water shortage emergency, other than an immediate emergency, shall be made in accordance with Water Code Section 351. Any restrictions on the use of water during a declared water shortage shall become effective immediately upon adoption unless otherwise be determined by the City Council.(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.23. General prohibitions.

(a) The following are prohibited in any new water connections:

(1) Non-recycling decorative fountains;

(2) Single-pass cooling systems; and

(3) Conveyor and in-bay vehicle wash and commercial laundry systems that do not reuse water.

(b) No water customer of the City shall make, cause, use, or permit the use of water from the City in a manner contrary to any provision of this chapter or in an amount in excess of the use permitted by any restriction provisions then in effect pursuant to the provisions of this chapter.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.24. Exceptions.

(a) The prohibited uses of water and water use restrictions provided within this chapter are not applicable for the use of recycled water or the use of potable water necessary for

public health and safety or for essential government services such as police, fire and other similar services.

(b) Nothing contained within this chapter shall be construed to require the City to curtail the supply of water necessary for the health, safety, and welfare of any person.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.25. Voluntary conservation.

All persons are encouraged to voluntarily limit the amount of water used to the amount absolutely necessary for health and safety, business operations, and irrigation. Except as otherwise provided in this chapter where a declared water shortage stage or water shortage emergency requires mandatory or other more stringent requirements, the following elements of conservation apply at all times on a voluntary basis by all persons within the City:

(a) Avoid hose washing of sidewalks, walkways, driveways, parking areas or other paved surfaces, except as required for sanitary purposes. If a person uses a hand-held hose to wash any sidewalk, walkway, driveway, parking area or other paved surface, the hose shall be equipped with a positive shutoff nozzle.

(b) Wash motor vehicles, trailers, boats and other types of mobile equipment using a hand held bucket or a hose equipped with a positive shutoff nozzle for quick rinses, or at the immediate premises of a commercial car wash or with recycled wastewater for approved uses.

(c) Avoid using water to clean, fill or maintain levels in decorative fountains, ponds, lakes or other similar aesthetic structures unless such water is part of a recycling system.

(d) Encourage restaurants, hotels, cafés, cafeterias or other public places where food is sold, served or offered for sale, to serve drinking water only to those customers expressly requesting water.

(e) Promptly repair all leaks from indoor and outdoor plumbing fixtures.

(f) Avoid watering lawn, landscape or other turf areas between the hours of 9:00 a.m. and 4:00 p.m.

(g) Avoid causing or allowing the water to run off landscape areas into adjoining streets, sidewalks or other paved areas due to incorrectly directed or maintained sprinklers or excessive watering.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.26. Stage 1 water shortage-water supply reduced by up to ten percent (10%).

(a) During a Stage 1, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that the City's water conservation goals are not being met by voluntary water conservation measures, or that the City's water supplies are likely to be reduced by up to ten percent (10%) or it has otherwise been requested or directed by executive order or regulation of a State agency to reduce its potable water consumption or production by a specified amount.

(1) Except as required for health and sanitary purposes, washing of sidewalks, walkways, driveways, parking areas or other paved surfaces is prohibited. Any held-hose used for such purposes shall be equipped with a positive shutoff nozzle.

(2) Washing of motor vehicles, trailers, boats and other types of mobile equipment shall be done only with a hand-held bucket or a hose equipped with a positive shutoff nozzle for quick rinses, except that washing may be done at the immediate premises of a commercial car wash or with reclaimed wastewater.

(3) No water shall be used to clean, fill or maintain levels in decorative fountains, ponds, lakes or other similar aesthetic structures unless such water is part of a recycling system.

(4) No restaurant, hotel, café, cafeteria or other public place where food is sold, served or offered for sale, shall serve drinking water to any customer unless expressly requested.

(5) All water customers of the City shall promptly repair all leaks from indoor and outdoor plumbing fixtures. Such leak shall be repaired in a timely manner after notification by the city, but in no case after notification in excess of seventy-two (72) hours for the first violation and then every seventy-two (72) hours thereafter for the second and third violations.

(6) No person shall sprinkle, water, or irrigate any shrubbery, trees, lawns, grass, groundcovers, plants, vines, gardens, vegetables, flowers, or any other landscaped or vegetated areas between the hours of 9:00 a.m. and 4:00 p.m. In any event, such watering shall not be in excess of needs nor be of a manner that allows water to flow onto streets or other paved areas. The above mentioned plants may be watered by a hand-held hose equipped with a positive shutoff nozzle at any time of the day. This provision shall not apply to commercial nurseries, golf courses and other water-dependent industries.

(7) No water customer of the City shall cause or allow the water to run off landscape areas into adjoining streets, sidewalks or other paved areas due to incorrectly directed or maintained sprinkler or excessive watering.

(8) The use of water from fire hydrants shall be limited to fire fighting and related activities necessary to maintain the public health, safety, and welfare. An exception may be made for construction use through a proper city-designated meter. The use of potable water for construction activities shall be restricted in areas where recycled water is available for such use.

(b) At any time during a Stage 1, if the City Council determines that additional reductions in the amount the potable water being used by water customers are necessary, it may adopt a resolution establishing water use limitations and enforce those water use limitations by the adoption and imposition of a volumetric penalty established therein.
(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.27. Stage 2 water shortage-water supply reduced by ten percent (10%) to twenty percent (20%).

(a) During a Stage 2, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than ten percent (10%) and up to (20%) in its water supplies or it has

otherwise been requested or directed by an executive order or regulation of a State agency to reduce its potable water consumption or production by a specified amount.

(1) All prohibitions and restrictions in § 6-8.26 shall be in effect provided that more restrictive measures noted in this section shall take precedence.

(2) Filling or refilling of empty swimming pools shall not occur without the written permission of the City Manager or his/her designee.

(3) All customers are prohibited from irrigating turf or ornamental landscapes during and within 48 hours following measurable rainfall.

(4) Operators of hotels and motels must provide guests with the option of choosing not to have towels and linens laundered daily and prominently display notice of this option.

(5) All persons, including the City, are prohibited from irrigating with potable water any ornamental turf on public street medians.

(6) The use of potable water for irrigation outside of newly constructed homes and buildings shall be consistent with California Building Standards Commission and Department of Housing & Community Development.

(b) At any time during a Stage 2, if the City Council determines that additional reductions in the amount the potable water being used by water customers are necessary, it may adopt a resolution establishing water use limitations and enforce those water use limitations by the adoption and imposition of a volumetric penalty established therein.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.28. Stage 3 water shortage-water supply reduced by more than twenty percent (20%).

(a) During a Stage 3, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than twenty percent (20%) and up to thirty percent (30%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State agency to reduce its potable water consumption or production by a specified amount.

(1) All the prohibitions and restrictions in § 6-8.27 shall be in effect provided that the more restrictive measures noted in this section shall take precedence.

(2) Residents and CII customers will be prohibited from irrigating any turf or landscape area more than four (4) days a week.

(3) The use of water from fire hydrants shall be limited to fire fighting and related activities and other uses of water for municipal purposes shall be limited to activities necessary to maintain the public health, safety and welfare. Unless written permission has been granted by the City Manager or his/her designee, the use of potable water for construction activities and grading shall be prohibited.

(b) At any time during a Stage 3, if the City Council determines that additional reductions in the amount the potable water being used by water customers are necessary, it may adopt a resolution establishing water use limitations and enforce those water use limitations by the adoption and imposition of a volumetric penalty established therein.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.29. Stage 4 water shortage-emergency.

(a) During Stage 4, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than thirty percent (30%) and up to forty percent (40%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State agency to reduce its potable water consumption or production by a specified amount.All the prohibitions and restrictions in § 6-8.28 shall be in effect provided that the more restrictive measures noted in this section shall take precedence.

(1) Residents and CII customers will be prohibited from irrigating turf or other landscaping more than two days a week.

(2) No person shall irrigate any turf or landscaped area more than fifteen minutes (15) on watering days.

(3) No vehicles shall be washed unless it is taken to a carwash.

(b) At any time during a Stage 4, if the City Council determines that additional reductions in the amount the potable water being used by water customers are necessary, it may adopt a resolution establishing water use limitations and enforce those water use limitations by the imposition of a volumetric penalty established therein.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.30. Stage 5 water shortage-emergency.

(a) During Stage 5, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than forty percent (40%) and up to fifty percent (50%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State agency to reduce its potable water consumption or production by a specified amount.

(1) All the prohibitions and restrictions in § 6-8.28 shall be in effect provided that the more restrictive measures noted in this section shall take precedence.

(2) Residents and CII customers will be prohibited from irrigating turf or other landscaping more than one day a week.

(b) At any time during a Stage 5, if the City Council determines that additional reductions in the amount the potable water being used by water customers are necessary, it may adopt a resolution establishing water use limitations and enforce those water use limitations by the imposition of a volumetric penalty established therein.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.31. Stage 6 water shortage-emergency.

(a) During Stage 6, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than fifty percent (50%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State agency to reduce its

potable water consumption or production by a specified amount. A water shortage emergency may be declared whenever the City Council finds and determines that the ordinary demands and requirements of water consumers cannot be satisfied without depleting the water supply of the City to the extent that there would be insufficient water for human consumption, sanitation, and fire protection. A water shortage emergency may include an immediate emergency. An immediate emergency may occur as a result of a breakage or failure of a dam, pump, pipe line or conduit, a major earthquake, large-scale fire, or other so called "Act of God" which may have serious impacts on the City's available water supply.

(4) All the prohibitions and restrictions in § 6-8.28 shall be in effect provided that the more restrictive measures noted in this section shall take precedence.

(2) Unless otherwise permitted by a resolution of the City Council, there shall be no use of potable water for irrigation of outdoor landscape or turf.

(3) Commercial nurseries shall be prohibited from the use of potable water for irrigation of outdoor, landscape and turf except by use of a hand-held hose equipped with a positive shutoff nozzle.

(4) The following nonessential uses of water shall be prohibited: the filling, cycling, filtering, or refilling swimming pools, spas, Jacuzzis, fountains or other like devices.

(b) At any time during a Stage 6, if the City Council determines that additional reductions in the amount the potable water being used by water customers are necessary, it may adopt a resolution establishing water use limitations and enforce those water use limitations by the imposition of a volumetric penalty established therein.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.30. Relief from compliance.

(a) A water customer of the City may file a written application for relief in whole or in part, from the water use restriction provisions of this chapter. The City Manager or his/her designee shall review the request for a variance and take such steps as he or she deems reasonable to resolve the application for relief. The decision of the City Manager shall be final.

(b) A relief may be granted if the water customer shows that he or she has achieved the maximum practical reduction in water consumption other than in the specific areas in which relief is being sought. No relief shall be granted to any water customer who, when requested by the City Manager, fails to provide any information necessary for resolution of the customer's application for relief.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.31. Failure to comply.

(a) Each and every day that a violation of this chapter occurs or continues to occur shall be considered a new and separate offense. Except for any violation of water use limitations for which a volumetric penalty may be imposed, for each violation of this chapter the following civil penalties may be imposed by issuance of a citation and complaint:

(1) First violation. For a first violation, the City shall issue a written warning to the water customer.

(2) Second violation. For a second violation, the City shall impose a civil penalty in the amount of One Hundred Dollars ($100.00).

(3) Third violation. For a third violation, the City shall impose a civil penalty in the amount of Two Hundred Dollars ($200.00).

(4) Subsequent Violations. For the fourth and any subsequent violation within one year, the City shall impose a penalty in the amount of Five Hundred Dollars ($500.00). In addition to the civil penalty, the City may also install a flow restricting device on the service of at the premises at which the violation occurred for a period of not less than forty-eight (48) hours. The City shall charge the responsible party the reasonable costs incurred for installing and removing the flow-restricting devices and for restoration of normal service. The charge shall be paid before normal service may be restored.

(b) Except for any violation of water use limitations for which a volumetric penalty may be imposed, the City shall give notice of a violation to the person committing the violation as follows:

(1) For a first violation, if the person committing the violation is a water customer of the City, then notice shall be given in writing by regular mail or personal delivery to the address at which the water customer is normally billed or at the address where the violation occurred. If the person committing the violation is not a water customer of the City, or if the event is not related to a specific property, the notice may be sent to the last known address of the responsible party or personally delivered.

(2) Notice of second or subsequent violations shall be given by the issuance of a citation and complaint in accordance with §§ 6-8.31(c) and (d).

(3) Unless an appeal and/or hearing is requested pursuant to the provisions of § 6-8.32, any civil penalty(ies) imposed by the City shall be due and payable within thirty (30) days of the issuance of the citation and complaint.

(c) Except for any violation of water use limitations for which a volumetric penalty may be imposed, any notice of violation of this chapter shall be issued as a citation and complaint and shall:

(1) Identify the provision(s) of this chapter and any State law, if applicable, alleged to have been violated; and

(2) State that continued noncompliance may result in civil, criminal, or administrative enforcement actions against the person who committed the violation, or the customer or the property owner and/or occupant of the property where the violation occurred; and

(3) State a compliance date that must be met by the person who committed the violation, or the customer, or the property owner and/or occupant of the property where the violation occurred; and

(4) Order remediation work, where applicable, that must be taken; and

(5) State that the recipient has a right to request a hearing and appeal the matter as set forth in § 6-8.32; and

(6) Include the address of the affected property and be addressed to the water customer or the property owner as shown on the most recently issued equalized assessment roll or as may otherwise appear in the current records of the City. If the notice of violation applies to a responsible party who is not the property owner or a water

customer, or if the event is not related to a specific property, the notice may be sent to the last known address of the responsible party or personally delivered; and

(7) Be deemed served within ten (10) business days after posting on the property, if the property owner or occupant of the affected property cannot be located after the reasonable efforts of the City Manager or his/her authorized designee.

(d) Any citation and complaint may be sent by regular mail or personal delivery. Service by regular mail is effective on the date of mailing. Service by personal delivery is effective on the date delivered. The citation and complaint, may include, where deemed applicable by the City Manager or his/her authorized designee, the following terms and conditions.

(1) Specific steps or actions and time schedules for compliance as reasonably necessary to prevent future violations of this chapter; and

(2) Any other terms, conditions, or requirements reasonably calculated to prevent continued or threatened future violations of this chapter, including, but not limited to, discontinuing or limiting water service with the installation of a flow restricting device.

(e) Any volumetric penalty imposed shall be:

(1) Applicable to all potable water used in excess of the water use limitations as established by separate resolution of the City Council;

(2) Collected on the customer's water bill;

(3) Due and payable as part of the customer's water bill;

(4) The responsibility of the customer of record for the property where the violation occurred; and

(5) Paid in addition to the water service fees the City imposes for the potable water delivered to the property where the violation occurred.

(f) The receipt of a water bill with any applicable volumetric penalty shall serve as notice of violation of the adopted water use limitations as established by resolution of the City Council.

(g) Any person who wishes to appeal the imposition of a volumetric penalty may do so pursuant to § 6-8.32. Notice of the right to a hearing and to appeal the imposition of a volumetric penalty shall be included in the customer's water bill.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.32. Appeal and hearing regarding violations.

(a) Any person receiving notice of a violation of this chapter and the imposition of a civil penalty or volumetric penalty, shall have a right to a hearing by the City Manager or his/her authorized designee to appeal the imposition of any civil penalty. Any request for a hearing must be submitted to the City within fifteen (15) days of mailing or other delivery of the citation and complaint or water bill, as applicable. Additional documentation may be requested at the discretion of the City Manager or his/her authorized designee.

(b) The timely written request for a hearing shall automatically stay installation of flow-restricting device on the premises where the violation occurred and imposition of the civil penalty or volumetric penalty until after the City Manager or his/her designee renders his or her decision. The hearing shall be held no sooner than thirty (30) days after the issuance of the citation and complaint or water bill, as applicable.

(c) The decision of the City Manager or his/her designee shall be final and shall be memorialized in a final order. If the appeal is denied, then within ten (10) days after issuance of the final order, the person shall pay any civil penalty(ies) imposed by the City.

(d) The provisions of Section 1094.5 of the Code of Civil Procedure of the State of California shall be applicable to judicial review of the final order.

(e) Non-payment of any civil penalty or volumetric imposed pursuant to this chapter shall be subject to the same remedies available to the City as for non-payment of basic water service fees.

(§ 2, Ord. 2907, eff. June 16, 2009, amended by § 2, Ord. 3027, eff. October 1, 2015)

Sec. 6-8.33. Remedies are not exclusive.

In addition to any other remedies provided in this chapter or available under applicable law, the City may alternatively seek injunctive relief in the Superior Court or take enforcement action, including discontinuing or appropriately limiting water service to any customer, or installing a flow restricting device. All remedies provided herein shall be cumulative and not exclusive.

(§ 2, Ord. 3027, eff. October 1, 2015)

# APPENDIX O

# CITY OF ONTARIO'S HAZARD MITIGATION PLAN

# City of Ontario, California

## 2018 Hazard Mitigation Plan

This document was supported by HSGP Grant No. 2015-0078 awarded by the U.S. Department of Homeland Security (DHS) Federal Emergency Management Agency (FEMA). Points of view, opinions, findings, and conclusions expressed in this document are those of the authors and do not necessarily represent the official position of policies of FEMA or DHS. DHS/ FEMA reserves a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, and use these materials and to authorize others to do so.

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EXHIBIT A

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## Appendix A



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# Section 1. Introduction

The HMP update is a "living document" that should be reviewed, monitored, and updated to reflect changing conditions and new information. As required, the HMP must be updated every five (5) years to remain in compliance with regulations and Federal mitigation grant conditions. In that spirit, this Hazard Mitigation Plan (HMP) is an update of the City of Ontario Hazard Mitigation Plan approved by FEMA on July 23, 2011.

## 1.1 City of Ontario, California

The City of Ontario is located in the Inland Empire in Western San Bernardino County, approximately 35 miles east of Los Angeles and 20 miles west of San Bernardino on a flat alluvial plain at the base of the San Gabriel Mountains. The City is bordered by the neighboring cities of Upland, Montclair, Chino, Rancho Cucamonga, and Fontana.

**City of Ontario**
303 East "B" Street
Ontario, California 91764
Telephone: 909.395.2010
Fax: 909.395.2000
www.ontarioca.gov

**Latitude:** 34° 03' N, Longitude:117° 37' W
**Elevation:** 925 ft./288.257 m above sea level Land area: 49.8 square miles City Incorporated: 1891
**Government Type:** City Council/City Manager
**County:** San Bernardino
**State:** California
**Time Zone:** Pacific Standard Time
**Area Code:** (909)
**Zip Codes:** 91758, 91761, 91762, 91764
**Population (2010):** 173,690
**Nearest cities:**

- Upland, CA – 4.7 miles
- Chino, CA – 4.9 miles
- Montclair, CA – 4.9 miles
- Rancho Cucamonga, CA – 5.9 miles
- Claremont, CA – 7.4 miles
- Chino Hills, CA – 8.5 miles
- Pomona, CA – 8.8 miles
- Fontana, CA – 14.2 miles

**Nearest city with population 200,000+:** Riverside, CA (17.5 miles, pop. 255,166)
**Nearest city with population 1,000,000+:** Los Angeles, CA (51.5 miles, pop. 3,694,820)

The City of Ontario is 50.1 square miles in size and has the 10, 60 and 15 freeways traversing the community.



## 1.2 Planning Process

### 1.2.1 Preparing for the Plan

**References**

- 2011 City of Ontario Hazard Mitigation Plan
- 2014 City of Ontario Community Climate Change Action Plan
- 2013 San Bernardino County Regional Greenhouse Gas Emissions Inventories and Reduction Plan
- 2005 City of Ontario Hazard Mitigation Plan
- 2011 San Bernardino County Hazard Mitigation Plan
- 2010 State of California Hazard Mitigation Plan
- 2010 Ontario Plan (General Plan)
- DMA 2000 State & Local Plan Criteria: Mitigation Planning Workshop for Local Governments
- Getting Started: Building Support for Mitigation Planning (FEMA 386-1)
- Understanding Your Risks: Identifying Hazards and Estimating Losses (FEMA 386-2)
- Developing the Mitigation Plan: Identifying Mitigation Actions and Implementing Strategies (FEMA 386-3)
- Bringing the Plan to Life: Implementing the Hazard Mitigation Plan (FEMA 386-4)
- Using Benefit-Cost Review in Mitigation Planning (FEMA 386-5)
- Integrating Historic Property and Cultural Resource Considerations into Hazard Mitigation Planning (FEMA 386-6)
- Integrating Manmade Hazards into Mitigation Planning (FEMA 386-7)
- Multi-Jurisdictional Mitigation Planning (FEMA 386-8)
- Using the Hazard Mitigation Plan to Prepare Successful Mitigation Projects (FEMA 386-9)
- Planning for A Sustainable Future: The Link Between Hazard Mitigation and Livability (FEMA 364)
- Rebuilding for A More Sustainable Future: An Operational Framework (FEMA 365)
- FEMA 322 Public Assistance Guide
- HMP Update Guidance
- HMP Plan Review Tool
- Hazus Local Database
- Stafford Act
- National Flood Insurance Act
- NOAA History of Significant Weather Events in Southern California
- City of Ontario Emergency Management Strategic Plan

Hazard mitigation planning is the process State, Tribal, and local governments use to identify risks and vulnerabilities associated with natural disasters, and to develop long-term strategies for protecting people and property from future hazard events.



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### 1.2.2 Planning Team

The City of Ontario Emergency Management Working Committee (EMWC) served as the Hazard Mitigation Planning Team for the 2018 Update. Involving stakeholders is essential to building community-wide support for the plan. In addition to emergency managers, the planning process involves other government agencies (e.g., zoning, floodplain management, public works, community, and economic development), businesses, civic groups, environmental groups, and schools. The Planning Team was established to define and identify the strategies, goals, activities, and development of the HMP. The Planning Team represents a comprehensive team of subject matter experts from a variety of areas that could be affected by the planning effort or could provide great benefit to the team. Each Planning Team member is responsible for communicating the direction and status of the planning effort to their outside members and in return they are expected to bring to the team outside perspectives. The Planning Team will be led by the City Emergency Manager. The Emergency Manager, as the Chair of the EMWC and the Planning Team, will take on the responsibilities of a Project Manager and will facilitate and coordinate activities with other jurisdictions, and agencies.

### 1.2.3 Coordination with Other Jurisdictions, Agencies and Organizations

There are many jurisdictions, agencies, and organizations that are affected by or have influence on the City. As part of the planning process, the Planning Team took great efforts to engage and include as many members as possible. The City of Ontario Emergency Management Working Committee (EMWC), as an established group with a diverse membership, was an ideal platform for coordination efforts. The EMWC membership includes both internal and external emergency planning partners. In addition, the Emergency Manager works in coordination with many other groups. The EMWC networked with our businesses, faith-based agencies, school districts and the various utilities companies to gather input and information to produce this document.

### 1.2.4 Public Involvement/Outreach

Public involvement is critical to the success of the emergency management program for the City of Ontario. Representatives for the public are involved in the HMP, as well as other key facets of the emergency management program. Public involvement was solicited throughout the process. The City uses the "Whole Community" approach, which says that emergency management and emergency preparedness must involve the entire community, including residents, businesses and government, to be successful.

Since the 2005 HMP approval, the City has continued to educate the public on the hazards facing the city. At events, public opinion and comments are solicited. Public involvement for this update was primarily through the EMWC with the varied community representatives, and also included community events (such as Community Emergency Preparedness Fair and Fire Open House) and community presentations (such as Neighborhood Watch).

The City Council will review, approve and adopt the 2016 HMP. The City Council will issue a Resolution denoting approval of the HMP. Prior to the City Council approval, the HMP will be posted on the City website as part of the Agenda for the meeting. Any resident of the City may make comments or request information on the HMP during the regularly scheduled meeting. Only after the public has an opportunity to review and comment on the HMP will the Council take action on the agenda item.



### 1.2.5 Assess the Hazard

The EMWC facilitated discussions to identify hazards in the community. The EMWC started with the 2005 HMP. The first step was to validate the accuracy of the contents. The next step was to determine if any additional information or hazards should be included or removed. The EMWC used multiple sources for this information, using the subject matter expertise of the EMWC membership. This also assisted in determining hazard priorities in the community. In the 2005 HMP, a scoring system was used. This was now replaced in the 2011 HMP by a non-numerical system of high, medium and low rankings for probability and impact and is also used in the 2016 update. The hazards are placed in a matrix, which is used to determine planning and project priorities.

| **Probability** | **Impact** |
|---|---|
| **High:** Highly Likely/Likely | **High:** Catastrophic/Critical |
| **Medium:** Possible | **Medium:** Limited |
| **Low:** Unlikely | **Low:** Negligible |

The EMWC identified goals for the HMP update. The EMWC reviewed the hazard probability and impacts, evaluated the 2005 and 2011 Hazard Mitigation Plan Goals, then updated the goals for 2016. The EMWC also considered additions and deletions from the list of goals. The goals were reviewed to ensure consistency with various planning documents such as *The Ontario Plan*, State of California 2010 HMP, the SB County Operational Area HMP and other area jurisdictional HMP for consistency, compatibility and conflicts. The goals were then finalized.

### 1.2.6 Review and Propose Mitigation Measures

After the goals are set, mitigation measures are updated and developed. This includes a review of projects from the 2005and 2011 HMP. The mitigation measures also include goals and objectives from the City of Ontario *Emergency Management Strategic Plan,* After Action Reports, Corrective Action Plans and other operational documents. Once the mitigation measures are developed, they are then prioritized.

### 1.2.7 Draft the Hazard Mitigation Plan

The Hazard Mitigation Plan Update will be drafted by the Emergency Manager/OEM with input and comments from the EMWC and other participants. While the 2005 and 2011 HMP is used as a starting point, many revisions and changes were incorporated to improve the usability of the HMP while still maintaining consistency with the OA guidance.

Once the HMP update has been drafted and reviewed by the EMWC, it will be forwarded to Cal EMA and FEMA for approval. If Cal EMA or FEMA have any review comments, they will be incorporated as needed and the revised HMP will be again forwarded for approval.

### 1.2.8 Adopt the Plan

After CalOES and FEMA have approved the plan, the HMP update will be adopted by the City of Ontario City Council. The item will be part of the consent calendar subject to a public hearing if necessary. The HMP will be listed on the agenda with the plan being made available electronically to the general public prior to the meeting date. Any member of the public can make comments on the HMP during the meeting.



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## 1.3 Purpose of the Plan

The intent of hazard mitigation is to reduce and/or eliminate loss of life and property. Hazard mitigation is defined by FEMA as "*any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards*." A "hazard" is defined by FEMA as "*any event or condition with the potential to cause fatalities, injuries, property damage, infrastructure damage, agricultural loss, environmental damage, business interruption, or other loss*."

The purpose of the Hazard Mitigation Plan (HMP) is to demonstrate the plan for reducing and/or eliminating risk in the City of Ontario, California. The HMP process encourages communities to develop goals and projects that will reduce risk and build a more disaster resilient community by analyzing potential hazards.

After disasters, repairs and reconstruction are often completed in such a way as to simply restore to pre- disaster conditions. Such efforts expedite a return to normalcy; however, the restoring of things to pre- disaster conditions sometimes result in feeding the disaster cycle; damage, reconstruction, and repeated damage. Mitigation is one of the primary phases of emergency management specifically dedicated to breaking the cycle of damage. Hazard mitigation is distinguished from other disaster management functions by measures that make City of Ontario development and the natural environment safer and more disaster resilient. Mitigation generally involves alteration of physical environments, significantly reducing risks and vulnerability to hazards by altering the built environment so that life and property losses can be avoided or reduced.

Mitigation also makes it easier and less expensive to respond to and recover from disasters.

Also with an approved (and adopted) HMP, the City of Ontario can be eligible for federal disaster mitigation funds/grants (Hazard Mitigation Grant Program, Pre-Disaster Mitigation, and Flood Management Assistance) aimed to reduce and/or eliminate risk. There are many jurisdictions, agencies, and organizations that are affected by or have influence on the City. As part of the planning process, the Planning Team took great efforts to engage and include as many members as possible. The City of Ontario Emergency Management Working Committee (EMWC), as an established group with a diverse membership, was an ideal platform for coordination efforts. The EMWC membership includes both internal and external emergency planning partners. In addition, the Emergency Manager works in coordination with many other groups.

## 1.4 Authority

In 2000, FEMA adopted revisions to the Code of Federal Regulations. This revision is known as "Disaster Mitigation Act (DMA)." DMA 2000, Section 322 (a-d) requires that local governments, as a condition of receiving federal disaster mitigation funds, have a Hazard Mitigation Plan (HMP) that describes the process for assessing hazards, risks and vulnerabilities, identifying and prioritizing mitigation actions, and engaging/soliciting input from the community (public), key stakeholders, and adjacent jurisdictions/agencies.

Senate Bill No. 379 will, upon the next revision of a local hazard mitigation plan on or after January 1, 2017, or, if the local jurisdiction has not adopted a local hazard mitigation plan, beginning on or before January 1, 2022, require the safety element to be reviewed and updated as necessary to address climate adaptation and resiliency strategies applicable to that city or county.



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## 1.5 What's New

### 1.5.1 Plan Update and Progress:

Since the adoption of the HMP in 2011 the City of Ontario has been very busy in working on the various mitigation projects that it could put in to place. Still recovering from the Great Recession the City focused on projects that could be funded and completed.

Table 1-1 is a list of specific projects that were listed in the 2011 HMP in section 6.5. The status of these projects are identified in the far right column in red.

**Table 1-1: Status of 2011 HMP Projects**

| Action | Lead | Funding Source | Timeframe | Priority | 2016 Status |
|---|---|---|---|---|---|
| Ensure all new development and redevelopment is sited and constructed in accordance with the Ontario Plan and zoning. | Development | Local | Long | C | Ongoing |
| Implement specific projects | Redevelopment Development, OMUC, OEM, IT, other | Local, grant | Long | C | Deferred due to budget reductions |
| Conduct a risk assessment of the City's water treatment plant and City reservoirs | OMUC | Local | Short | C | Completed |
| Conduct a city wide assessment of City employee earthquake preparedness | OEM | Local | Short | C | Ongoing |
| Establish a nonstructural hazard evaluation and risk reduction program for city buildings and departments housing critical functions | OMUC | Local | Short | C | Ongoing |
| Improve damage assessment process and procedures | OEM, OMUC, CPS | Local | Short | C | Ongoing |
| Improve the building and infrastructure inventory for HAZUS | OMUC | Local, Grant | Short | C | Ongoing |
| Develop the primary Emergency Operations Center | Development | Local, Grant | Short | C | Completed |
| Conduct an assessment of City facility seismic hardening | OMUC | Local | Long | H | Ongoing |
| Perform assessment of city parks for mass care locations | OMUC, OEM | Local | Short | H | Project taken over by the American Red Cross |
| Update Disaster Council | OEM | Local | Short | H | Completed |
| Continue comprehensive emergency training for all city personnel | OEM | Local | Long | H | Ongoing |



| Action | Lead | Funding Source | Timeframe | Priority | 2016 Status |
|---|---|---|---|---|---|
| Continue comprehensive emergency exercises for all city personnel | OEM | Local | Long | H | Ongoing |
| Evaluate City facility warning systems to determine efficacy in reaching all people within the building | IT | Local | Short | H | Completed |
| Assess City facility evacuation/shelter in place procedures | OEM | Local | Short | H | Ongoing |
| Update the mass notification system | IT | Local, Grant | Long | H | Complete |
| Create emergency management website | IT | Local | Short | H | Complete |
| Continue to sponsor annual Community Emergency Preparedness Fair | OEM | Local, Grant | Long | H | Ongoing |
| Enhance Emergency Management Working Committee membership | OEM | Local | Long | M | Complete |
| Improve emergency management public education material distribution | OEM | Local | Long | M | Ongoing |

### 1.5.2 Lead agency listing

**Development:** Development Agency
**OMUC:** Ontario Municipal Utilities Company
**OEM:** Office of Emergency Management
**IT:** Information Technology Department

Only two projects were not worked on by the City of Ontario. The Implementation of Specific Projects was dropped because the lead agency was the Redevelopment Department which was eliminated by the State of California and the funding was put on hold while the State determined where the funds were going to be dispersed and the Assessment of Parks for Mass Care was taken by the Red Cross as a part of their upgraded disaster response capabilities.

### 1.5.3 Analysis and Methodology

An implementation strategy is the key to any successful planning effort. The implementation strategy identifies who has lead responsibility for the action, the estimated timeframe for completion, and potential funding source(s) to support implementation, and the priority ranking, defined as follows:

**Lead Agency:** City Agency/Department/Unit assigned lead responsibility
**Timeframe:** Short-term (less than 2 years); long-term (more than 2 years)
**Funding source:** Potential internal and external funding source(s)
**Priority Ranking:** Critical, High, Moderate or Low

**NOTE:** the order of listing in the following table is not necessarily the order of priority.

Looking toward the future the City of Ontario in this updated HMP will continue on the path toward mitigation reduction by taking on the new projects listed in Table 1-2.



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Table 1-2: New Projects

| Action | Lead Agency | Funding Source | Timeframe | Priority |
|---|---|---|---|---|
| **Drought Mitigation** | OMUC | local\grant | Short | High |
| **Develop Alternate EOC Sites** | OES | local | Long | High |
| **Develop and implement projects to strengthen the city water system and reservoirs** | OMUC | local | Long | High |
| **Implement tools to evaluate the efficiency of warning systems to reach people in city facilities and the use of social media to get the message out to the public.** | OEM, IT | local | Long | High |

**OEM:** Office of Emergency Management
**IT:** Information Technology Department
**OMUC:** Ontario Municipal Utilities Company

### 1.5.4 New policies and regulations:

The City also implemented the 2014 Community Climate Action plan to combat Climate Change and the City took part in the regional plan to combat greenhouse gases.

**What's new in the 2016 HMP update:**

In this update you will see the following improvements to the HMP over past plans

- Better maps
- More detailed information on maps
- Better Charts\Graphs
- More detail and updates on specific plan areas
- Easier for the public to understand the plan and methodology
- Climate Change information

## 1.6 Community Profile

### 1.6.1 Physical Setting

The City of Ontario is located in the Inland Empire in Western San Bernardino County, approximately 35 miles east of Los Angeles and 20 miles west of San Bernardino on a flat alluvial plain at the base of the San Gabriel Mountains. The City is bordered by the neighboring cities of Upland, Montclair, Chino, Rancho Cucamonga, and Fontana.

Figure 1-1: City of Ontario Location

### 1.6.2 Climate

- Mediterranean-like climate: moderate temperatures & low humidity year-round
- Average annual days of shine: 312
- Average median temperature: 83°F/24°C
- Average annual rainfall: 16.1 inches
- A few rainy days generally followed by many days of sunshine & clear skies

### 1.6.3 Major River/Watersheds

The City of Ontario is part of the Santa Ana River Watershed. A watershed is a region drained by a stream, lake, or other body of water. In other words, it is a bowl or basin-shaped area in which all water within the area (rain, snow, etc.) will flow to the same outlet point.

The Santa Ana River Watershed is located in southern California, south and east of the city of Los Angeles. The watershed includes much of Orange County, the northwestern corner of Riverside County, the southwestern corner of San Bernardino County, and a small portion of Los Angeles County. The EPA identifies the San Jacinto watershed as a separate watershed. For SAWPA (Santa Ana Watershed Project Authority) purposes, the San Jacinto watershed is considered to be part of the Santa Ana River watershed. The watershed is bounded on the south by the Santa Margarita watershed, on the east by the Salton Sea and Southern Mojave watersheds, and on the north/west by the Mojave and San Gabriel watersheds. The watershed is approximately 2,800 square miles in area.



EXHIBIT A

### 1.6.4 Physiography

The watershed is located in the Peninsular Ranges and Transverse Ranges Geomorphic Provinces of Southern California (California Geological Survey Note 36). The highest elevations (upper reaches) of the watershed occur in the San Bernardino (San Gorgonio Peak -- 11,485 feet in elevation) and eastern San Gabriel Mountains (Transverse Ranges Province; Mt. Baldy -- 10,080 feet in elevation) and in the San Jacinto Mountains (Peninsular Ranges Province, Mt. San Jacinto – 10,804 ft). Further downstream, the Santa Ana Mountains and the Chino Hills form a topographic high before the river flows into the Coastal Plain (in Orange County) and into the Pacific Ocean. Primary slope direction is northeast to southwest, with secondary slopes controlled by local topography.

### 1.6.5 Geology

As is true for much of California, the geology of the Santa Ana River watershed is defined and created by seismic activity. The dominant structural feature is the San Andreas Fault zone, which trends in a southeast-northwest direction at the base of the San Bernardino Mountains; motion along this fault has caused the uplift of the San Bernardino and San Gabriel mountain ranges. Additional major fault structures include the San Jacinto fault zone and the Elsinore Fault Zone; the San Jacinto Mountains are caused by motion from both the San Andreas and San Jacinto zones. Fault zones/lines are shown in red on the figure below. The area between the San Jacinto zone and the Elsinore Zones is a down-dropped block, which is partly in-filled with sediments from the surrounding mountains.

There are too many geologic units in the watershed to describe separately, but the predominant features are intrusive rocks of the southern California batholiths (granitic and andesitic rocks) which have been uplifted/eroded to form the mountain ranges (shown in green shades in Figure 1-2), alluvial/fluvial sediments (materials eroded from the mountains and deposited in the basins, shown in tan/light tones), and semi-consolidated sedimentary units (maroon/brown color)

### 1.6.6 History

It was in the first week of August, 1881 when George Chaffey, a Canadian engineer, viewed the wastes known as the Cucamonga Desert and decided that this patch of land, if properly watered, could become productive and profitable. George and his brother William bought the "San Antonio lands," 6,218 acres with water rights for $60,000. This was the nucleus of their new model colony. They subsequently expanded to the Southern Pacific Railroad tracks on the south. On the north, they took in the Kincaid Ranch at San Antonio Canyon, an all-important source of water.

The Ontario Colony lands were quickly surveyed and went on sale in November, 1882. The centerpiece was Euclid Avenue, eight miles long and two hundred feet wide, the twin "driveways" separated by a parkway which was seeded in grass and lined with pepper trees. George named Euclid Avenue after the great Greek mathematician whose book Elements of Geometry had been a favorite subject for George in school. The primary requirement, which had to be met before the land could be utilized, was that water had to be found and brought to the town. Chaffey laid miles of cement pipe for this purpose and later the San Antonio Water Co. drove a tunnel into the head of the canyon to tap the underground flow—then an innovation in the field. The need for electric power to lift water from deep wells led to the establishment of the Ontario Power Co.

Figure 1-2: Geologic Units in the areas surrounding the City of Ontario

Another innovation in the settlement of Ontario was the provision, whereby, purchasers of land automatically received shares in the water company. This would ensure purchasers that a share of water proportional to their acreage would be piped to their land. This eliminated many problems that faced settlers elsewhere, where land rights and water rights were kept separate.

Charles Frankish became the guiding force during Ontario's early years. No matter what the activity he undertook, Frankish always threw himself into his work and was determined to do the best possible job.

In 1887, Ontario's unique "gravity mule car" made its first run on Euclid Avenue. Charles Frankish and Godfrey Stamm established the Ontario and San Antonio Heights R.R. Co. Engineer John Tays of Upland added the pull-out trailer that allowed the mules to coast downhill after each laborious pull from Holt to Twenty–Fourth Street. The mule car served until 1895, when it was replaced by an electric streetcar and returned temporarily when a flood damaged the electrical generator in the powerhouse.



EXHIBIT A

Figure 1-3: City of Ontario

On Dec 10th, 1891, Ontario was incorporated as a city of the sixth class under the California Constitution. It adopted a City Council-City Manager form of government. The mayor was at first called the "President of the chosen by the Council, or the Board of Trustees as it was then called, from among their number. Subsequently, the law was changed to allow the people to elect the mayor directly.

Ontario first developed as an agricultural community, largely but not exclusively devoted to citrus. A few of the lovely Victorian "grove houses" still survive, relics of the days when growers could pretend that they were living the graceful lives of the old Spanish dons—until it came time for harvest.

Chaffey College, which was located where the Chaffey brothers put it until 1960, originally emphasized agricultural subjects to give the growers a hand. It was there that Prof. George Weldon developed the Babcock peach, an adaptation to California's mild winters. The college has moved to Rancho Cucamonga now, but Chaffey High School is still on what was originally a joint campus.

A reminder of the heyday of the orange groves, the Sunkist plant remains to this day. Even though the groves have gone from the West End, Ontario is still close to the "ton-mile center" of the industry. In addition to oranges, the production of peaches, walnuts, lemons and grapes was also important to the growth of Ontario and the adjoining city of Upland.



In 1923, Judge Archie Mitchell, Waldo Waterman, and some other airplane enthusiasts established Latimer Field. From that time on, the town became increasingly aviation conscious. Urban growth pushed the fliers progressively east, until they took up their present location, the Ontario International Airport. During World War II, this was a busy training center for pilots of the hot Lockheed P-38 "Lightning" twin-boom fighter.

Since World War II, Ontario has become a much more diversified community with an approximate population of 170,373. The city has expanded from the 0.38 square mile area incorporated back in 1891, up to almost 51 square miles. The economy now reflects an industrial and manufacturing base. Ten thousand acres are zoned for industrial use. With three major railroads, the San Bernardino, Pomona, and Devore Freeways (I-10, SR 60, and I-15), and the Ontario International Airport, Ontario is well provided with major transportation resources. Its proximity to Los Angeles ensures that Ontario will continue to grow in the years ahead. (City of Ontario web site)

### 1.6.7 Climate

The mean temperature of 70-83 degrees and the average rainfall of 16.1" continues to attract more residents to the City.

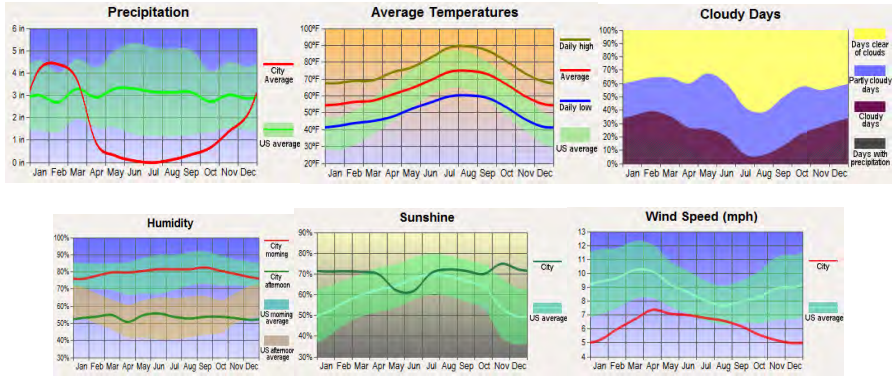


Figure 1-4: Climate Data for the City of Ontario
*Source: www.city-data.com*

### 1.6.8 Census

Table 1-3 displays the demographics of Ontario California. The data comes from the U.S. Census Department



EXHIBIT A

Table 1-3: Demographics of the City of Ontario

| Description | Measure | Source |
|---|---|---|
| **Population** | | |
| **Census 2010 Total Population** | 163,924 | 2010 Demographic Profile |
| **2015 Population Estimate (as of July 1, 2015)** | 171,214 | 2015 Population Estimates |
| **2014 ACS 5-Year Population Estimate** | 166,892 | 2010-2014 American Community Survey 5-Year Estimates |
| **Median Age** | 31.2 | 2010-2014 American Community Survey 5-Year Estimates |
| **Number of Companies** | 14,177 | 2012 Survey of Business Owners |
| **Educational Attainment: Percent high school graduate or higher** | 69.7% | 2010-2014 American Community Survey 5-Year Estimates |
| **Count of Governments** | N/A | 2012 Census of Governments |
| **Total housing units** | 49,093 | 2010-2014 American Community Survey 5-Year Estimates |
| **Median Household Income** | 54,156 | 2010-2014 American Community Survey 5-Year Estimates |
| **Foreign Born Population** | 50,367 | 2010-2014 American Community Survey 5-Year Estimates |
| **Individuals below poverty level** | 18.3% | 2010-2014 American Community Survey 5-Year Estimates |
| **Race and Hispanic Origin** | | |
| **White alone** | 95,020 | 2010-2014 American Community Survey 5-Year Estimates |
| **Black or African American alone** | 10,386 | 2010-2014 American Community Survey 5-Year Estimates |
| **American Indian and Alaska Native alone** | 1,353 | 2010-2014 American Community Survey 5-Year Estimates |
| **Asian alone** | 8,455 | 2010-2014 American Community Survey 5-Year Estimates |
| **Native Hawaiian and Other Pacific Islander alone** | 323 | 2010-2014 American Community Survey 5-Year Estimates |
| **Some Other Race alone** | 44,975 | 2010-2014 American Community Survey 5-Year Estimates |
| **Two or More Races** | 6,380 | 2010-2014 American Community Survey 5-Year Estimates |
| **Hispanic or Latino (of any race)** | 117,151 | 2010-2014 American Community Survey 5-Year Estimates |



| Description | Measure | Source |
|---|---|---|
| **White alone, Not Hispanic or Latino** | 28,646 | 2010-2014 American Community Survey 5-Year Estimates |
| **Veterans** | 4,777 | Community Survey 5-Year Estimates |

### 1.6.9 Existing Land Use

The City of Ontario uses the Ontario Plan (a hybrid General Plan) which was adopted by City Council in 2010 as the road map for present and future development. Existing and future land use is highlighted in Figure 1-5. Zones and Specific Plans can be seen on the maps with details of those projects listed in 1.5.6 Development Trends.



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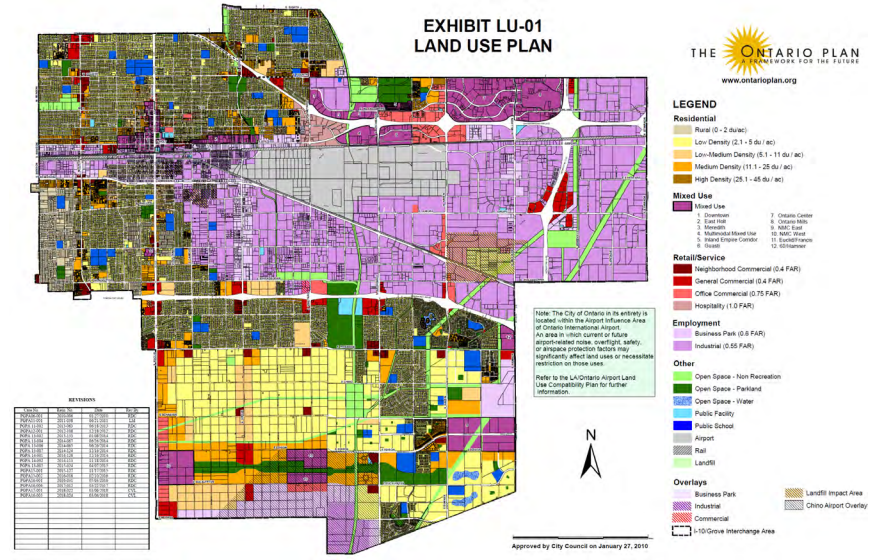


Figure 1-5: City of Ontario Land Use Map



EXHIBIT A

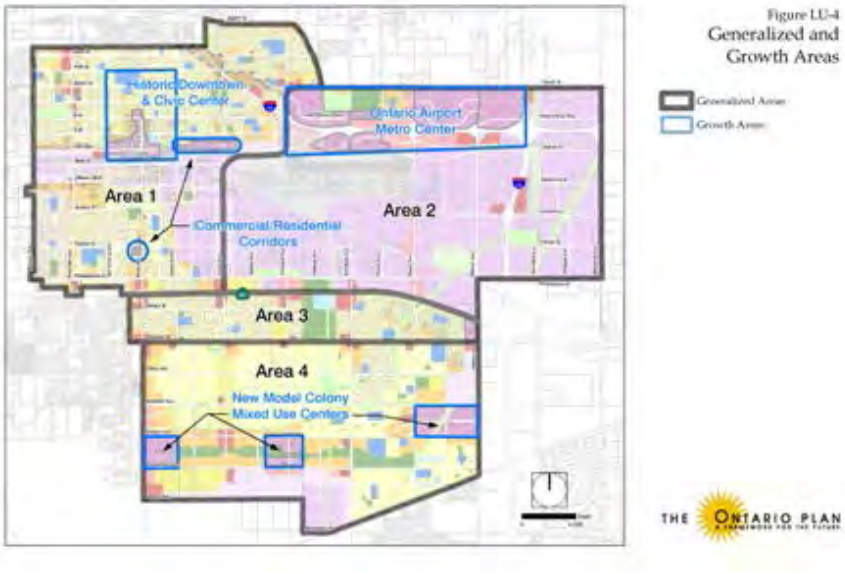


Figure 1-6: City of Ontario Generalized and Growth Areas



### 1.6.9.1 Generalized Areas

The Generalized Areas describe the fundamental pattern of land use in a generalized form. The purpose of Figure 1-6 is to provide an understanding of the basic land use structure and not to determine the specific land use on individual properties. The Generalized Land Plan consists of broad land use groupings, including residential, mixed-use, retail/service, employment, open space, public, and airport. Each of these generalized categories is subdivided into more detailed land use designations on the General Plan Land Use Map.

#### 1.6.9.1.1 Area 1 – West of Grove Avenue

The area generally west of Grove Avenue. This area is the older residential area of the City and includes the historic downtown and civic center area. It is characterized by smaller lots and a relatively large number of homes and other historic structures that are approaching or older than 30 years.

#### 1.6.9.1.2 Area 2 – Airport and East of Grove Avenue

The Airport and areas generally east of Grove Avenue and north of SR-60. The defining land use feature in the City is the Ontario International Airport. The physical location of the airport determines the circulation patterns and optimum land uses in its immediate vicinity. The hospitality area along Vineyard Avenue; the Convention Center; and industrial, warehousing and distribution areas can be tied directly to the presence of the Airport. The land uses in this area are generally retail, office, industrial, warehousing, and service-related and were developed primarily during the last three decades. Wide streets, landscaped corridors, screened/ bermed parking areas, large lots, and large master-planned commercial and industrial developments characterize this area.

#### 1.6.9.1.3 Area 3 – South of SR-60 and North of Riverside Drive

The area south of SR-60 and north of Riverside Drive. This area is separated from the City by SR-60 and is characterized by large, traditional single-family and master-planned residential communities with corner service-commercial uses.

#### 1.6.9.1.4 Area 4 – South of Riverside Drive

The area generally south of Riverside Drive. This area comprises the New Model Colony area and is largely agricultural with scattered residences and agriculture-related businesses.

### 1.6.9.2 Growth Areas

The Policy Areas delineate districts of the City where detailed policy guidance is tailored to address unique issues within each area. The corresponding strategies that have been tailored to address the specific needs and issues of each area are contained in the Land Use Designation Summary Table. The following are the defined Policy Areas: Historic Downtown and Civic Center: This is the historic heart of Ontario and is a unique blend of historic, social and cultural uses set in a compact street grid. It includes our Civic Center, Library, diverse residential neighborhoods, and retail opportunities along Euclid Avenue, Holt Boulevard and B Street.

#### 1.6.9.2.1 Commercial and Residential Corridors

**East Holt Blvd.:** These older commercial corridors are envisioned as areas that transition to new residential uses. They are intended to provide new housing opportunities that will also provide increased demand for retail in more concentrated, strategic locations (e.g., at major intersections)



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**SEC Euclid and Francis:** The Euclid-Francis Mixed Use Area is envisioned as a low-rise (3-5 stories), mixture of retail and residential uses that will create identity and place along the Euclid corridor and serve the surrounding residents.

**Ontario Airport Metro Center:** This area is envisioned as the most intensive concentration of development in the Inland Empire and includes the Convention Center and hospitality area along Vineyard Avenue; Ontario Mills; Guasti Village, the Events Center, and major office and urban residential centers. The area benefits from major transportation facilities including the I-10 and I-15 freeways, ONT, and a variety of transit options.

#### 1.6.9.2.2 New Model Colony

**NMC West:** These are the mixed use centers of the New Model Colony and are characterized by a combination of retail, office, and residential uses in a walkable environment.

**NMC East:** These are the mixed use centers of the New Model Colony and are characterized by a combination of retail, office, and residential uses in a walkable environment.

**Table 1-4: Land Use Designations Summary Table**

| Land use Designations | Residential Density & Non-Residential Intensity | Intention |
|---|---|---|
| **Residential -** A wide range of housing densities and products to meet the demand of current and future residents with varying lifestyles. In addition to the residential uses described below, other uses such as schools, parks, childcare facilities, utilities, live-work units, and other public/institutional uses that are determined to be compatible with, oriented towards the needs of residential neighborhoods they serve, and those that help enhance community may also be allowed. For developments that encompass multiple properties and contain more than one land use designation, the maximum number of units permitted for the development may be spread over the entire site thereby allowing the blending of the residential densities. When calculating the number of units permitted, the existing parcel size, before required dedication, shall be used. | | |
| **Rural** | >0–2.0 dwelling units per acre | Single-family detached residences, typically in an estate setting. |
| **Low Density** | >2.0–5.0 dwelling units per acre | Single-family detached residences. |
| **Low-Medium Density** | >5.0-11.0 dwelling units per acre | Single/multi-family attached and detached residences, including small lot subdivisions, townhouses, and courtyard homes |
| **Medium Density** | >11.0-25.0 dwelling units per acre | Single/multi-family attached and detached residences including townhouses, stacked flats, courtyard homes, stacked flats, and small lot single-family subdivisions |
| **High Density** | >25.0-45.0 dwelling units per acre | Multi-family dwellings including stacked flats and mid-rise and high-rise residential complexes. |



| Land use Designations | Residential Density & Non-Residential Intensity | Intention |
|---|---|---|
| **Retail/Service -** A full spectrum of retail, service, professional, office, medical, tourist-related, and entertainment uses at a range of intensities to respond to market demand and the character of the surrounding environment. In addition to the retail/service uses described below, other uses such as parks, childcare facilities, live-work units, utilities, and other public/institutional uses that are determined to be compatible with, oriented towards the needs of the surrounding neighborhood, and those that help enhance community may also be allowed. | | |
| **Neighborhood Commercial** | 0.40 FAR | Local serving retail, personal service, office, and dining uses, typically located within a predominantly residential neighborhood. |
| **General Commercial** | 0.40 FAR | Local and regional serving retail, personal service, entertainment, dining, office, tourist-serving, and related commercial uses |
| **Office/ Commercial** | 0.75 FAR | An intense mixture of regional serving retail, service, tourist-serving, professional office, entertainment, dining, and supporting services uses that capitalize on strategic locations in Ontario. This designation also includes professional offices including financial, legal, insurance, medical, and other similar uses in a neighborhood setting and/or as adaptive reuse |
| **Hospitality** | 1.00 FAR | Regional serving tourist-serving, retail, entertainment, and service uses such as convention centers, hotels/motels, and restaurants |
| **Employment –** An array of employment uses, such as manufacturing, distribution, research and development, and office, at a range of intensities to meet the demand of current and future market conditions. In addition to the employment uses described below, other uses such as parks, live-work units, utilities, and other public/institutional uses that are determined to be compatible with and oriented towards the surrounding community uses may also be allowed. | | |
| **Business Park** | 0.60 FAR | Employee-intensive office uses including corporate offices, technology centers, research and development, "clean" industry, light manufacturing, and supporting retail. |
| **Industrial** | 0.55 FAR | Variety of light industrial uses, including warehousing/distribution, assembly, light manufacturing, research and development, storage, repair facilities, and supporting retail and professional office uses. This designation also accommodates activities that could potentially generate impacts, such as noise, dust, and other nuisances. If office uses and/or multiple tenant uses are developed on parcels fronting on the Milliken, Haven, and Archibald corridors, an FAR of 0.60 may be used. |



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| Land use Designations | Residential Density & Non-Residential Intensity | Intention |
|---|---|---|
| **Other** | | |
| **Open Space– Non-Recreation** | Not applicable | Open space that includes utility easements, and drainage channels. We desire to realize multiple uses from these open spaces, such as trails, greenways, joint-use recreational amenities, landscaped parkways/medians, parking lots, and nurseries. |

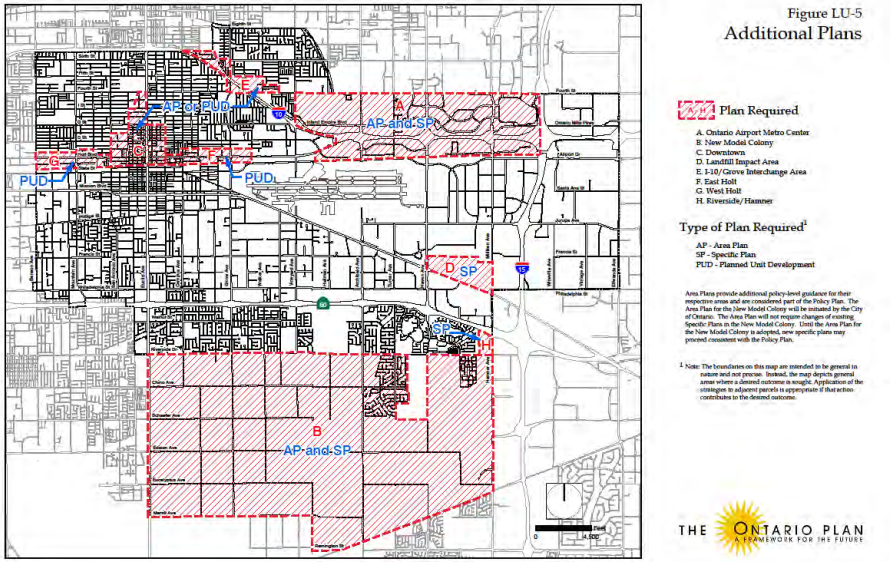


Figure LU-5
Additional Plans

Plan Required

A. Ontario Airport Metro Center
B. New Model Colony
C. Downtown
D. Landfill Impact Area
E. I-10/Grove Interchange Area
F. East Holt
G. West Holt
H. Riverside/Hamner

Type of Plan Required[1]

AP - Area Plan
SP - Specific Plan
PUD - Planned Unit Development

Area Plans provide additional policy-level guidance for their respective areas and are considered part of the Policy Plan. The Area Plan for the New Model Colony will be initiated by the City of Ontario. The Area Plan will not require changes of existing Specific Plans in the New Model Colony. Until the Area Plan for the New Model Colony is adopted, new specific plans may proceed consistent with the Policy Plan.

[1] Note: The boundaries on this map are intended to be general in nature and not precise. Instead, the map depicts general areas where a desired outcome is sought. Application of the strategies to adjacent parcels is appropriate if that action contributes to the desired outcome.

THE ONTARIO PLAN
A FRAMEWORK FOR THE FUTURE

Figure 1-7: Additional Plans



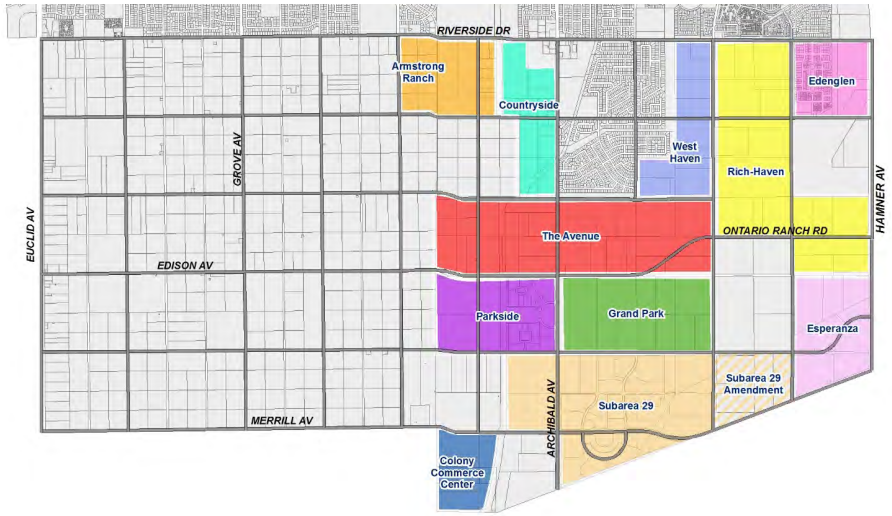


Figure 1-8: City of Ontario Subareas

#### 1.6.9.2.3 Ontario Airport Expansion and Development

In 2016 the airport changed ownership from the City of Los Angeles to the City of Ontario. The Ontario International Airport Authority (OIAA) is in the process of developing a new master plan for the Ontario International Airport. This master plan will help guide the development of the airport through the year 2030.

ONT is well situated to serve the future aviation needs of the Inland Empire and the southern California region for both cargo and passengers. Demand for air transportation will be created by the Inland Empire's rapid population growth as well as its growth as a manufacturing and distribution center. Furthermore, with limited potential for future expansion of LAX and other regional airports beyond their current capacities, ONT can be expected to play a vital role in fulfilling the future aviation needs of the Southern California region. The master plan study will determine how much of that growth ONT can accommodate while still minimizing the impacts to the local community.

### 1.6.9.3 Retail Development

**Resident customer base within a 10 mile radius:** more than 1 million people 2013 total taxable sales: $6.7 billion **Per capita taxable sales:** $42,539 (largest of the region's cities of over 100,000 residents) Office Properties Proposed/Under Development

Ontario has approximately 5 million square feet of Class A Office space proposed, under development or under construction. Ontario expects to realize 5 to 10 million square feet of new office space in the next 20 years to meet the growing demand for professional and technical firms in the Inland Empire.



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### 1.6.9.4 Residential Development

The City of Ontario currently has approved plans for over 80 residential developments, more than 35 commercial developments and greater than 600 industrial development projects. These projects are approved by the city Planning Department and detailed information is available at City Hall in the form of "Building Activity Reports". These reports are updated quarterly and outline the progress of each project.

#### 1.6.9.4.1 Ontario Ranch Residential Development

The 8,200 acre/13-square mile, Ontario Ranch (formerly New Model Colony) is planned as an upscale residential development where homes are in close proximity to parks, pathways, retail centers, health facilities and schools. It is bounded by Riverside Drive to the north, Milliken Avenue/Hamner Avenue to the east, the Riverside County line and Merrill Avenue to the south, and Euclid Avenue to the west. With forethought in providing broadband communications, a "common fiber optic telecommunications network" is planned to be included as part of the supporting infrastructure. This fiber optic network will create an electronic "community" within Ontario Ranch and provide homes with advanced video, data and phone services. Ontario Ranch is expected to add, at buildout, roughly 165,000 residents, 47,000 homes and several thousand businesses to Ontario. Ultimately, Ontario Ranch provides Ontario the opportunity to define its future with new, upscale neighborhoods, possibly making Ontario the county's largest city.

## 1.6.10 Development Trends

The following is a list of present and future developments since the last Hazard Mitigation Plan was approved in 2011. These are taken directly from the Ontario Plan approved by City Council in May 2012. The Ontario Plan (a hybrid General Plan) is the road map for development in the city since 2010 and revised in 2012. The Ontario Plan uses the HMP as part of the process to review projects in the city.

### 1.6.10.1 Residential

A wide range of housing densities and products to meet the demand of current and future residents with varying lifestyles. In addition to the residential uses described below, other uses such as schools, parks, childcare facilities, utilities, live-work units, and other public/institutional uses that are determined to be compatible with, oriented towards the needs of residential neighborhoods they serve, and those that help enhance community may also be allowed. For developments that encompass multiple properties and contain more than one land use designation, the maximum number of units permitted for the development may be spread over the entire site thereby allowing the blending of the residential densities. When calculating the number of units permitted, the existing parcel size, before required dedication, shall be used.

### 1.6.10.2 Rural

- >0–2.0 dwelling units per acre
- Single-family detached residences, typically in an estate setting.

#### 1.6.10.2.1 Low Density

- >2.0–5.0 dwelling units per acre
- Single-family detached residences.



#### 1.6.10.2.2 Low-Medium Density

- >5.0-11.0 dwelling units per acre
- Single/multi-family attached and detached residences, including small lot subdivisions, townhouses, and courtyard homes.

#### 1.6.10.2.3 Medium Density

- >11.0-25.0 dwelling units per acre
- Single/multi-family attached and detached residences including townhouses, stacked flats, courtyard homes, stacked flats, and small lot single-family subdivisions.

#### 1.6.10.2.4 High Density

- >25.0-45.0 dwelling units per acre
- Multi-family dwellings including stacked flats and mid-rise and high-rise residential complexes.

### 1.6.10.3 Retail/Service

A full spectrum of retail, service, professional, office, medical, tourist-related, and entertainment uses at a range of intensities to respond to market demand and the character of the surrounding environment. In addition to the retail/service uses described below, other uses such as parks, childcare facilities, live-work units, utilities, and other public/institutional uses that are determined to be compatible with, oriented towards the needs of the surrounding neighborhood, and those that help enhance community may also be allowed.

#### 1.6.10.3.1 Neighborhood Commercial

- 0.40 FAR
- Local serving retail, personal service, office, and dining uses, typically located within a predominantly residential neighborhood.

#### 1.6.10.3.2 General Commercial

- 0.40 FAR
- Local and regional serving retail, personal service, entertainment, dining, office, tourist-serving, and related commercial uses.

#### 1.6.10.3.3 Office/Commercial

- 0.75 FAR
- An intense mixture of regional serving retail, service, tourist-serving, professional office, entertainment, dining, and supporting services uses that capitalize on strategic locations in Ontario. This designation also includes professional offices including financial, legal, insurance, medical, and other similar uses in a neighborhood setting and/or as adaptive reuse

#### 1.6.10.3.4 Hospitality

- FAR
- Regional serving tourist-serving, retail, entertainment, and service uses such as convention centers, hotels/motels, and restaurants.



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### 1.6.10.4 Employment

An array of employment uses, such as manufacturing, distribution, research and development, and office, at a range of intensities to meet the demand of current and future market conditions. In addition to the employment uses described below, other uses such as parks, live-work units, utilities, and other public/institutional uses that are determined to be compatible with and oriented towards the surrounding community uses may also be allowed.

#### 1.6.10.4.1 Business Park

- 0.60 FAR
- Employee-intensive office uses including corporate offices, technology centers, research and development, "clean" industry, light manufacturing, and supporting retail.

#### 1.6.10.4.2 Industrial

- 0.55 FAR
- Variety of light industrial uses, including warehousing/distribution, assembly, light manufacturing, research and development, storage, repair facilities, and supporting retail and professional office uses. This designation also accommodates activities that could potentially generate impacts, such as noise, dust, and other nuisances.
- If office uses and/or multiple tenant uses are developed on parcels fronting on the Milliken, Haven, and Archibald corridors, an FAR of 0.60 may be used.

### 1.6.10.5 Other

#### 1.6.10.5.1 Open Space–Non-Recreation

- Not applicable
- Open space that includes utility easements, and drainage channels. We desire to realize multiple uses from these open spaces, such as trails, greenways, joint-use recreational amenities, landscaped parkways/medians, parking lots, and nurseries.

#### 1.6.10.5.2 Open Space–Parkland

- Not applicable
- Recreational facilities, such as tot-lots, parks, golf courses, and sports complexes and joint-use facilities with schools, utilities, and drainage facilities.

#### 1.6.10.5.3 Open Space–Water

- Not applicable
- Existing or planned water amenities that can accommodate recreational uses such as boating and fishing.

#### 1.6.10.5.4 Public Facility

- Not applicable
- Public facilities including civic centers, governmental institutions, police and fire stations, transportation facilities, museums, and public libraries.



#### 1.6.10.5.5 Public School

- Not applicable
- Public schools (K-12) and universities.

#### 1.6.10.5.6 Airport

- Not applicable
- Airport, including terminals, parking, service commercial, distribution, hangers, repair, and warehousing.

#### 1.6.10.5.7 Landfill

- Not applicable
- Restricts use to the use, operation, and reclamation of the Milliken Landfill. If the site is reclaimed, the City will consider a host of uses including a transit station and multi-modal transfer station.

#### 1.6.10.5.8 Railroad

- Not applicable
- Railroad rights-of-way, stations, and facilities.

### 1.6.10.6 Mixed Use

An intense mixture of uses that, when concentrated, create focal points for community activity and identity and facilitate the use of transit. The Mixed Use land use category accommodates a horizontal and/or vertical mixture of retail, service, office, restaurant, entertainment, cultural, and residential uses.

- Development in the Mixed Use land use designation requires approval of a master plan, such as an area plan, specific plan, or planned unit development, which focuses on the character, relationship of uses, public/private access, parking, pedestrian facilities, building form, integration with the roadways and pedestrian ways, public spaces, landscaping, and public amenities.
- Density, intensity and intended character varies by area, as generally described below.
- The densities and intensities of the mixed use designation represent 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 maximum amount of development in each Mixed Use area shall be limited by the Future Build out Projections. Further direction regarding land use distributions, densities and intensities within each area are provided by Area Plans and/or specific plans as noted below.

#### 1.6.10.6.1 Downtown Mixed Use Area

- >25.0 to 75.0 dwelling units per acre
- 2.0 FAR for retail and office uses

Envisioned as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere. The historic character is enhanced. The most intensive uses are envisioned along Euclid and Holt Avenues. See the Downtown Area Plan for more detail.



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#### 1.6.10.6.2 East Holt Mixed Use Area

- >14.0 to 40.0 dwelling units per acre
- 2.0 FAR for office uses
- 1.0 FAR for retail uses

This area is envisioned as a low-rise (3-5 stories) intensification of the Holt Corridor. The intent is to create identity and place along the Holt Corridor and connect the Downtown and the Ontario Airport Metro Center. See the East Holt Boulevard Area Plan for more detail.

#### 1.6.10.6.3 Meredith Mixed Use Area

- >14.0 to 125.0 dwelling units per acre
- 3.0 FAR for office and retail uses
- Subject to Area Plan for Ontario Airport Metro Center

Meredith is envisioned as one of the most intensive developments in Ontario and is intended to accommodate an intensive, horizontal and vertical mixture of commercial, office, and residential uses based around a transit station. The portion fronting I-10 will be the most intensive mixture of mid-rise buildings, regional-serving retail and office centers, while the northern area is generally a residential village comprised of single and multi-family residential districts surrounding a vertically mixed-use village core. There is an approved Specific Plan on this site that may require amendment to reflect the Ontario Airport Metro Center Area Plan. See Ontario Airport Metro Center Area Plan for more detail.

#### 1.6.10.6.4 Multimodal Mixed Use Area

- >20.0 to 80.0 dwelling units per acre
- 1.0 FAR for office and retail uses
- Subject to Area Plan for Ontario Airport Metro Center

The Multimodal Mixed Use Area is the ideal location of our future multi-modal transit station that links rail, regional, local, and Airport transit. Intensive office, retail, and residential uses are envisioned to be integrated with the transit station, which should be an iconic structure befitting a key entry into the US and Ontario. See the Ontario Airport Metro Center Area Plan for more detail.

#### 1.6.10.6.5 Inland Empire Corridor Mixed Use Area

- >14.0 to 30.0 dwelling units per acre
- 2.0 FAR for office uses
- 1.0 FAR for retail uses
- Subject to Area Plan for Ontario Airport Metro Center

Located along Inland Empire Boulevard, this area is intended to provide a connection between Meredith and the Ontario Center and relate to the park immediately to the north. This area is envisioned as a lower-rise mixture of office, retail, and residential uses. There is an approved Specific Plan on this site that may require amendment to reflect the Ontario Airport Metro Center Area Plan. See the Ontario Airport Metro Center Area Plan for more detail.



#### 1.6.10.6.6 Guasti Mixed Use Area

- >25.0 to 65.0 dwelling units per acre
- 1.0 FAR for office and retail uses
- Subject to Area Plan for Ontario Airport Metro Center

This site includes the Guasti Winery, which is on the National Register of Historic Places. This area is envisioned as a mixture of high quality office, lodging, retail and residential uses that incorporate the Guasti Winery. More intensive office and commercial uses are envisioned along I-10 while office, commercial, and lodging uses are envisioned in and around the historic structures. There is an approved Specific Plan on this site that may require amendment to reflect the Ontario Airport Metro Center Area Plan. See the Ontario Airport Metro Center Area Plan for more detail.

#### 1.6.10.6.7 Ontario Center Mixed Use Area

- >20.0 to 125.0 dwelling units per acre
- 2.0 FAR for office uses
- 1.0 FAR for retail uses
- Subject to Area Plan for Ontario Airport Metro Center

This area is one of the most intensive developments in Ontario and is characterized by low-rise (3-5 stories) and mid-rise (5-10 stories), mixed-use buildings, iconic architecture, and regionally significant uses, such as the Events Center, and other cultural and entertainment uses. This area accommodates a vertical and horizontal mixture of entertainment, retail, office, and residential uses in an active, pedestrian oriented atmosphere. In this area, The Haven Corridor is envisioned as an elegant, landscaped boulevard lined multi-story office uses near the I-10 and mixed and residential uses closer to Rancho Cucamonga. There is an approved Specific Plan on this site that may require amendment to reflect the Ontario Airport Metro Center Area Plan. See the Ontario Airport Metro Center Area Plan for more detail.

#### 1.6.10.6.8 Ontario Mills Mixed Use Area

- >25.0 to 85.0 dwelling units per acre
- 1.5 FAR for office uses
- 1.0 FAR for retail uses
- Subject to Area Plan for Ontario Airport Metro Center

This area will continue to be our regional retail center. We envision intensification of the area to include additional retail and entertainment, office, lodging, and potentially residential uses. New development is envisioned to occur along the interior loop road and the perimeter of the area. There is an approved Specific Plan on this site that may require amendment to reflect the Ontario Airport Metro Center Area Plan. See the Ontario Airport Metro Center Area Plan for more detail.

#### 1.6.10.6.9 NMC East Mixed Use Area

- >14.0 to 50.0 dwelling units per acre
- 0.7 FAR for office and retail uses
- Subject to approved Specific Plans



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The New Model Colony East Mixed Use Area is within the Rich-Haven and Ontario Esperanza Specific Plans. This area is envisioned as a low-rise (3-5 stories), primarily horizontal mixture of retail, office, medical, and residential uses. The greatest level of intensity is envisioned along Edison and Milliken Avenues. See the New Model Colony Area Plan for more detail.

#### 1.6.10.6.10 NMC West Mixed Use Area

- >14.0 to 65.0 dwelling units per acre
- 1.5 FAR for office uses
- 1.0 FAR for retail uses
- Subject to Specific Plan

The New Model Colony West Mixed Use Areas are envisioned as the southern activity centers of Ontario and the focus of the New Model Colony. These areas accommodate a vertical and horizontal mixture of commercial, office, entertainment, and residential uses in a pedestrian oriented atmosphere. It is envisioned that the major roads through these Mixed Use areas are couplets, which are a series of one-way streets that disperse traffic and allow reduced street widths, maximize the sense of community, and emphasize pedestrian accessibility. These Mixed Use areas are envisioned as low-rise (3-5 stories) with some mid-rise (5-10 stories) near the intersection of Euclid and Edison. See the New Model Colony Area Plan for more detail.

#### 1.6.10.6.11 Hamner/SR-60 Mixed Use Area

- 20.0 – 30.0 dwelling units per acre
- 1.0 FAR for retail and office uses
- Subject to Specific Plan

The Hamner/SR-60 Mixed Use Area is envisioned as a mixture of residential, retail and office uses that will create identity and place along the SR-60 corridor.

#### 1.6.10.6.12 Euclid/Francis Mixed Use Area

- >14.0 to 25.0 dwelling units per acre
- 1.0 FAR for retail uses
- Subject to Specific Plan or other implementing mechanism

The Euclid-Francis Mixed Use Area is envisioned as a low-rise (3-5 stories), mixture of retail and residential uses that will create identity and place along the Euclid corridor and serve the surrounding residents.

Overlays - An overlay is intended to reflect a particular characteristic of an area and is applied "over" an underlying land use designation to provide guidance above and beyond the underlying land use designation.

### 1.6.10.7 Business Park Transitional Areas

Per the underlying designation unless a non-residential use is developed in which case the density and use requirements of the Business Park land use designations shall apply.



This area is within existing and future noise and safety impact zones of LA/Ontario International Airport. This overlay allows residential uses to transition to a Business Park land use if an entire block can be recycled to a Business Park use and the block is contiguous to another non-residential block. In these cases, the City shall be responsible for the necessary amendments to the Policy Plan Map and Development Code.

### 1.6.10.8 Industrial Transitional Areas

Per the underlying designation unless a non-residential use is developed in which case the density and use requirements of the Industrial land use designations shall apply.

This area is within existing and future noise and safety impact zones of LA/Ontario International Airport. This overlay allows residential uses to transition to an industrial land use if an entire block can be recycled to an Industrial use and the block is contiguous to another non-residential block. In these cases, the City shall be responsible for the necessary amendments to the Policy Plan Map and Development Code.

### 1.6.10.9 Commercial Transitional Areas

Per the underlying designation unless a commercial use is developed in which case the density and use requirements of the General Commercial land use designations shall apply.

The City seeks viable commercial sites. This overlay allows residential uses to transition to a commercial land use if the project abuts an existing/approved commercial use and if the transition does not result in "remnant" parcels of residential uses. In these cases, the City shall be responsible for the necessary amendments to the Policy Plan Map and Development Code.

### 1.6.10.10 ONT Airport Influence Area

- Varies

An area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restriction on those uses. Refer to the Airport Land Use Compatibility Plan for LA/Ontario International Airport Adopted April 2011.

### 1.6.10.11 Chino Airport Overlay

- Varies

An area within which area plans and specific plans, which are required prior to development in the New Model Colony, will be required to be coordinated with the airport authority for the Chino Airport to determine appropriate land uses, maximum population density, maximum site coverage, height restrictions, and required notification/disclosure areas based upon the noise contours and runway protection, approach, and Part 77 zones of the adopted Chino Airport Master Plan.

This overlay is intended as an interim solution and upon adoption of a Chino Airport Land Use Compatibility Plan (ALUCP) that is based on the adopted Airport Master Plan and accepted by Ontario, we will evaluate the continued need for this overlay.



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### 1.6.10.12 Lake/Amenity

- NA

Denotes an area where a lake and/or amenity acceptable to the City are required as the focal point of future development. For build out purposes, the area of the lake/amenity is not assumed to generate any units.

### 1.6.10.13 SoCalf Preserve

- Per underlying designation

Denotes areas where SoCalf owns and operates agricultural preserves within the New Model Colony. Development to the underlying designations is desired if the preserves can be relocated

### 1.6.10.14 I-10–Grove Interchange Area

- Per underlying designation

This area will be impacted by the future I-10–Grove Avenue interchange, which may require future revisions to the Land Use Plan and Zoning Map. It is anticipated that the new interchange will result in new multi-family residential and commercial development opportunities that are created through lot consolidation and City and private reinvestment. These opportunities will result in safer, functional and aesthetically pleasing developments that provide needed housing and viable commercial choices while addressing the changes in property access anticipated with the I-10/Grove Avenue interchange redesign.

### 1.6.10.15 Plan Required Overlay

Denotes areas where master plans are required prior to development. The master plan can include an area plan, specific plan, or planned unit development. In some instances, the Plan Required Overlay includes adopted specific plans. See adopted specific plans in the City on the City's website. The adopted specific plans shall be reviewed for conformance with the master plan and, in some cases, it may be desirable to amend the approved specific plans to reflect the vision of this Policy Plan. See Additional Plan Map to determine where additional plans (Specific Plan or Area Plan are required).

#### 1.6.10.15.1 Ontario Airport Metro Center

- Per approved area plan and individual specific plans

Envisioned as the most intensive area outside of downtown Los Angeles with a vertical and horizontal mixture of regional-serving retail, office, restaurant, entertainment, cultural, and residential uses in low to mid-rise buildings (3-10 stories). See the Ontario Airport Metro Center Area Plan or adopted specific plans for more detail.

#### 1.6.10.15.2 New Model Colony

- Per approved area plan and individual specific plans

Envisioned as a mixture of residential neighborhoods focused around town centers, which feature low to mid rise buildings (3-10 stories) with a mixture of employment, retail, service, entertainment, cultural, and residential uses and local-serving village centers united through a network of greenways/trails, open spaces, amenities, and infrastructure and the "Great Park," a linear open space amenity containing active and passive recreational features, gardens, water features, and cultural facilities. See the New Model Colony Area Plan or adopted specific plans for more detail.



#### 1.6.10.15.3 Downtown

- Per approved planned unit development and/or area plan

Envisioned as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere. The historic character is enhanced. The most intensive uses are envisioned along Euclid and Holt Avenues. See the Downtown Area Plan for more detail.

#### 1.6.10.15.4 I-10–Grove Interchange Area

- Per approved planned unit development and/or area plan

This area is will be impacted by the future I-10–Grove Avenue interchange, which may require future revisions to the Land Use Plan and Zoning Map. It is anticipated that the new interchange will result in new multi-family residential and commercial development opportunities that are created through lot consolidation and City and private reinvestment. These opportunities will result in safer, functional and aesthetically pleasing developments that provide needed housing and viable commercial choices while addressing the changes in property access anticipated with the I-10/Grove Avenue interchange redesign.

#### 1.6.10.15.5 Landfill Impact Area

- Per approved area plan

Lands immediately surrounding the Milliken Landfill may be contaminated or have other landfill-related hazards that may limit allowable uses, as well as site design. Development in this area requires the submission of a detailed environmental analysis.

While all of these development trends may not be recognized over the next 5 years, all future development that will take place is planned to occur in accordance with the General Plan Land Use Zones and will consider all potential hazards identified within this plan. Additionally, all development will be in compliance with all Fire, Flood, and Seismic codes of the County and State at the time of development.



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EXHIBIT A

# Section 2. Plan Adoption

In December of 2014 the City of Ontario adopted the Community Climate Action Plan to combat Climate Change. The City also took part in the 2013 SANBAG EIR to inventory and reduce greenhouse gases and emissions. Both are attached to this document along with the Ontario Plan (General Plan)

## 2.1 Adoption by Local Governing Body

This Hazard Mitigation Plan was developed by the Emergency Management Working Committee and approved by the City of Ontario City Council.

## 2.2 Promulgation Authority

The Promulgator Authority for the adoption of the Hazard Mitigation Plan City of Ontario, California and for the Mayor and City Council and incorporation of the HMP into the City of Ontario California General Plan is:

| | |
|---|---|
| **Paul S. Leon** | Mayor |
| **Debra Dorst- Porada** | Mayor pro Tem |
| **Alan D. Wapner** | Council Member |
| **Jim Bowman** | Council Member |
| **Ruben Valencia** | Council Member |

## 2.3 Primary Point of Contact

The Point of Contact for information regarding this HMP is:

**Raymond Cheung, *Emergency manager***
City of Ontario
415 East "B" St
Ontario, California 91764
909-395-2557



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EXHIBIT A

# Section 3. Planning Process

## 3.1 Preparing for the Plan

Multi-Jurisdictional Hazard Mitigation Planning is a process local governments use to identify risks and vulnerabilities associated with natural disasters, and to develop long-term strategies for protecting people and property from future hazard events.

Planning creates a way to solicit and consider input from diverse interests. Involving stakeholders is essential to building community-wide support for the plan. In addition to emergency managers, the planning process involves other government agencies (e.g., zoning, floodplain management, public works, community, and economic development), businesses, civic groups, environmental groups, and schools.

### 3.1.1 Planning Team

The City of Ontario Emergency Management Working Committee (EMWC) served as the Hazard Mitigation Planning Team for the 2018 update.

Table 3-1: Team Members

| Department | First Name | Last Name |
|---|---|---|
| **Administrative Services** | Desiree | Gonzales |
| **Administrative Services** | Grant | Yee |
| **Building** | Kevin | Shear |
| **Building** | Pedro | Rico |
| **Building** | Eric | Carreon |
| **Records Mgmt** | Marilyn | Bonus |
| **Records Mgmt** | Anna | Fierro |
| **Records Mgmt** | Vicki | Kasad |
| **City Manager** | David | Sheasby |
| **City Manager** | Al | Boling |
| **Code Enforcement** | Joe | De Sousa |
| **Code Enforcement** | Robin | Lucero |
| **Code Enforcement** | Anthony | Vega |
| **Code Enforcement** | Dave | Bucholtz |
| **Code Enforcement** | Robert | Gluck |
| **Community & Public Services** | David | Coote |
| **Community & Public Services** | Mike | Mergener |
| **Community & Public Services** | Phillip | Marino |
| **Community & Public Services** | Mark | Chase |
| **Economic Development** | Charity | Hernandez |
| **Economic Development** | Nick | Gonzalez |
| **Economic Development** | Tanya | Spiegel |
| **Economic Development** | John | Andrews |
| **Engineering** | Mauricio | Diaz |
| **Engineering** | Jaime | Maciel-Carrera |



| Department | First Name | Last Name |
|---|---|---|
| **Engineering** | Antonio | Alejos |
| **Engineering** | Louis | Abi-younes |
| **Fire Dept** | Mike | Pelletier |
| **Fire Dept** | Tony | Coletta |
| **Fire Dept** | Brian | Acosta |
| **Fire Dept** | Rob | Elwell |
| **Fiscal Services** | Giancarlo | Mezza |
| **Fiscal Services** | Doreen | Nunes |
| **Housing & Municipal Services** | Craig | Grabow |
| **Housing & Municipal Services** | Michael | Johnson |
| **Human Resources** | Reed | Sigler |
| **Human Resources** | Angela | Lopez |
| **Information Technology** | Peter | Witherow |
| **Information Technology** | Pascal | Pangestu |
| **Information Technology** | Niloufar | Kaivan-Mehr |
| **Information Technology** | Robert | De Casas |
| **Information Technology** | Michael | Stanley |
| **Information Technology** | Anna | Vaca |
| **Information Technology** | Elliot | Ellsworth |
| **Library** | Nancy | Morales |
| **Library** | Kelly | Zackmann |
| **Library** | Alan | Saeger |
| **Library** | Helen | McAlary |
| **Mgmt Services** | Shanita | Simmons |
| **Mgmt Services** | Annie | Wu |
| **Mgmt Services** | Janny | Phan |
| **Mgmt Services** | Lilyan | Villarreal |
| **Mgmt Services** | Bob | Chandler |
| **Museum** | Michelle | Sifuentes |
| **Museum** | Leslie | Matamoros |
| **Museum** | Loretha | Nwosu |
| **Museum** | John | Worden |
| **OMUC** | Don | Meyer |
| **OMUC** | Joe | Minasso |
| **OMUC** | Andy | Marquez |
| **OMUC** | Scott | Burton |
| **Planning** | Scott | Murphy |
| **Planning** | Rudy | Zeledon |
| **Planning** | Lorena | Mejia |
| **Police Dept** | William | Russell |
| **Police Dept** | David | McBride |
| **Police Dept** | Michael | Lorenz |
| **Police Dept** | Lizceth | Zazueta |
| **Police Dept** | Elizabeth | Morris |
| **Police Dept** | Brad | Kaylor |
| **Recreation** | Julie | Dorey |
| **Revenue** | Delilah | Patterson |



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| Department | First Name | Last Name |
|---|---|---|
| **Revenue** | Anita | Argueta |
| **Revenue** | Lucia | Cooney |
| **Risk Management** | Kathy | Garozzo |

### 3.1.2 Meeting dates and agenda

**April 13, 2017**
City of Ontario Emergency Management Working Committee (EMWC)

**March 08, 2017**
Business Partners

**March 01, 2017**
Faith Based Partners

**February 15, 2017**
Community CERT meeting

**February 16, 2017**
City of Ontario Emergency Management Working Committee (EMWC)

**January 21, 2017**
City of Ontario Emergency Management Working Committee (EMWC)

**December 08, 2016**
City of Ontario Emergency Management Working Committee (EMWC)

**November 10, 2016**
City of Ontario Emergency Management Working Committee (EMWC)

**Meeting Material may be found in Appendix A.**

### 3.1.3 Coordination with Other External Jurisdictions, Agencies, and Organization

Involving stakeholders is essential to building community-wide support for the plan. In addition to emergency managers, the planning process involves other government agencies (e.g., zoning, floodplain management, public works, community, and economic development), businesses, civic groups, environmental groups, and schools. The Planning Team was established to define and identify the strategies, goals, activities, and development of the HMP. The Planning Team represents a comprehensive team of subject matter experts from a variety of areas that could be affected by the planning effort or could provide great benefit to the team. Each Planning Team member is responsible for communicating the direction and status of the planning effort to their outside members and in return they are expected to bring to the team outside perspectives. The Planning Team will be led by the City Emergency Manager. The Emergency Manager, as the Chair of the EMWC and the Planning Team, will take on the responsibilities of a Project Manager and will facilitate and coordinate activates.



## 3.2 Public Involvement/Outreach

### 3.2.1 Public Hearing Process

Public involvement is critical to the success of the emergency management program for the City of Ontario. Representatives for the public are involved in the HMP, as well as other key facets of the emergency management program. Public involvement was solicited throughout the process. The City uses the "Whole Community" approach, which says that emergency management and emergency preparedness must involve the entire community, including residents, businesses and government, to be successful.

Since the last HMP approval, the City has continued to educate the public on the hazards facing the city. At all events, public opinion and comments are solicited. Public involvement for this update was primarily through the EMWC with the varied community representatives, and also included community events (such as Community Emergency Preparedness Fair and Fire Open House) and community presentations (such as Neighborhood Watch).

The City Council will review, approve and adopt the HMP. The City Council will issue a Resolution denoting approval of the HMP. Prior to the City Council approval, the HMP will be posted on the City website as part of the Agenda for the meeting. Any resident of the City may make comments or request information on the HMP during the regularly scheduled meeting. Only after the public has an opportunity to review and comment on the HMP will the Council take action on the agenda item.

## 3.3 Assess the Hazard

The EMWC facilitated discussions to identify hazards in the community. The EMWC started with the 2005 HMP. The first step was to validate the accuracy of the contents. The next step was to determine if any additional information or hazards should be included or removed. The EMWC used multiple sources for this information, using the subject matter expertise of the EMWC membership. This also assisted in determining hazard priorities in the community. In the 2005 HMP, a scoring system was used. This is now replaced by a non-numerical system of high, medium and low rankings for probability and impact. The hazards are placed in a matrix, which is used to determine planning and project priorities. The list of hazards included some that were not applicable to Ontario or an extremely rare occurrence to determine the perceived risk to the community by the EMWC.

**Probability**
**High:** Highly Likely/Likely
**Medium:** Possible
**Low:** Unlikely

**Impact**
**High:** Catastrophic/Critical
**Medium:** Limited
**Low:** Negligible



EXHIBIT A

**Table 3-2: Hazard Assessment**

| event | 28 surveys counted...not all questions were answered | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Geographic area | | | | | Overall significance | | | | Probability of future evnts | | | | Maximum probable event | | | | | | |
| | negligible | limited | significant | extensive | | low | medium | high | | unlikely | occasional | likely | Highly likely | | weak | moderate | severe | extreme | | |
| Aircraft accident | 11 | 15 | 2 | | | 14 | 14 | | Aircraft accident | 1 | 10 | 11 | 6 | | 4 | 9 | 10 | 4 | | |
| civil disturbance/ riot | 7 | 15 | 6 | | | 18 | 8 | 1 | civil disturbance/ riot | 4 | 10 | 10 | 4 | | 6 | 16 | 3 | 1 | | |
| communications failure | 7 | 10 | 4 | 7 | | 13 | 14 | 1 | communications failure | 2 | 6 | 12 | 8 | | 7 | 19 | 2 | | | |
| climate change | 9 | 4 | 7 | 8 | | 16 | 6 | 6 | climate change | 10 | 10 | 4 | 1 | | 11 | 7 | 5 | 2 | | |
| cyber attack | 5 | 5 | 7 | 7 | | 15 | 8 | 4 | cyber attack | 5 | 5 | 9 | 8 | | 5 | 14 | 9 | | | |
| dam inundation | 11 | 3 | 2 | 12 | | 18 | 8 | | dam inundation | 15 | 3 | 3 | 5 | | 12 | 3 | 5 | 2 | | |
| drought | 2 | 3 | | 18 | | 12 | 6 | 10 | drought | 5 | 3 | 6 | 14 | | 6 | 8 | 9 | 5 | | |
| earth quake | 3 | 7 | 2 | 17 | | 8 | 8 | 12 | earthquake | 2 | 3 | 6 | 17 | | 2 | 4 | 10 | 12 | | |
| epidemic/health emergency | 7 | 12 | 8 | 1 | | 19 | 7 | 2 | epidemic/health emergency | 5 | 6 | 7 | 3 | | 3 | 9 | 8 | 6 | | |
| explosion | 5 | 12 | 2 | 8 | | 21 | 7 | | explosion | 7 | 10 | 8 | 2 | | 5 | 11 | 7 | 1 | | |
| extreme cold | 9 | 5 | 3 | 12 | | 19 | 8 | 1 | extreme cold | 10 | 5 | 3 | 2 | | 14 | 4 | 2 | | | |
| extreme heat | 9 | 3 | 9 | 6 | | 6 | 15 | 3 | extreme heat | 3 | 3 | 9 | 13 | | 13 | 8 | 1 | | | |
| fire | 7 | 8 | 12 | 1 | | 10 | 10 | 5 | fire | 2 | 2 | 8 | 9 | | 5 | 13 | 9 | 1 | | |
| flooding | 9 | 4 | 11 | 4 | | 17 | 9 | | flooding | 6 | 8 | 6 | 7 | | 9 | 11 | 6 | 2 | | |
| hail | 10 | 7 | 9 | 2 | | 15 | 9 | | hail | 7 | 6 | 10 | 5 | | 16 | 7 | 2 | | | |
| hazardous materials | 13 | 8 | 3 | 1 | | 13 | 15 | | hazardous materials | 4 | 5 | 7 | 9 | | 8 | 17 | 2 | | | |
| high winds | 10 | 5 | 3 | 9 | | 14 | 8 | 5 | high winds | 2 | 3 | 8 | 12 | | 7 | 13 | 2 | | | |
| infestation | 7 | 6 | 3 | 7 | | 23 | 1 | 2 | infestation | 5 | 9 | 9 | 4 | | 18 | 10 | | | | |
| lightning | 8 | 8 | 1 | 3 | | 17 | 7 | 4 | lightning | 9 | 8 | 3 | 1 | | 15 | 13 | | | | |
| mass fatality incident | 8 | 9 | 1 | 8 | | 14 | 10 | 4 | mass fatality incident | 5 | 6 | 6 | 5 | | 10 | 10 | 6 | 2 | | |
| nuclear | 9 | 4 | 1 | 10 | | 12 | 6 | 10 | nuclear | 13 | 10 | 4 | | | 5 | 6 | 4 | 12 | | |
| radiological | 9 | 7 | 1 | 11 | | 17 | 5 | 6 | radiological | 11 | 11 | | 1 | | 5 | 7 | 6 | 10 | | |
| severe storm | 6 | 3 | 3 | 10 | | 9 | 11 | 2 | severe storm | 5 | 7 | 5 | 1 | | 5 | 12 | 6 | | | |
| terrorism | 8 | 7 | 2 | 5 | | 8 | 12 | 1 | terrorism | 3 | 8 | 5 | 5 | | 3 | 12 | 9 | 4 | | |
| tornado | 12 | 7 | 4 | 3 | | 14 | 11 | | tornado | 20 | 4 | 1 | 2 | | 9 | 11 | 7 | | | |
| train accident | 11 | 10 | 2 | | | 8 | 14 | 1 | train accident | | 8 | 15 | 4 | | 8 | 10 | 5 | | | |
| transportation accident | 6 | 8 | 3 | 3 | | 13 | 11 | 3 | transportation accident | | 5 | 14 | 8 | | 6 | 14 | 3 | | | |
| utility/power failure | 5 | 6 | 4 | 6 | | 11 | 13 | 4 | utility/power failure | | 5 | 9 | 6 | | 7 | 13 | 2 | 1 | | |
| wildfire | 3 | 8 | 11 | 5 | | 10 | 12 | 4 | wildfire | 2 | 8 | 10 | 8 | | 6 | 14 | 6 | 2 | | |
| winter storm | 11 | 1 | 5 | 8 | | 21 | 7 | | winter storm | 11 | 10 | 4 | 2 | | 14 | 11 | 1 | | | |



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## 3.4 Set Goals

The EMWC identified goals for the HMP update. The EMWC reviewed the hazard probability and impacts, evaluated the latest Hazard Mitigation Plan Goals, then updated the goals for the current update. The EMWC also considered additions and deletions from the list of goals. The goals were reviewed to ensure consistency with various planning documents such as *The Ontario Plan*, Ontario Community Climate Plan, State of California HMP, the SB County Operational Area HMP and other area jurisdictional HMP for consistency, compatibility and conflicts. The goals were then finalized.

## 3.5 Review and Propose Mitigation Measures

After the goals are set, mitigation measures are updated and developed. This includes a review of projects from the latest HMP. The mitigation measures also include goals and objectives from the City of Ontario *Emergency Management Strategic Plan,* After Action Reports, Corrective Action Plans and other operational documents. Once the mitigation measures are developed, they are then prioritized.

## 3.6 Draft the Hazard Mitigation Plan

The Hazard Mitigation Plan Update will be drafted by the Emergency Manager/OEM with input and comments from the EMWC and other participants. The public will also have an opportunity for comments during the process. While the last HMP is used as a starting point, many revisions and changes were incorporated to improve the usability of the HMP while still maintaining consistency with the OA guidance.

Once the HMP update has been drafted and reviewed by the EMWC, it will be forwarded to Cal OES and FEMA for approval. If Cal EMA or FEMA have any review comments, they will be incorporated as needed and the revised HMP will be again forwarded for approval.

## 3.7 Adopt the Plan

After Cal-OES and FEMA have approved the plan, the HMP update will be adopted by the City of Ontario City Council. The item will be part of the consent calendar subject to a public hearing if necessary. The HMP will be listed on the agenda with the plan being made available electronically to the general public prior to the meeting date. Any member of the public can make comments on the HMP during the meeting. The HMP will be included in the Safety Element of the Ontario Plan update (General Plan) and will be integrated into future capital and comprehensive improvement projects and planning.



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# Section 4. Risk Assessment

The risk assessment is the process of measuring the potential impact to life, property and economic impacts resulting from natural hazards. The intent of the Risk Assessment is to identify, as much as practicable given existing/available data, the qualitative and quantitative vulnerabilities of a community. The results of the risk assessment allow for a better understanding of the impacts of natural hazards to the community and provides a foundation in which to develop and prioritize mitigation actions to reduce damage from natural disasters through increased preparedness and response times and the better allocation of resources to areas of greatest vulnerability.

This Risk Assessment Section evaluates the potential loss from a hazard event by assessing the vulnerability of buildings, infrastructure, and people. It identifies the characteristics and potential consequences of hazards, how much of the unincorporated areas of the County could be affected by a hazard, and the impact on unincorporated County area assets. The Risk Assessment approach consists of three (3) components:

- Hazard Identification – Identification and screening of hazards (Section 4.1)
- Hazard Profiles – Review of historic occurrences and assessment of the potential for future events (Section 4.2)
- Vulnerability Assessment – Determination of potential losses or impacts to buildings, infrastructure and population (Section 4.3)

## 4.1 Hazard Identification

### 4.1.1 Hazard Screening Criteria

The first step in this process was to identify which natural hazards exist in the City. To assist with this identification, an extensive data collection and document review effort was conducted. Identifying new or emerging hazards, obtaining updated hazard maps, hazard probability research studies and reports, reviewing data from new or updated local plans and obtaining information about emergencies or disasters that have occurred since the 2011 HMP provided valuable insights into which parts of the risk assessment, and the overall HMP, required updates.

The hazards that were identified are:

- Earthquake
- Flood
- High Wind
- Wildfire
- Water Shortage
- Extreme Heat Severe Storm
- Hazardous Materials
- Fire (Residential, Commercial, Industrial)
- Extreme Cold
- Dam Inundation
- Infestation
- Lightning
- Hail
- Tornado
- Pandemic
- Radiological
- Nuclear
- Explosion
- Transportation
- Communications Failure
- Civil Disturbance
- Cyber Attack
- Terrorism



The initial assessment of each hazard is based upon the following sources:

- Historic occurrence of the hazard: Assessment is based on frequency, magnitude and potential impact of the hazard.
- Mitigation potential for the hazard: This criteria considers if there are mitigation or counter measures possible to prevent or alleviate the risk. For example, although Ontario International Airport (ONT) is located within the City of Ontario and there are significant concerns over an airplane crash, an airplane crash is not the sort of hazard for which mitigation plans have proved successful.
- Expert opinion: Evaluation of threats includes a literature review and the expertise of the project team.
- Published data and information: Assessment is based on data and/or information from credible publications or websites; for example U.S. Geological Survey, California Geological Survey, National Weather Services, or academic publications.

**Table 4-1: Document Review Crosswalk**

| Hazards | 2010 San Bernardino County Multijurisdictional Hazard Mitigation Plan Update | County of San Bernardino 2007 General Plan Safety Element | Ontario 2005 and 2011 HMP And General Plan Safety Element | 2013 CA State Hazard Mitigation Plan |
|---|---|---|---|---|
| Climate Change | | | | ■ |
| Dam Inundation | ■ | | ■ | ■ |
| Drought | ■ | | ■ | ■ |
| Earthquake/ Geologic Hazards | ■ | ■ | ■ | ■ |
| Extreme Heat | ■ | | | ■ |
| Extreme Cold | ■ | | | ■ |
| Flood | ■ | ■ | ■ | ■ |
| Hazardous Waste | ■ | ■ | | ■ |
| High Winds/ Straight Line Winds | ■ | ■ | ■ | |
| Hail | ■ | | | |
| Infestation | ■ | | | |
| Lightning | ■ | | | |
| Terrorism | | | | ■ |
| Tornado | ■ | | | |
| Volcanic Activity | | ■ | | ■ |
| Wildfire | ■ | ■ | ■ | ■ |
| Winter Storm (Heavy Snowfall) | ■ | | | ■ |

In addition to a document review, previous hazard occurrences were used to identify hazards for this hazard mitigation plan. Previous hazard occurrences provide a historical view of hazards that have affected the Ontario in the past, and thus provide a window into the potential hazards that can affect the Ontario in the future. Information about federal and state disaster declarations in San Bernardino County (declarations are declared by County) was compiled from FEMA and Cal EMA's databases, as shown in Table 4-2. Though not a complete snapshot of hazard incidences in the County (since not all hazard events are federally or state declared), Table 4-2 provided the Ontario EMWC with solidified accounts of the types



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and extent of disasters that have affected the County dating back to 1965 when flooding affected entire regions of San Bernardino County. As indicated in Table 4-2 large regional incidents have affected San Bernardino County, including the California Wildfires of 1999. Most recently, disasters for terrorist attacks (2015), flood (2011) and severe storms (2010) were declared in San Bernardino County. The disaster declarations in Table 4-2, provide a baseline for consideration in the hazard prioritization process.

**Table 4-2: Federal and State Declared Disasters**

| Disaster Number | Declaration Date | Disaster Type | Incident Type | Title |
|---|---|---|---|---|
| **Federal Declarations** | | | | |
| **Major Disaster Declarations** | | | | |
| **1952** | 1/26/2011 | DR | Flood | Severe Winter Storms, Flooding, and Debris and Mud Flows |
| **1884** | 3/8/2010 | DR | Severe Storm(s) | Severe Winter Storms, Flooding, and Debris and Mud Flows |
| **1731** | 10/24/2007 | DR | Fire | Wildfires, Flooding, Mud Flows, and Debris Flows |
| **1689** | 3/13/2007 | DR | Freezing | Severe Freeze |
| **1585** | 4/14/2005 | DR | Severe Storm(s) | Severe Storms, Flooding, Landslides, and Mud and Debris Flows |
| **1577** | 2/4/2005 | DR | Severe Storm(s) | Severe Storms, Flooding, Debris Flows, and Mudslides |
| **1498** | 10/27/2003 | DR | Fire | Wildfires, Flooding, Mudflow and Debris Flow Directly Related T |
| **1203** | 2/9/1998 | DR | Severe Storm(s) | Severe Winter Storms and Flooding |
| **1046** | 3/12/1995 | DR | Severe Storm(s) | Severe Winter Storms, Flooding Landslides, Mud Flow |
| **1044** | 1/10/1995 | DR | Severe Storm(s) | Severe Winter Storms, Flooding, Landslides, Mud Flows |
| **1005** | 10/28/1993 | DR | Fire | Fires, Mud/Landslides, Flooding, Soil Erosion |
| **635** | 11/27/1980 | DR | Fire | Brush & Timber Fires |
| **615** | 2/21/1980 | DR | Flood | Severe Storms, Mudslides & Flooding |
| **145** | 2/25/1963 | DR | Flood | California Severe Storms, Heavy Rains, & Flooding |
| **47** | 12/23/1955 | DR | Flood | California Flood |
| **15** | 2/5/1954 | DR | Flood | California Flood & Erosion |
| **Fire Management Assistance Declarations** | | | | |
| **5147** | 8/16/2016 | FM | Fire | Blue Cut Fire |
| **5144** | 8/7/2016 | FM | Fire | Pilot Fire |
| **5089** | 7/17/2015 | FM | Fire | North Fire/ Pine Fire |



| Disaster Number | Declaration Date | Disaster Type | Incident Type | Title |
|---|---|---|---|---|
| **2955** | 9/2/2011 | FM | Fire | Hill Fire |
| **2841** | 10/4/2009 | FM | Fire | Sheep Fire |
| **2836** | 9/1/2009 | FM | Fire | Pendleton Fire |
| **2833** | 8/31/2009 | FM | Fire | Oak Glen Fire |
| **2792** | 11/15/2008 | FM | Fire | Freeway Fire Complex |
| **3279** | 10/23/2007 | EM | Fire | Wildfires |
| **2738** | 10/22/2007 | FM | Fire | Grass Valley Fire |
| **2728** | 9/15/2007 | FM | Fire | Butler 2 Fire |
| **2653** | 7/12/2006 | FM | Fire | Sawtooth Fire Complex |
| **3248** | 9/13/2005 | EM | Hurricane | Hurricane Katrina Evacuation |
| **2503** | 10/25/2003 | FM | Fire | Old Fire |
| **2501** | 10/23/2003 | FM | Fire | Ca-Grand Prix Fire-10-23-2003 |
| **2497** | 9/6/2003 | FM | Fire | Ca-Bridge Fire-09-05-2003 |
| **2491** | 8/19/2003 | FM | Fire | Ca-Locust Wildfire-08-19-2003 |
| **2464** | 9/24/2002 | FM | Fire | Williams Canyon Fire (Mt. Baldy) |
| **2433** | 6/17/2002 | FM | Fire | Louisiana Fire (Cajon Pass) |
| **2425** | 6/17/2002 | FM | Fire | California Blue Cut Fire (Cajon Pass/ Oak Hills) |
| **Emergency Declarations** | | | | |
| **3279** | 10/23/2007 | EM | Fire | Wildfires |
| **3248** | 9/13/2005 | EM | Hurricane | Hurricane Katrina Evacuation |
| **3140** | 9/1/1999 | EM | Fire | Ca-Wildfires-08/25/1999 |
| **CAL OES/ State Emergency And Disaster Proclamations/ Executive Orders** | | | | |
| **Other Disasters** | | | | |
| **2464** | 9/24/2002 | FS | Fire | Williams Fire |
| **2433** | 6/27/2002 | FS | Fire | Louisiana Fire |



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| Disaster Number | Declaration Date | Disaster Type | Incident Type | Title |
|---|---|---|---|---|
| **State Declarations** | | | | |
| **5147** | 8/16/2016 | FM | Fire | Blue Cut Fire |
| **CDAA** | 12/18/2015 | CDAA | Terrorist Attack | Waterman Incident Mass Shooting |
| **None** | 8/5/2014 | None | Severe Storm(s) | August Severe Weather - Dir. Concurrence |
| **None** | 1/17/2014 | None | Drought | California Drought |
| **None** | 12/1/2011 | None | Winds | December High Wind Event – Rancho Cucamonga |
| **1952** | 1/21/2011 | DR | Flood | Severe Winter Storms, Flooding, and Debris and Mud Flows |
| **None** | 11/20/2010 | None | Water | Golden State Water Company (GSWC) Contamination |
| **1884** | 3/8/2010 | DR | Severe Storm(s) | Severe Winter Storms, Flooding, and Debris and Mud Flows |
| **2841** | 10/4/2009 | FM | Fire | Sheep Fire |
| **2836** | 9/1/2009 | FM | Fire | Pendleton Fire |
| **2833** | 8/31/2009 | FM | Fire | Oak Glen Fire |
| **2792** | 11/17/2008 | FM | Fire | Freeway Fire Complex - (Ex. Ord. S-15-08 11/18/08) |
| **None** | 10/15/2008 | None | Fire | October Fire events (Foxborough, San Antonio, San Bernardino) |
| **None** | 10/15/2008 | None | Winds | San Bernardino Wind Event - (Ex. Ord. S-11-08 10/16/08) |
| **1731** | 10/24/2007 | DR | Fire | Wildfires, Flooding, Mud Flows, and Debris Flows |
| **3279** | 10/23/2007 | EM | Fire | Wildfires |
| **2738** | 10/22/2007 | FM | Fire | Grass Valley Fire |
| **2728** | 9/15/2007 | FM | Fire | Butler 2 Fire |
| **None** | 7/27/2007 | None | Severe Storm(s) | Severe Weather/Flooding (City of Needles)- Dir. Concurrence |
| **1689** | 3/13/2007 | DR | Freezing | Severe Freeze |



| Disaster Number | Declaration Date | Disaster Type | Incident Type | Title |
|---|---|---|---|---|
| **2653** | 7/12/2006 | FM | Fire | Sawtooth Fire Complex |
| **3248** | 9/13/2005 | EM | Hurricane | Hurricane Katrina Evacuation |
| **1585** | 4/14/2005 | DR | Severe Storm(s) | Severe Storms, Flooding, Landslides, and Mud and Debris Flows |
| **1577** | 2/4/2005 | DR | Severe Storm(s) | Severe Storms, Flooding, Debris Flows, and Mudslides |
| **2503** | 10/25/2003 | FM | Fire | Old Fire |
| **2501** | 10/23/2003 | FM | Fire | Ca-Grand Prix Fire-10-23-2003 |
| **CDAA 2003-02** | 8/22/2003 | CDAA | Flood | Summer Floods (Yucca Valley/Lower Desert) |
| **None** | 3/7/2003 | None | Fire Danger | Bark Beetle Infestation (San Bernardino Mountains) |
| **None** | 1/17/2001 | None | Energy | Statewide Energy Emergency |
| **3140** | 9/1/1999 | EM | Fire | Ca-Wildfires-08/25/1999 |
| **1203** | 2/9/1998 | DR | Severe Storm(s) | Severe Winter Storms and Flooding |
| **1044** | 1/10/1995 | DR | Severe Storm(s) | Severe Winter Storms, Flooding, Landslides, Mud Flows |
| **1005** | 10/28/1993 | DR | Fire | Fires, Mud/Landslides, Flooding, Soil Erosion |
| **979** | 2/3/1993 | DR | Flood | Severe Winter Storm, Mud & Land Slides, & Flooding |
| **947** | 7/2/1992 | DR | Earthquake | Earthquake & Aftershocks |
| **935** | 2/19/1992 | DR | Flood | California Snow Storms, Flooding, & Mudslides |
| **894** | 1/11/1991 | DR | Freeze | California Severe Freeze |
| **145** | 2/14/1963 | | Severe Storms | California Severe Storms, Heavy Rains, & Flooding |
| **47** | 12/22/1955 | | Flood | California Flood |
| **15** | 2/5/1954 | | Flood | California Flood & Erosion |



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| Disaster Number | Declaration Date | Disaster Type | Incident Type | Title |
|---|---|---|---|---|
| **County Declarations** | | | | |
| **5147** | 8/16/2016 | FM | Fire | Blue Cut Fire |
| **5144** | 8/9/2016 | FM | Fire | Pilot Fire |
| **CDAA** | 12/15/2015 | CDAA | Terrorist Attack | Waterman Incident Mass Shooting |
| **None** | 6/25/2015 | None | Fire | Lake Fire |
| **None** | 8/5/2014 | None | Severe Storm(s) | August Severe Weather - Dir. Concurrence |
| **None** | 8/5/2014 | None | Drought | California Drought |
| **None** | 4/30/2014 | None | Fire | Etiwanda Fire |
| **2955** | 9/3/2011 | FM | Fire | Hill Fire |
| **1952** | 1/21/2011 | DR | Flood | Severe Winter Storms, Flooding, and Debris and Mud Flows |
| **None** | 11/20/2010 | None | Water | Golden State Water Company (GSWC) Contamination |
| **1884** | 1/21/2010 | DR | Severe Storm(s) | Severe Winter Storms, Flooding, and Debris and Mud Flows |
| **2841** | 10/4/2009 | FM | Fire | Sheep Fire |
| **2836** | 9/1/2009 | FM | Fire | Pendleton Fire |
| **2833** | 9/1//2009 | FM | Fire | Oak Glen Fire |
| **2792** | 11/16/2008 | FM | Fire | Freeway Fire Complex - (Ex. Ord. S-15-08 11/18/08) |
| **None** | 10/14/2008 | None | Fire | October Fire events (Foxborough, San Antonio, San Bernardino) |
| **None** | 10/14/2008 | None | Wind | San Bernardino Wind Event |
| **1731** | 10/24/2007 | DR | Fire | Wildfires, Flooding, Mud Flows, and Debris Flows |
| **3279** | 10/22/2007 | EM | Fire | Wildfires |
| **2738** | 10/22/2007 | FM | Fire | Grass Valley Fire |



| Disaster Number | Declaration Date | Disaster Type | Incident Type | Title |
|---|---|---|---|---|
| **2728** | 9/14/2007 | FM | Fire | Butler 2 Fire |
| **None** | 8/8/2007 | None | Water Shortage | Lucerne Valley Water Crisis |
| **1689** | 1/17/2007 | DR | Freezing | Severe Freeze |
| **2653** | 7/11/2006 | FM | Fire | Sawtooth Fire Complex |
| **None** | 9/30/2005 | None | Fire | Thurman Fire (San Bernardino Mountains) |
| **3248** | 9/8/2005 | EM | Hurricane | Hurricane Katrina Evacuation |
| **1585** | 10/26/2004 | DR | Severe Storm(s) | Severe Storms, Flooding, Landslides, and Mud and Debris Flows |
| **1577** | 10/26/2004 | DR | Severe Storm(s) | Severe Storms, Flooding, Debris Flows, and Mudslides |
| **None** | 10/26/2004 | None | Severe Storm(s) | Winter Storms (10/21 & 10/28/04) |
| **None** | 6/29/2004 | None | Water Shortage | Acute Water Shortage (Wrightwood 07, 08, & 09/04) |
| **2503** | 10/21/2003 | FM | Fire | Old Fire |
| **2501** | 10/21/2003 | FM | Fire | Ca-Grand Prix Fire-10-23-2003 |
| **CDAA 2003-02** | 8/22/2003 | CDAA | Flood | Summer Floods (Yucca Valley/Lower Desert) |
| **None** | 9/24/2002 | None | Infestation | Bark Beetle Infestation (San Bernardino Mountains) |
| **3140** | 9/1/1999 | EM | Fire | Ca-Wildfires-08/25/1999 |
| **None** | 7/12/1999 | None | Flood | County Flood July 99 (Forest Falls, Apple Valley, and Big Bear) |
| **1203** | 2/24/1998 | DR | Severe Storm(s) | Severe Winter Storms and Flooding |
| **None** | 3/19/1997 | None | EQ | Earthquake (Barstow/Calico RP) |
| **None** | 2/1/1996 | None | Hazmat | Cajon Pass Train Derailment/Hazmat Incident |



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| Disaster Number | Declaration Date | Disaster Type | Incident Type | Title |
|---|---|---|---|---|
| **1044** | 1/6/1995 | DR | Severe Storm(s) | Severe Winter Storms, Flooding, Landslides, Mud Flows |
| **None** | 6/26/1994 | None | Heat/Fire Danger | Severe Heat & Wildland Fire Threat |
| **979** | 1/8/1993 | DR | Flood | Severe Winter Storm, Mud & Land Slides, & Flooding |
| **947** | 6/28/1992 | DR | Earthquake | Earthquake & Aftershocks |
| **935** | 2/18/1992 | DR | Flood | Rain/Snow/Wind Storms, Flooding, Mudslides |
| **894** | 1/14/1991 | DR | Freezing | Severe Freeze |
| **872** | 6/28/1990 | DR | Fire | Fires |
| **None** | 3/13/1990 | | Earthquake | Upland Earthquake |
| **None** | 10/31/1988 | | Fire | Texas Fire (Watershed Damage) |
| **None** | 9/3/1987 | | Fire | Wildland Fires |
| **None** | 7/13/1984 | | Weather | Unstable Weather Conditions (City of Big Bear Lake, CSD, Co. Flood Control, Victor Valley Waste Water Authority, Juniper Riviera County Water District) |
| **687** | 7/1/1983 | DR | Flood | Flooding |
| **677** | 3/7/1983 | DR | Coastal Storm | Coastal Storms, Floods, Slides & Tornadoes |
| **635** | 11/5/1980 | DR | Fire | Brush & Timber Fires |
| **615** | 1/15/1980 | DR | Flood | Severe Storms, Mudslides & Flooding |
| **None** | 9/29/1979 | | Gasoline Shortage | Gasoline Shortage Emergency |
| **None** | 6/28/1979 | | Water Shortage | Water Shortage (Lake Gregory) |
| **None** | 7/21/1960 | | Fire | Major and Widespread Fires |

The EMWC moved the NHMP from a quantitative to a qualitative ranking system for the 2016 update. A non- numerical rating (High, Medium, or Low) was determined for both the probability and expected impact from each screened hazard. Using the hazard rankings from the 2011 HMP, information on hazard occurrences during the last five years, and available data on specific hazard probabilities, the EMWC assessed each hazard.



#### 4.1.1.1 Probability

**High:** Highly Likely/Likely. There may or may not have been historic occurrences of the hazard in the community or region but experts feel that it is *likely* that the hazard will occur in the community. Citizens feel that there is a likelihood of occurrence.

**Medium:** Possible. There may or may not have been a historic occurrence of the hazard in the community or region but experts feel that it is *possible* that the hazard could occur in the community. Citizens may feel that there is a likelihood of occurrence.

**Low:** Unlikely. There have been no historic occurrences of the hazard in the community or region and both experts and citizens agree that it is highly *unlikely* that the hazard will occur in the community.

#### 4.1.1.2 Impact

**High**: Catastrophic/Critical. Both experts and citizens feel that the consequences will be significant in terms of building damage and loss of life.

**Medium**: Limited. Consequences are thought to be modest in terms of building damage and loss of life, limited either in geographic extent or magnitude.

**Low**: Negligible

Based on the review of hazards identified in similar and relevant documents and previous incidents, as well as historical knowledge of localized events, and developing trends, the EMWC Team developed a preliminary list of hazards with significant potential to occur in Ontario. The hazards the EMWC Team focused on included: **wildfire, flood, earthquake, high winds, climate change and terrorism**. With an understanding of limited resources to implement mitigation actions, the five identified hazards were further prioritized to ensure that appropriate levels of resources are allocated to the hazards determined to have the largest potential impacts on the City of Ontario.



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**Figure 4-1: Local Disaster Photos**
*Sources: LA Times, National Geographic, KABC Los Angeles*

**Figure 4-2: City Archive Photo**

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## 4.2 Hazard Prioritization

Once the Hazard Assessment Matrix is developed, the hazards are then given a priority ranking. In the Hazard Assessment Matrix below, the "Red" boxes represents the highest priority hazards, the "Yellow" middle priority and "Green" boxes lower priority. As shown in Hazard Assessment Matrix, the three hazards that are considered to be the greatest threat to the City of Ontario are earthquake, flood, and high winds. The Hazard Profile section profiles these hazards in depth, reviews the exposure of assets to these hazards, and estimates losses or assesses risk for significant events associated with these hazards.

In compliance with the Disaster Mitigation Act (and as further specified by Interim Final Rule 44 CFR Section 206.401(c)(2)(i)) this NHMP addresses, in substantial detail, the primary hazards facing the City. Lower priority hazards are addressed at a lesser level of detail due to their relatively fewer impacts, as identified in the hazard assessment discussion.

### 4.2.1 Hazard Assessment Matrix

The top three hazards (as required by FEMA HMP Guidelines) for the City of Ontario are in the red section of Table 4-1 and are addressed in the 4.2 Hazard Profile section of the HMP. In addition, some of hazards in the yellow section will be addressed in this version and the rest of the hazards will be addressed in future versions of the HMP. Ultimately, all of the identified hazards will be addressed in the HMP.

**Table 4-1: Hazard Assessment Matrix**

| | | IMPACT | | |
|---|---|---|---|---|
| | | **High** | **Medium** | **Low** |
| **PROBABILITY** | **High** | • Earthquake<br>• Flood<br>• High Winds | • Water Shortage<br>• Wildfire<br>• Extreme Heat<br>• Severe Storm<br>• Hazardous Materials<br>• Fire | |
| | **Medium** | • Transportation<br>• Communications | • Power Outage<br>• Infestation<br>• Lightning | • Extreme Cold<br>• Hail |
| | **Low** | • Dam Inundation<br>• Terrorism<br>• Pandemic<br>• Nuclear | • Civil Disturbance<br>• Cyber Attack<br>• Radiological<br>• Explosion | • Tornado |

## 4.3 Hazard Profiles





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## 4.4 Flood Hazard Profile

Floods are the second most common and widespread of all natural disasters faced by the region and cities and towns like Ontario. Most communities in the United States have experienced some kind of flooding during or after spring rains, heavy thunderstorms, winter snow thaws, or summer thunderstorms.

A flood, as defined by FEMA's National Flood Insurance Program (NFIP) is: "A general and temporary condition of partial or complete inundation of two or more acres of normally dry land area or of two or more properties (at least one of which is the policyholder's property) from:

- Overflow of inland or tidal waters, or
- Unusual and rapid accumulation or runoff of surface waters from any source, or
- Mudflow, or
- Collapse or subsidence of land along the shore of a lake or similar body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels."

Floods can be slow or fast rising but generally develop over a period of hours or days. Mitigation includes any activities that prevent an emergency, reduce the chance of an emergency happening, or lessen the damaging effects of unavoidable emergencies. Investing in mitigation measures now, such as: engaging in floodplain management activities, constructing barriers such as levees, and purchasing flood insurance will help reduce the amount of structural damage and financial loss from other types of property damage should a flood or flash flood occur.

The standard for flooding is the 1% annual chance flood, commonly called the 100-year flood, the benchmark used by the FEMA to establish a standard of flood control in communities throughout the country. The 1% annual chance flood is also referred to as the base flood.

The 1% annual chance flood is the flood that has a 1% chance of being equaled or exceeded in any given year and it could occur more than once in a relatively short period of time. By comparison, the 10% flood (10-year flood) means that there is a 10% chance for a flood of its size to occur in any given year.

### 4.4.1 Regulatory Environment

The following agencies are tasked with Flood Control in the City of Ontario and the city works cooperatively with each to alleviate the flood hazard.

- City of Ontario, Ontario Public Works and the Office of Emergency Services
- County of San Bernardino Flood Control, County Public Works and County Office of Emergency Services
- State of California Department of Water Resources (DWR)
- United States Army Corps of Engineers

#### 4.4.1.1 National Flood Insurance Program (NFIP)

The NFIP makes federally backed flood insurance available to homeowners, renters, and business owners in participating communities. As a participating member of the NFIP, Ontario is dedicated to protecting more than 100 homes with policies currently in force. Like most communities participating in NFIP, FEMA has prepared a detailed Flood Insurance Study (FIS)



for areas of San Bernardino County, including the Ontario. The study presents water surface elevations for floods of various magnitudes, including the 1-percent annual chance of flood (the 100-year flood) and the 0.2-percent annual chance of flood (the 500-year flood). Base flood elevations and the boundaries of the 100- and 500-year floodplains are shown on FIRMs. More information on location and geographic extent of the Flood Insurance Rate Maps (FIRMs) are provided in this section.

The Ontario entered the regular phase of the NFIP on 12/02/1980. As a participant in the NFIP, the Ontario is dedicated to regulating development in the FEMA regulated floodplain areas in accordance with NFIP criteria. Before a permit to build in a floodplain area is issued, Ontario ensures that two basic criteria are met:

- All new buildings and developments undergoing substantial improvements must, at a minimum, be elevated to protect against damage by the 100-year flood.
- New floodplain developments must not aggravate existing flood problems or increase damage to other properties.

Structures permitted or built in the County/City before the NFIP regulatory requirements were incorporated into the Ontario ordinances (before the effective date of the Ontario's FIRM) are called "pre-FIRM" structures. For the Ontario, pre-FIRM structures are those permitted or built before 12/02/1980.

Extensive FEMA NFIP databases are used to track claims for every participating community including Ontario. NFIP insurance data provided by FEMA indicates that as of 09/02/2016, there were 128 policies in the Ontario, resulting in $37,939,000.00 of insurance in force; this amounts to $83,043in total premiums. Of the 128 policies, only 21 are for structures located within the 1% annual chance flood zones, while the remaining 107 policies are for structures located outside of the FEMA identified floodplain.

There have been ***16*** closed paid losses totaling $ 74,314. Of the closed paid losses there have been 0 substantial damage claims. Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Based on this analysis of insurance coverage, the Ontario has assets at risk to the 100-year flood. Of the 88 improved parcels within the 100-year floodplain, only 21 (18.48 %) of those parcels maintain flood insurance[1]. These uninsured structures located in mapped floodplain areas are especially vulnerable.

Currently, the City of Ontario contains (1) RL properties under their jurisdictional umbrella. The total dollar amount of claims paid to date by the NFIP is $ 74,314.

All of the RL properties that have experienced flooding in (explain area of flood hazard) of Ontario are due to urban Street flooding in localized areas. Some mitigation on these properties has been conducted and the Ontario is currently tracking mitigation actions through standardized forms as required by FEMA. Of the 1 repetitive loss properties, all have been mitigated.

[1] An improved property owner may not carry flood insurance for a number of reasons; not everyone is required to carry flood insurance. Structures carrying federally-backed mortgages that are in a SFHA are required to carry flood insurance in Ontario. Owners who have completed the terms of the mortgage or who purchased their property outright may not choose to carry flood insurance and instead bear the costs of recovery on their own.



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*Important to Note: A property does not have to be currently carrying a flood insurance policy to be considered a RL or SRL property. Often homes in communities are not carrying flood insurance but are still on the community's repetitive loss list. The "repetitive loss" designation follows a property from owner to owner; from insurance policy to no insurance policy, and even after the property has been mitigated. Having an insurance policy and making claims that fall into the repetitive loss criteria will put a property on the RL list. Even after the policy on a property has lapsed or been terminated, the property will remain on Ontario RL list.*

**Table 4-2: Community Rating System Status and Information**

| Community Rating System (CRS) Status & Information ONTARIO, CITY OF | | | | |
|---|---|---|---|---|
| **CID** | 060278 | | | |
| **NFIP Status** | PARTICIPATING | | | |
| **FIRM Status** | REVISED | | | |
| **Map Date** | 09/02/16 | | | |
| **Contact Type B9** | Floodplain Administrator | | | |
| **Name** | Louis Abi-Younes | | | |
| **Title** | *City Engineer* | | | |
| **Phone** | *909-395-2025* | | CRS Premium Discounts | |
| **Email** | *labi-younes@ci.ontario.ca.us* | | | |
| **CRS Class** | 0 | | **Class** | **Discount** |
| **Total Premium** | $83,043.00 | | 1 | 45% |
| **V-Zone Policy Count** | 0 | | 2 | 40% |
| **A-Zone Policy Count** | 21 | | 3 | 35% |
| **Total Policy Count** | 128 | | 4 | 30% |
| **Total Coverage** | $37,939,000.00 | | 5 | 25% |
| **Total Claims Count** | 16 | | 6 | 20% |
| **Total Claims Paid** | $74,314.00 | | 7 | 15% |
| **Substantial Damage Class** | 0 | | 8 | 10% |
| **Repetitive Loss Structure** | 1 | | 9 | 5% |
| **Severe Repetitive Loss S** | 0 | | 10/0 | 0% |

*The Privacy Act of 1974 (5 U.S.C. 522a) restricts the release of certain types of data to the public. Flood insurance policy and claims data are included in the list of restricted information. FEMA can only release such data to state and local governments, and only if the data are used for floodplain management, mitigation, or research purposes. Therefore, this plan does not identify the repetitive loss properties or include claims data for any individual property.*

*For more information on California Regulation and the NFIP, please see California's Department of Water Resources Quick Guide here: http://www.water.ca.gov/floodmgmt/lrafmo/fmb/docs/CAQG-screen.pdf*



### 4.4.2 Past Occurrences

Ontario has been subject to periodic flooding. FEMA's Flood Insurance Study (FIS) reports the following on flooding issue:

**Issue 1:** Urban street flooding due to storm drain system being maxed to capacity and not able to handle the volume of run off.

A majority of the flood risk within Ontario is specifically subject to inundation as a result of heavy rainfall and resulting urban street flooding. The extent of flooding associated with a 1-percent annual probability of occurrence (the base flood or 100-year flood) is used as the regulatory boundary by many agencies, and helps identify the location and extent of flooding in areas across the Ontario. This area is also referred to as the SFHA, and is a convenient tool for assessing vulnerability and risk in flood-prone communities.

**Table 4-3: Estimated Flooding Area**

| Flood Hazard Type | Sum of Acres | Sum of Square Miles |
|---|---|---|
| **100-Year Flood** | 580 | 0.91 |
| **100-Year, Floodway** | - | - |
| **500-Year Flood** | 26,562 | 41.50 |
| **500-Year, Protected by Levee** | 2,260 | 4 |
| **Total** | **29,403** | **45.94** |

**Table 4-4: Estimate loss amounts**

| Flood Hazard Zone | Improved Parcel Count | Improvement Value Exposure ($000) | Land Value Exposure ($000) | Total Exposure ($000) |
|---|---|---|---|---|
| 100-Year Flood | 88 | $ 14,267 | $ 12,747 | $ 27,014 |
| 500-Year Flood | 32,160 | $ 15,810,305 | $ 7,684,001 | $ 23,494,306 |
| 500-Year, Protected by Levee | 2,196 | $ 1,149,495 | $ 297,386 | $ 1,446,882 |
| **Grand Total** | **34,444** | **$ 16,974,067** | **$ 7,994,135** | **$ 24,968,202** |

### 4.4.3 Location / Geographic Extent

Figure 4-9 shows 100-year and 500-year floodplain zones, which are estimated inundation areas based on a flood that has a 1-percent (100-year) and 2-percent (500-year) chance of occurring in any given year. Ontario contains over 29,402 acres of identified flood hazard areas. Table 4-9a provides the total area for both the 100-year and 500-yr. flood hazard areas.



EXHIBIT A

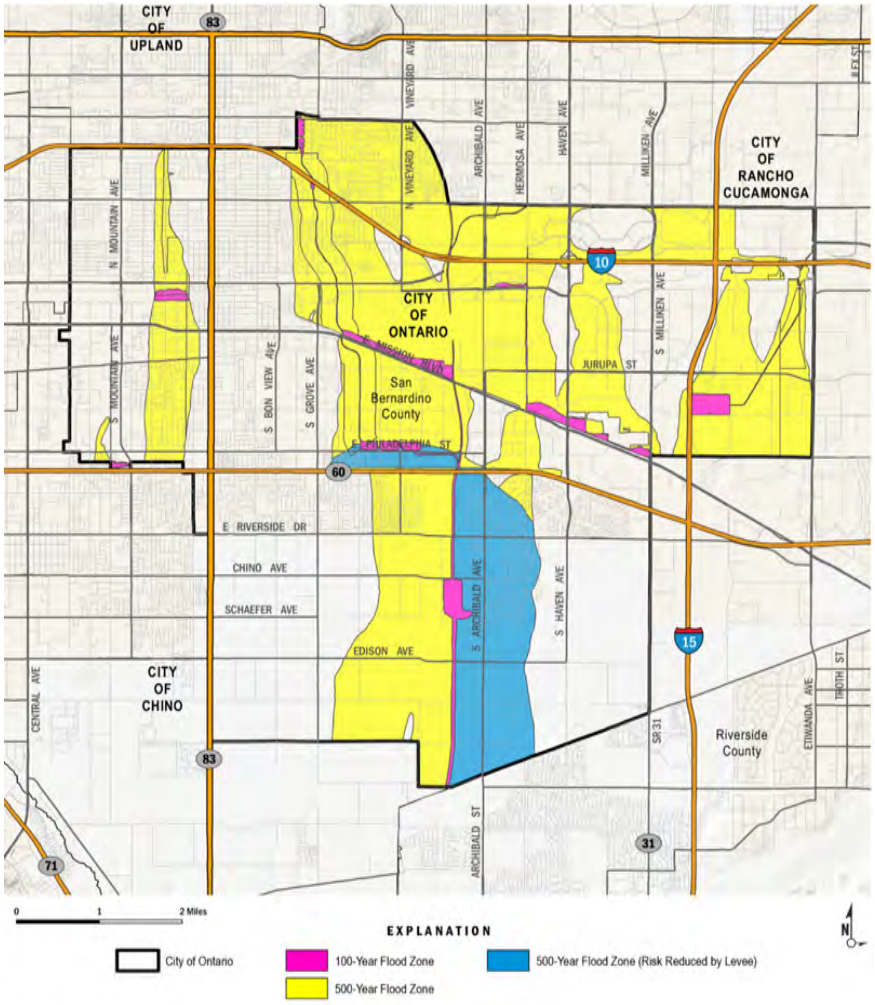


Figure 4-3: 100 and 500-YR Flood Zones



### 4.4.4 Magnitude/ Severity

In urban areas like Ontario, flood problems are intensified because new homes and other structures, and new streets, driveways, parking lots, and other paved areas decrease the amount of open land available to absorb rainfall and runoff, thus increasing the volume of water that must be carried away by water ways.

#### 4.4.4.1 Flash Flooding

Flash flooding tends to occur in the summer and early fall because of the monsoon rains and is typified by increased humidity and high summer temperatures. Many highways do not have bridges but convey water across the road with dip crossings. Flash flooding causes road and bridge wash outs and erosion of earthen channels and basins when they occur near these facilities. Cities and towns often experience street closures for several days due to sediment transport and road damage. The valley floor in many areas is very flat so even minor rain events can produce flooding of roads and private property. In coordination with local jurisdictions, the County of San Bernardino Flood Control District has prepared Master Drainage plans for many cities and towns to provide a plan for reducing flooding due to minor storms. Maps can be found on the County's Department of Public Works website here:

http://cms.sbcounty.gov/dpw/FloodControl/Planning/MPD.aspx

However, local resources are not sufficient to cover the cost of the construction of the drainage systems. The densely populated (75% of the county population) urban valley region contains the headwaters of the Santa Ana River. The San Gabriel and San Bernardino Mountains border the North side of the valley are steep reaching 5,000 feet with alluvial fans which are developed and densely populated.



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Figure 4-4: Typical California urban street flooding

Figure 4-5: An intersection in Ontario is flooded after a storm

Figure 4-6: urban street flooding

Figure 4-7: Flooding in Ontario



EXHIBIT A

### 4.4.5 Frequency/ Probability of Future Occurrences

The FIRM maps not only identify the flood hazard zones for insurance and floodplain management purposes, but also provide a statement of probability of future occurrence. FIRM maps are located in Annex A.

A 500-year flood has a 0.2-percent chance of occurring in any given year; a 100-year flood has a 1-percent chance, a 50-year flood has a 2-percent chance, and a 10-year flood has a 10-percent chance of occurrence. Although the recurrence interval represents the long-term average period between floods of specific magnitude, significant floods could occur at shorter intervals or even within the same year. The FIRM maps typically identify components of the 500-year and 100-year floodplains. Figure 4-3 shows FEMA 100-year and 500-year flood zones.

Flood hazards to the area can be classified into two general categories: flash flooding down natural channels and sheet flooding across the alluvial fans. A 100-year flood or larger event is anticipated to result in extensive property damage and temporary displacement of hundreds of households. Catastrophic failure of any one of four retaining structures when full, has the potential to cause considerable damage in Ontario.

### 4.4.6 Goals

S2 Minimized risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.

### 4.4.7 Policies

S2-1 *Entitlement and Permitting Process*. We follow State guidelines and building code to determine when development proposals require hydrological studies prepared by a State-certified engineer to assess the impact that the new development will have on the flooding potential of existing development down-gradient.

S2-2 *Flood Insurance*. We will limit development in flood plains and participate in the National Flood Insurance Program.

S2-3 *Facilities that Use Hazardous Materials*. We comply with state and federal law and do not permit facilities using, storing, or otherwise involved with substantial quantities of onsite hazardous materials to be located in the 100 year flood zone unless all standards of elevation, flood proofing and storage have been implemented to the satisfaction of the Building Department.

S2-4 *Prohibited Land Uses*. We prohibit the development of new essential and critical facilities in the 100-year floodplain.

S2-5 *Storm Drain System*. We maintain and improve the storm drain system to minimize flooding.

S2-6 *Use of Flood Control Facilities*. We encourage joint use of flood control facilities as open space or other types of recreational facilities.



## 4.5 Wildfire Hazard Profile

As defined in the California Fire Protection (CAL FIRE) 2010 Strategic Fire Plan, a wildfire event is an unwanted wildland fire including unauthorized human-caused fires, escaped wildfire use events, escaped prescribed wildfire projects, and all other wildfires.

### 4.5.1 Regulatory Environment

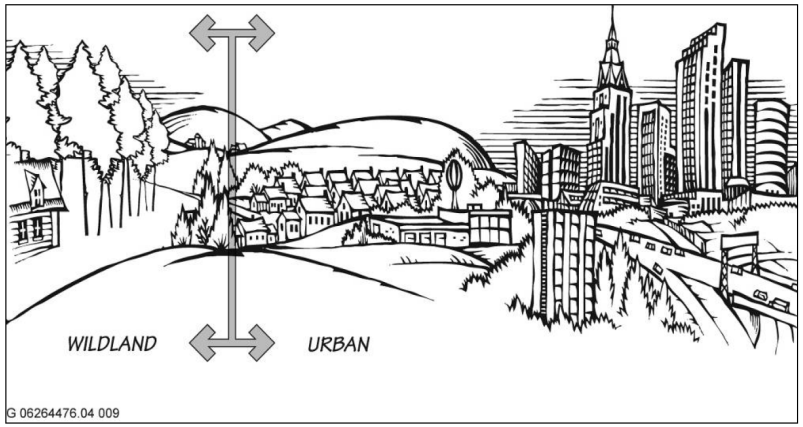
Wildfire regulatory requirements are mandated by the State of California and the City of Ontario.

#### 4.5.1.1 State

Wildfire State Responsibility Area (SRA) Fire Safe Regulations outline basic wildland fire protection standards for local jurisdictions. SRA Fire Safe Regulations (if policed) can decrease the risk of wildfire events in the wildland interface. SRA Fire Safe Regulations do not supersede local regulations, which equal or exceed minimum state regulations. The State statute for wildfire protection is Public Resources Code, Section 4290. Requirements in the code include information on the following (CA Fire Alliance):

- Road Standards for Fire Equipment Access
- Standards for Signs Identifying Streets, Roads and Buildings
- Minimum Private Water Supply Reserves for Emergency Fire Use
- Fuel Breaks and Greenbelts

**Figure 4-8: Wildland Urban Interface**



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### 4.5.1.2 Local

The City of Ontario is located in a Local Responsibility Area. Fire protection for the City of Ontario is the responsibility of the Ontario Fire Department. The Ontario Fire Department is comprised of 161 staff members. Emergency response personnel are deployed from 10 fire stations located strategically throughout the City.

*To reduce risks from wildland fires, the City of Ontario adopted Title 4, Chapter 4 and Title 9 of the Municipal Code, Standards for New Construction Adjacent to Open Space Lands Where Wildfire is a threat. Title 9 provides development standards for new construction adjacent to permanent open or other open lands where no development is anticipated in the near future (as identified in the General Plan) and where wildfire is a threat. Some of the fire reduction strategies incorporated in the code include providing for fire access roads, maintaining a defensible space of non-combustible vegetation around structures, and installing indoor sprinkler systems.*

## 4.5.2 Past Occurrences

Wildfire events are of major concern to the City of Ontario. Cal FIRE maintains a database of wildfire perimeters. There have been 2 major wildland fires in the City of Ontario. The 1958 Pole Line Fire and the 2007 Walker fire that burned 166 acres of dairy pasture and with no homes lost. The Map on the next page shows where those historical burn areas in the City of Ontario have occurred. Fortunately in the past five years there have been no significant wildland fires within the City of Ontario.

## 4.5.3 Location/Geographic Extent

Using information from the California Department of Forestry (CAL FIRE) Figure 4-10 illustrates the areas at risk to a wildfire event. The areas with the highest risk of wildfire are the in the southern portions of the Ontario. The remainder of Ontario the is urban. The area at risk shrinks daily due to the rapid construction that is taking place throughout Ontario.



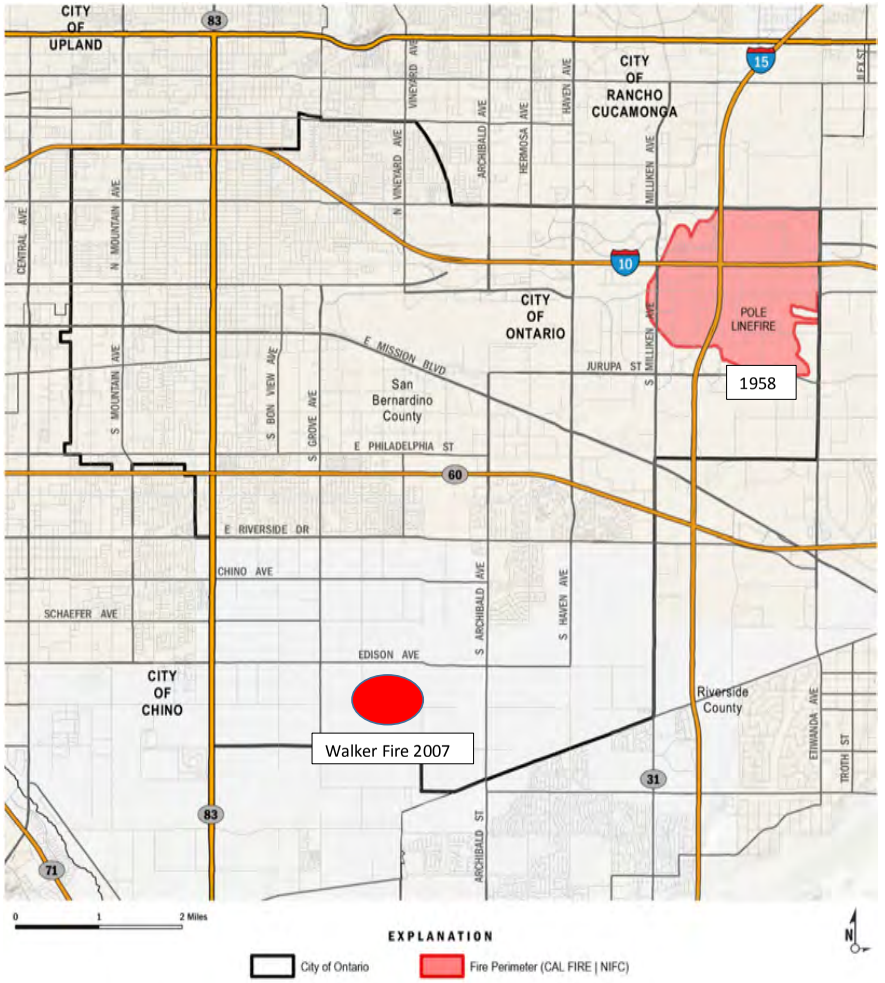


Figure 4-9: Fire Perimeter Map



EXHIBIT A

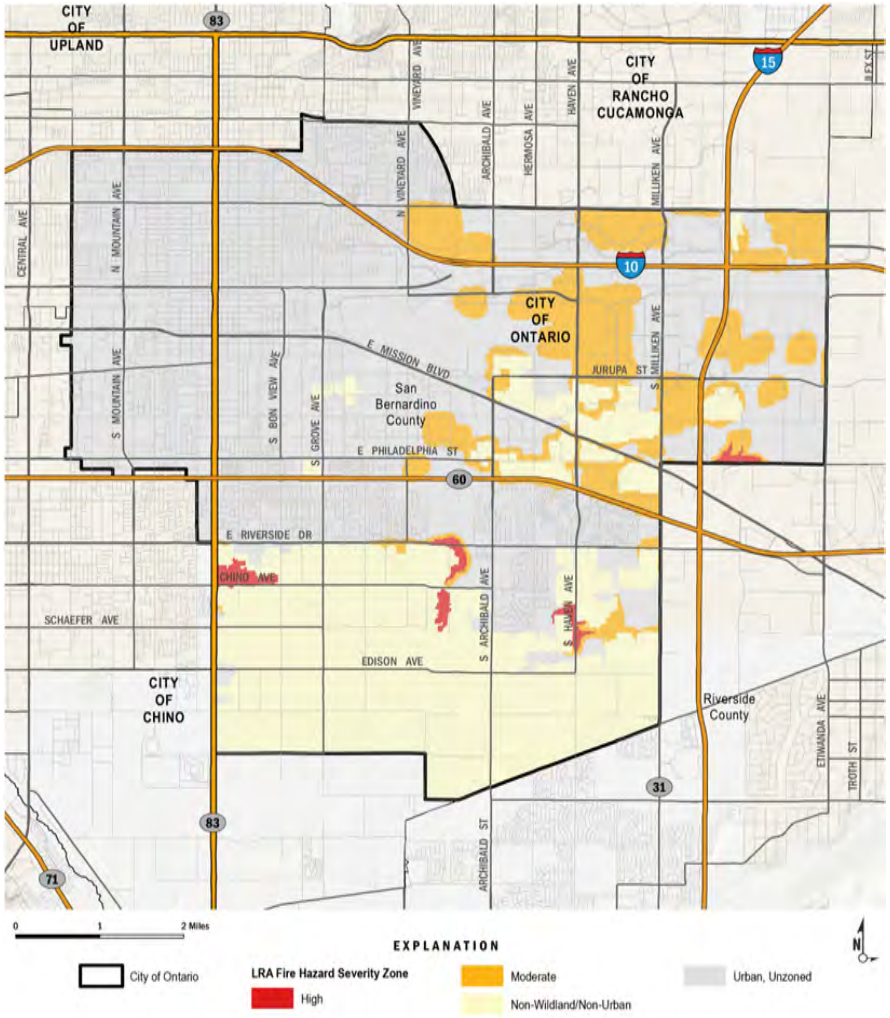


Figure 4-10: NRA Fire Hazard Severity Zones



### 4.5.4 Magnitude/Severity

The magnitude and severity of a wildfire event is measured by calculating the number of acres burned in a specific wildfire event. CAL FIRE adopted Fire Hazard Severity Zone maps for LRA in June 2008. The Fire Severity Zones for Ontario identify areas of Very High, High, and Moderate fire hazard severity and are mapped in Figure 4-10.

Fire Severity Zones are used in determining additional protective measures required when building new structures or remodeling older structures within the particular zone. Additional measures must be taken on the property around a structure in the higher ranked fire Severity Zones.

Fire hazard mapping is a way to measure the physical fire behavior to predict the damage a fire is likely to cause. Fire hazard measurement includes vegetative fuels, probability of speed at which a wildfire moves the amount of heat the fire produces, and most importantly, the burning fire brands that the fire sends ahead of the flaming front.

The model used to develop the information in accounts for topography, especially the steepness of the slopes (fires burn faster as they burn up-slope.). Weather (temperature, humidity, and wind) also has a significant influence on fire behavior. The areas depicted as moderate and high in are of particular concern and potential fire risk in these are constantly increasing as human development, and the wildland urban interface areas expand.

### 4.5.5 Frequency/Probability of Future Occurrences

In Ontario, wildfire season commences in the late Spring \ early Summer when temperatures are high, humidity is low, and conditions remain dry. The season continues into the Fall, when the City experiences high velocity, very dry winds coming out of the desert. A statewide drought beginning in 2011 has caused the state to be the driest it's been since record keeping began back in 1895. This has caused extremely dry conditions in creating plentiful fuel sources for wildfires. The frequency and probability of wildfire in the City of Ontario decreases monthly because of the rapid construction in the dairy area which will completely mitigate the threat in a few years.

USGS LANDFIRE (Landscape Fire and Resource Management Planning Tools), is a shared program between the wildland fire management programs of the U.S. Department of Agriculture Forest Service and U.S. Department of the Interior, providing landscape scale geo-spatial products to support cross-boundary planning, management, and operations. Historical fire regimes, intervals, and vegetation conditions are mapped using the Vegetation Dynamics Development Tool (VDDT). This USGS data supports fire and landscape management planning goals in the National Cohesive Wildland Fire Management Strategy, the Federal Wildland Fire Management Policy, and the Healthy Forests Restoration Act.



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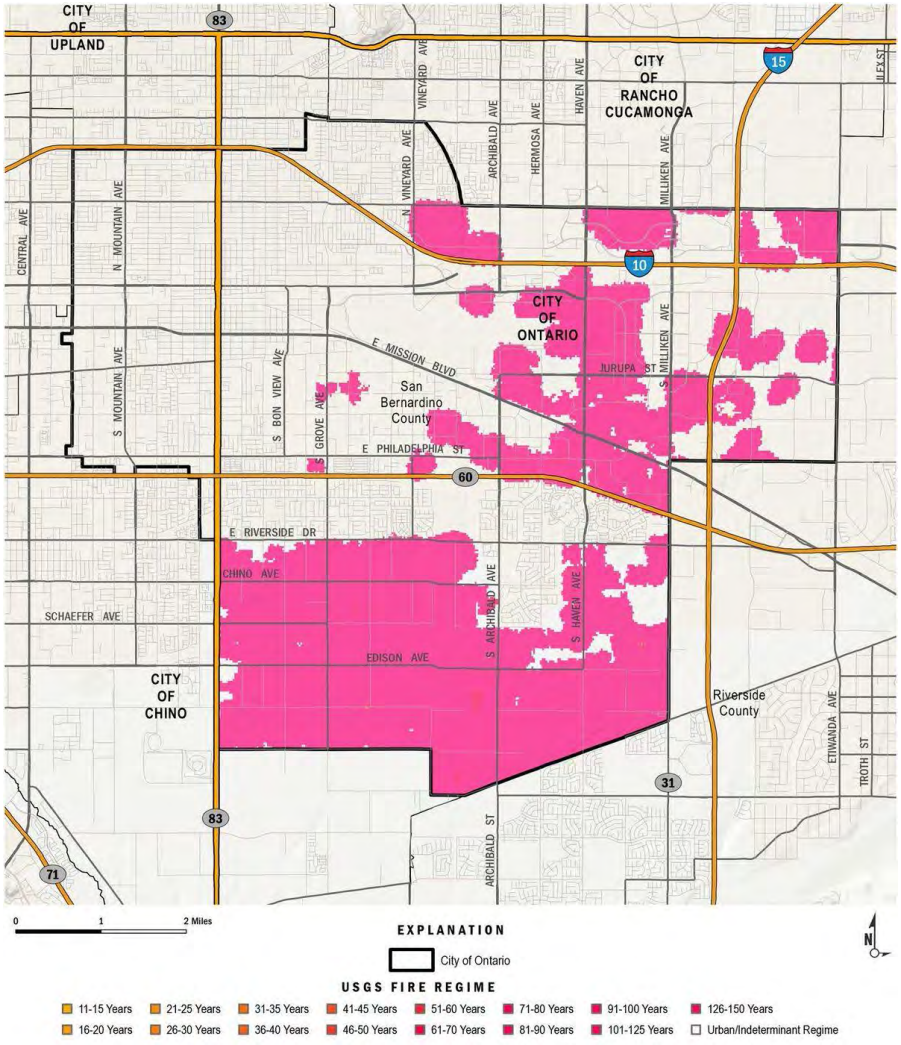


**Figure 4-11: Wildfire Return Interval Map**



As part of the USGS Landfire data sets, the Mean Fire Return Interval (MFRI) layer quantifies the average period between fires under the presumed historical fire regime. MFRI is intended to describe one component of historical fire regime characteristics in the context of the broader historical time period represented by the LANDFIRE Biophysical Settings (BPS) layer and BPS Model documentation.

MFRI is derived from the vegetation and disturbance dynamics model VDDT (Vegetation Dynamics Development Tool) (LF_1.0.0 CONUS only used the vegetation and disturbance dynamics model LANDSUM). This layer is created by linking the BpS Group attribute in the BpS layer with the Refresh Model Tracker (RMT) data and assigning the MFRI attribute. This geospatial product should display a reasonable approximation of MFRI, as documented in the RMT. See Figure 4-11 for predicted fire return interval for the jurisdictional area.

### 4.5.6 Future Development in High Fire Hazard Severity Zones (If applicable)

Following the Great Recession of 2009 -2012, the City of Ontario has experience rapid growth in all areas of the city. This construction boom of both commercial and residential units reduces the area that can experience wild fires. That is the reason the city has not experience a large wildfire since the Walker Fire of 2007

**Excerpt from the Ontario Plan Safety Element:**

**Figure 4-12: Ontario firefighters work to extinguish a burning building in the City.**

The City of Ontario seeks to mitigate the hazards to life, property and economic viability caused by everyday events and major disasters through the provision of fire, rescue, emergency medical and specialty emergency response services. In Ontario, fires normally originate within a single structure, such as a commercial or residential building. Given the amount of industry and commerce in Ontario, commercial fires account for nearly 80% of total annual damage loss. Residential fire threat, on the other hand, results in more death or injury than commercial fires. Residential fire threats are a particular cause for concern as more than one-half of all Ontario's residential structures were built before 1970, prior to codes that required use of fire resistant building materials. In addition, the City is subject to fire risks associated with earthquakes.

Due to the local topography and nearby Cajon Pass, Santa Ana Winds by far pose the greatest fire hazard to the City. The undeveloped areas of the New Model Colony which have similar characteristics to an urban-wildland interface, have experienced severe fires under high wind conditions. Moreover, the Santa Ana winds pose a continual fire conflagration hazard to any dense area of the City, with an increased risk to older portions of Ontario.

Ontario's commercial and industrial facilities increase the possibility of fires involving hazardous materials, which could affect nearby residential areas. Ontario is also surrounded and bisected by major transportation networks and pipeline transfer systems which add further risk.



EXHIBIT A

### 4.5.7 Goals

S3 Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.

### 4.5.8 Policies

S3-1 *Prevention Services*. We proactively mitigate or reduce the negative effects of fire, hazardous materials release, and structural collapse by implementing the adopted Fire Code.

S3-2 *Community Outreach*. We provide education to local schools and community groups to promote personal and public safety.

S3-3 *Fire and Emergency Medical Services*. We maintain sufficient fire stations, equipment and staffing to respond effectively to emergencies.

S3-4 *Special Team Services*. We maintain effective special rescue services.

S3-5 *Emergency Communication Services*. We maintain a 9-1-1 emergency communication and dispatch center.

S3-6 *Interagency Cooperation*. In order to back up and supplement our capabilities to respond to emergencies, we participate in the California Fire Rescue and Mutual Aid Plan.

S3-7 *Water Supply and System Redundancy*. We monitor our water system to manage firefighting water supplies.

S3-8 *Fire Prevention through Environmental Design*. We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open spaces and buildings. (Link to Community Design Element)

S3-9 *Resource Allocation*. We analyze fire data to evaluate the effectiveness of our fire prevention and reduction strategies and allocate resources accordingly.

Development in Ontario is also regulated by the following municipal codes:

- Title 4, Public Safety, chapter 4 of the City fire code, and
- Title 9 the City Development Code

**Figure 4-13: Walker Fire**
*OnSceneTV/HD*

**Figure 4-14: Ontario Walker Fire 2007**



EXHIBIT A

Figure 4-15: photos by OnSceneTV\HD



## 4.6 Earthquake / Geologic Hazard Profile

An earthquake is both the sudden slip on an active fault and the resulting shaking and radiated seismic energy caused by the slip (USGS, 2009). The majority of major active faults in the Ontario area are strike-slip faults. For this type of fault, during an earthquake event, one side of a fault line slides past the other. The rupture from this type of fault extends almost vertically into the ground.

Earthquakes are a significant concern to the City of Ontario. The area around Ontario is seismically active since it is situated on the boundary between two tectonic plates. Describe seismic activity and faults for the region. Earthquakes can cause serious structural damage to buildings, overlying aqueducts, transportation facilities, utilities, and can lead to loss of life. In addition, earthquakes can cause collateral emergencies including dam and levee failures, fires, and landslides. Seismic shaking is by far the single greatest cause of damage from an earthquake in the City of Ontario followed by liquefaction.

Liquefaction occurs when loosely packed sandy or silty materials saturated with water are shaken hard enough to lose strength and stiffness. Liquefied soils behave like a liquid and are responsible for tremendous damage in an earthquake. For example, it can cause buildings to collapse, pipes to leak, and roads to buckle.

### 4.6.1 Regulatory Environment

Numerous building and zoning codes exist at a state and local level to decrease the impact of an earthquake event and resulting liquefaction on residents and infrastructure. Building and zoning codes include the Alquist-Priolo Earthquake Fault Zoning Act of 1972, Seismic Hazards Mapping Act of 1990, 2013 California Standards Building Code (CSBC), and City of Ontario General Plan. To protect lives and infrastructure in the City of Ontario, the following building and zoning codes are used.

#### 4.6.1.1 State

The 1971 San Fernando Earthquake resulted in the destruction of numerous structures built across its path. This led to passage of the Alquist-Priolo Earthquake Fault Zoning Act. This Act prohibits the construction of buildings for human occupancy across active faults in the State of California. Similarly, extensive damage caused by ground failures during the 1989 Loma Prieta Earthquake focused attention on decreasing the impacts of landslides and liquefaction. This led to the creation of the Seismic Hazards Mapping Act. This Act increases construction standards at locations where ground failures are probable during earthquakes. Active faults in San Bernardino County have been included under the Alquist-Priolo Geologic Hazards Zones Act and Seismic Hazards Mapping Act.

#### 4.6.1.2 Local

The 2013 California Building Standards Code (also known as Title 24) became effective for the County on January 1st, 2014. Title 24 includes CBC Section 3417: Earthquake Evaluation and Design for Retrofit of Existing Buildings which can be viewed at http://www.documents.dgs.ca.gov/bsc/2015TriCycle/Pre-Cycle-2015/CBC-CEBC/BSC-0X-15-ET-Pt10-Agenda-4d.pdf.



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The 2013 CSBC is based on the International Building Codes (IBC), which is widely used throughout the United States. CSBC was modified for California's conditions to include more detailed and stringent building requirements. The City of Ontario Building Department utilizes the 2013 CSBC to regulate the infrastructure in the City of Ontario. This includes unreinforced masonry (URM) buildings. For new buildings, Ontario includes earthquake safety provisions, with enhancements for essential services buildings, hospitals, and public schools.

**Figure 4-16: Earthquakes can be so strong they knock houses and buildings off their foundation.**

Ontario is susceptible to earthquakes, settlement of alluvial deposits that underlie the region, and subsidence caused by rapid withdrawal of groundwater. In order for the City to thrive and continue to attract investment, residents and investors need assurance that the City is prepared for and will effectively deal with seismic and geologic hazards.

### 4.6.2 Past Occurrences

The LHMP Planning Team noted the following regional and local events for the seismic activity in the City of Ontario. Although no significate damage result from the earthquakes occurred in the City of Ontario it is only a matter of time before a large damaging earthquake will strike the area



**Table 4-5: City of Ontario Seismic Activity**

| Date | Name |
|---|---|
| **9/12 1970** | 5.2M Lyle Creek |
| **2/28/1990** | 5.4 M Upland |
| **6/28/1992** | 7.3M Big Bear\Landers |
| **10/16/ 1999** | 7.1M Hector Mine |
| **7/29/2008** | 5.4M Chino Hills |

Table 4-6 shows earthquakes greater than Magnitude 4.0 that have been felt within the San Bernardino County area in the last five years.

**Table 4-6: Earthquakes: 2010-2015 San Bernardino County**

| Date | Name |
|---|---|
| **9/14/2011** | Calimesa 4.1 |
| **1/15/2014** | Fontana 4.4 |
| **7/5/2014** | Running Springs 4.6 |
| **3/29/2014** | Brea 5.1 |
| **7/25/2015** | Fontana 4.2 |
| **9/16/15** | Big Bear Lake 4.0 |
| **12/30/2015** | Muscoy 4.4 |
| **1/6/2016** | Banning 4.4 |

There are hundreds more small (M<4.0) earthquakes that have occurred within San Bernardino County during this same time frame. Those with a magnitude of below 4.0 are not listed.

### 4.6.3 Location/Geographic Extent

The risk of seismic hazards to residents of Ontario is based on the approximate location of earthquake faults within and outside the region. This map includes Alquist-Priolo Geologic Hazards Zones Act created under the Seismic Hazards Mapping Act and the USGS Quaternary Fault and Fold Database of the United States. The USGS database contains information on faults and associated folds in the California that are believed to be sources of M>6 earthquakes during the Quaternary (the past 2.6 million years). Figure 4-17 shows faults near the Ontario. There are no known faults in the City of Ontario. Per the California Department of Conservation's Earthquake Fault Zone Maps, Ontario is near the following active fault zones or regulatory fault zones managed by the Department of Conservation.



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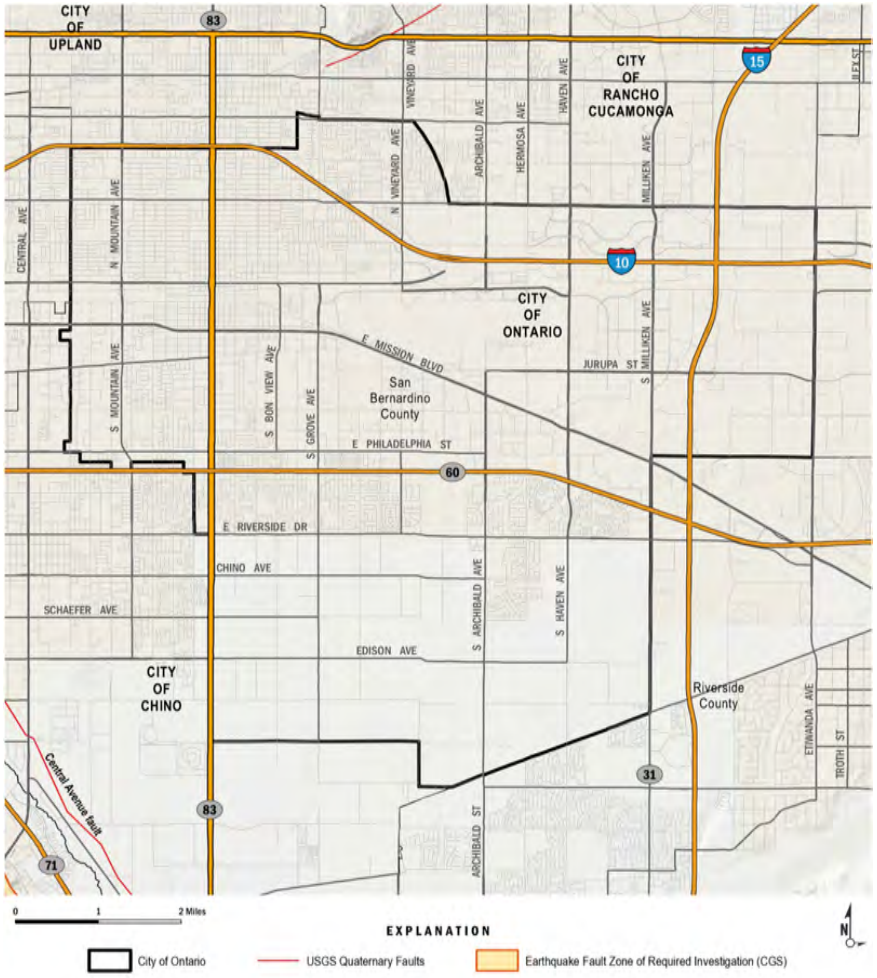


Figure 4-17: Earthquake Fault Zones

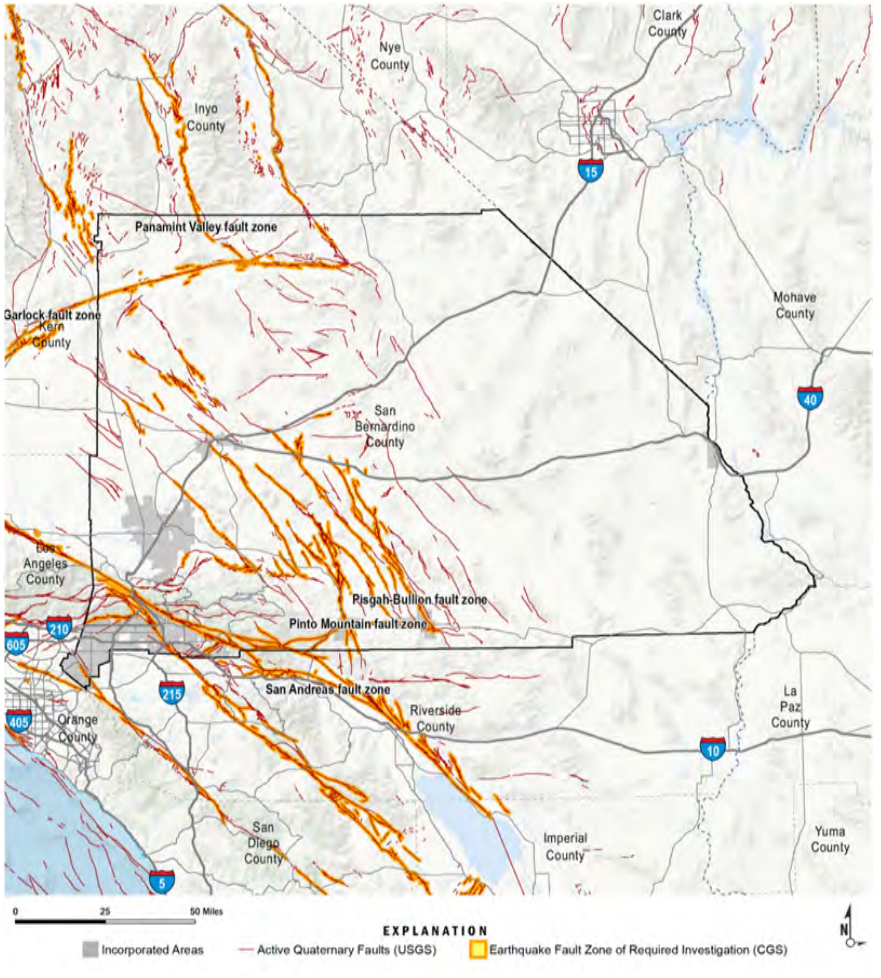


Figure 4-18: Active Fault Map for San Bernardino County





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IMPORTANT TO NOTE: The Earthquake Fault Zone of Required Investigation data are published by the California Geological Survey. These zones are delineated to assist cities and counties in fulfilling their responsibilities for protecting the public safety from the effects of earthquake fault rupture as required by the Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code Sections 2623 et seq)

Historical and geological records show that Southern California has a long history of seismic events. Southern California is probably best known for the San Andreas Fault, a 400-mile long fault running from the Mexican border to a point offshore, west of San Francisco. Geologic studies show that over the past 1,400 to 1,500 years, large earthquakes have occurred at about 130-year intervals on the southern San Andreas Fault. As the last large earthquake on the southern San Andreas occurred in 1857, that section of the fault is considered a likely location for an earthquake within the next few decades.

But San Andreas is only one of dozens of known earthquake faults that crisscross Southern California. Beyond the known faults, there are a potentially large number of "blind" faults that underlie the surface of Southern California. One such blind fault was involved in the Whittier Narrows earthquake in October 1987.

Although the most famous of the faults, the San Andreas, is capable of producing an earthquake with a magnitude of 8+ on the Richter scale, some of the "lesser" faults have the potential to inflict greater damage on the urban core of the Los Angeles Basin and nearby cities.

### 4.6.4 Magnitude/Severity

The most common method for measuring earthquakes is magnitude, which measures the strengths of earthquake. Although the Richter scale is known as the measurement for magnitude, the majority of scientists currently use either the Mw Scale or Modified Mercalli Intensity (MMI) Scale. The effects of an earthquake in a particular location are measured by intensity. Earthquake intensity decreases with increasing distance from the epicenter of the earthquake.

The magnitude of an earthquake is related to the total area of the fault that ruptured, as well as the amount of offset (displacement) across the fault. As shown in Table 4-7, there are seven earthquake magnitude classes, ranging from great to micro. A magnitude class of great can cause tremendous damage to infrastructure in Ontario, compared to a micro class, which results in minor damage to infrastructure.

The MMI Scale has 12 intensity levels. Each level is defined by a group of observable earthquake effects, such as ground shaking and/or damage to infrastructure. Levels I through VI describe what people see and feel during a small to moderate earthquake. Levels VII through XII describe damage to infrastructure during a moderate to catastrophic earthquake



Table 4-7: Moment Magnitude Scale

| Earthquake Magnitude Classes | | |
|---|---|---|
| **Magnitude Class** | **Magnitude Range (M = Magnitude)** | **Description** |
| **Great** | M > 8 | Tremendous damage |
| **Major** | 7 <= M < 7.9 | Widespread heavy damage |
| **Strong** | 6 <= M < 6.9 | Severe damage |
| **Moderate** | 5 <= M < 5.9 | Considerable damage |
| **Light** | 4 <= M < 4.9 | Moderate damage |
| **Minor** | 3 <= M < 3.9 | Rarely causes damage. |
| **Micro** | M < 3 | Minor damage |



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Table 4-8: Modified Mercalli Scale

| Earthquake Magnitude and Intensity | | |
|---|---|---|
| **Magnitude ($M_w$)** | **Intensity (Modified Mercalli Scale)** | **Description** |
| **1.0 – 3.0** | I | I. Not felt except by very few people under especially favorable conditions. |
| **3.0 – 3.9** | II – III | II. Felt by a few people, especially those on upper floors of buildings. Suspended objects may swing. |
| | | III. Felt quite noticeably indoors. Many do not recognize it as an earthquake. Standing motorcars may rock slightly. |
| **4.0 – 4.9** | IV – V | IV. Felt by many who are indoors; felt by a few outdoors. At night, some awakened. Dishes, windows and doors rattle. |
| | | V. Felt by nearly everyone; many awakened. Some dishes and windows broken; some cracked plaster; unstable objects overturned. |
| **5.0 – 5.9** | VI – VII | VI. Felt by everyone; many frightened and run outdoors. Some heavy furniture moved; some fallen plaster or damaged chimneys. |
| | | VII. Most people alarmed and run outside. Damage negligible in well-constructed buildings; considerable damage in poorly constructed buildings. |
| **6.0 – 6.9** | VII – IX | VIII. Damage slight in special designed structures; considerable in ordinary buildings; great in poorly built structures. Heavy furniture overturned. Chimneys, monuments, etc. may topple. |
| | | IX. Damage considerable in specially designed structures. Buildings shift from foundations and collapse. Ground cracked. Underground pipes broken. |
| **7.0 and Higher** | VIII and Higher | X. Some well-built wooden structures destroyed. Most masonry structures destroyed. Ground badly cracked. Landslides on steep slopes. |
| | | XI. Few, if any, masonry structures remain standing. Railroad rails bent; bridges destroyed. Broad fissure in ground. |
| | | XII. Virtually total destruction. Waves seen on ground. Objects thrown into the air. |



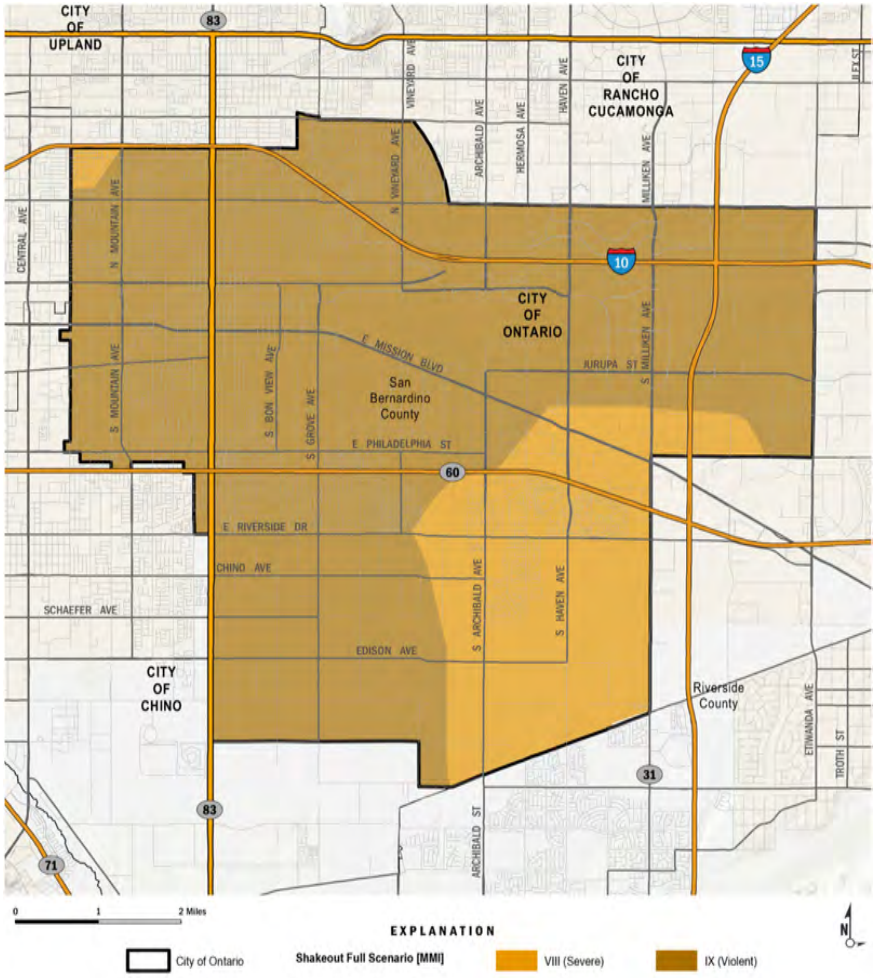


Figure 4-19: Shakeout Full Scenario



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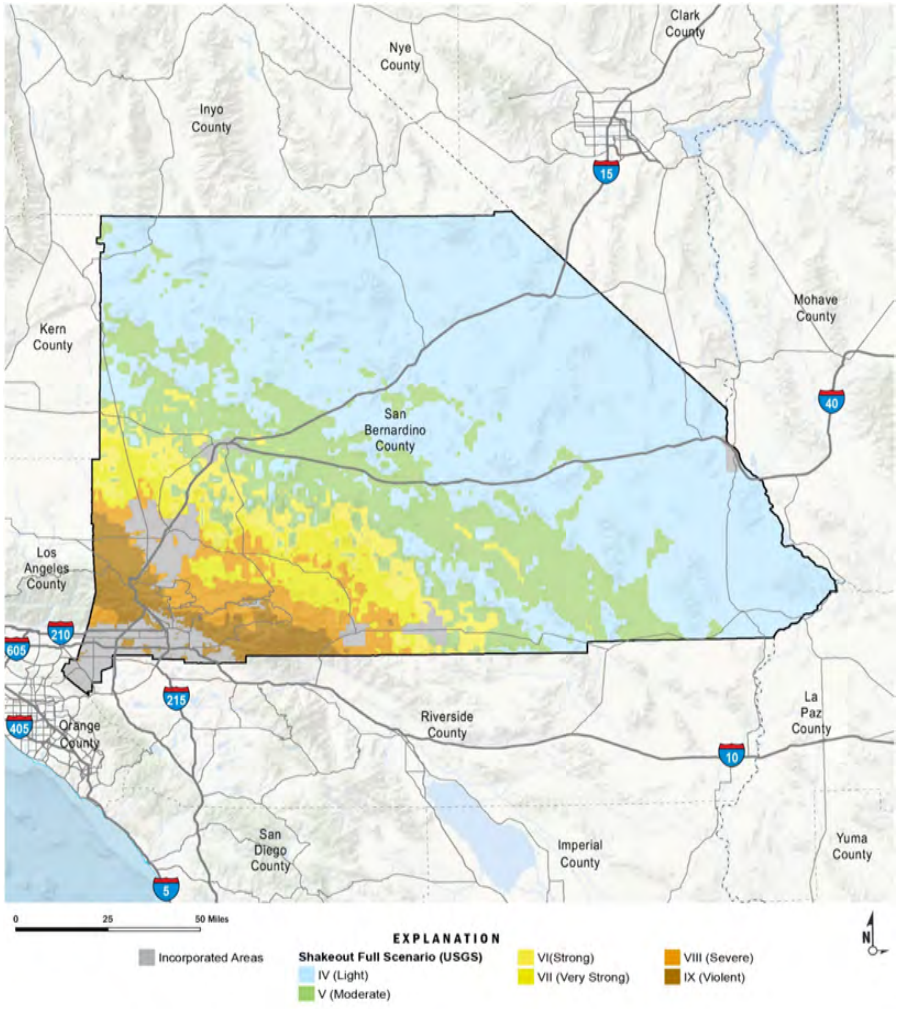


Figure 4-20: Great Shakeout Scenario MMI Classes



### 4.6.5 Frequency / Probability of Future Occurrences

While earthquakes occur less frequently than other primary natural hazard events, they have accounted for the greatest combined losses (deaths, injuries, and damage costs) in disasters since 1950 in California and have the greatest catastrophic disaster potential (Cal EMA, 2010).

The USGS estimates that the probability of an earthquake occurring over the next 30 Years in the Southern California with a magnitude of 6.7 or greater is 93 percent. Table 4-9 from the USGS lists Average time between earthquakes in the Southern California region together with the likelihood of having one or more such earthquakes in the next 30 years (starting from 2014). "Readiness" indicates the factor by which likelihoods are currently elevated, or lower, because of the length of time since the most recent large earthquakes. The values from the USGS include aftershocks. It is important to note that actual repeat times will exhibit a high degree of variability, and will almost never exactly equal the average listed in the table.

Table 4-9: Southern California Region Earthquake Probability

| Magnitude (greater than or equal to) | Average repeat time (years) | 30-year likelihood of one or more events | Readiness |
|---|---|---|---|
| **5** | .7 | 100% | 1.0 |
| **6** | 2.3 | 100% | 1.0 |
| **6.7** | 12 | 93% | 1.0 |
| **7** | 25 | 75% | 1.1 |
| **7.5** | 87 | 36% | 1.2 |
| **8** | 522 | 7% | 1.3 |

*Source: USGS UCERF3: A New Earthquake Forecast for California's Complex Fault System FS 2015-3309*

Uniform California Earthquake Forecasts (UCERF) estimated the likelihood that California will experience a magnitude 8 or larger earthquake in the next 30 years has increased from about 4.7% in 2007 (UCERF23F3F[2]) to about 7.0% for the thirty-year duration starting in 2014 (UCERF34F4F[3]). Several of the major Southern California faults have a high probability of

[2] USERF2 = 2008 California Earthquake Probabilities. In April 2008, scientists and engineers released a new earthquake forecast for the State of California called the UCERF. Compiled by USGS, Southern California Earthquake Center (SCEC), and the California Geological Survey (CGS), with support from the California Earthquake Authority, it updates the earthquake forecast made for the greater San Francisco Bay Area by the 2002 Working Group for California Earthquake Probabilities.

[3] UCERF3 = 2014 California Earthquake Probabilities. UCERF3 is the first type of model, representing the latest earthquake-rupture forecast for California. It was developed and reviewed by dozens of leading scientific experts from the fields of seismology, geology, geodesy, paleoseismology, earthquake physics, and earthquake engineering. As such, it represents the best available science with respect to authoritative estimates of the magnitude, location, and likelihood of potentially



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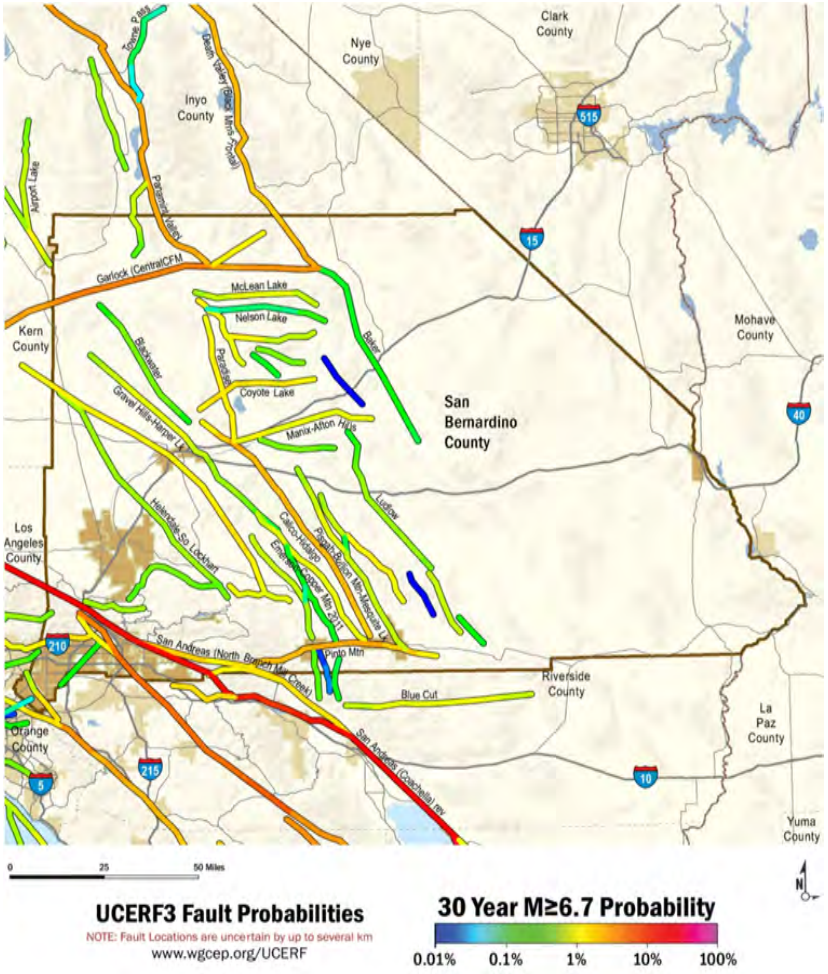


**Figure 4-21: UCERF3 Fault Probabilities**

damaging earthquakes throughout the state (further background on these models, especially with respect to ingredients, can be found in U.S. Geological Survey Fact Sheet 2008–3027, http://pubs.usgs.gov/fs/2008/3027/)



experiencing a Magnitude 6.7 or greater earthquake within the next 30 years (Figure 9-2); 59% probability of a M6.7 or greater on the Southern San Andreas Fault, 31% probability on the San Jacinto Fault, and 11% probability on the Elsinore Fault. These probabilities were determined by the USGS and CGS in a 2008 study (2007 Working Group on California Earthquake Probabilities, 2008, The Uniform California Earthquake Rupture Forecast, Version 2 (UCERF 2): U.S. Geological Survey Open-File Report 2007-1437 and California Geological Survey Special Report 203 [http://pubs.usgs.gov/of/2007/1437/]).

Figure 4-21 shows the locations of major faults in Southern California, including the four (4) major faults in relation to San Bernardino County region. These faults are the Southern San Andreas, the San Jacinto, the Elsinore, and the Garlock Faults. There are also many smaller faults within San Bernardino County capable of producing significant earthquakes. However, these four faults are considered by the United States Geological Survey (USGS) and the California Geological Survey (CGS) to be the most dangerous in the County. (California Geological Survey Special Publication 42, Interim Revision 2007, "Fault-Rupture Hazard Zones in California" - Alquist-Priolo Earthquake Fault Zoning Act).

### 4.6.6 Goals

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

### 4.6.7 Policies

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

S1-2 *Entitlement and Permitting Process*. We follow state guidelines and the California Building Code to determine when development proposals must conduct geotechnical and geological investigations.

S1-3 *Continual Update of Technical Information*. We maintain up-to-date California Geological Survey seismic hazard maps.

S1-4 *Seismically Vulnerable Structures*. We conform to state law regarding unreinforced masonry structures.



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## 4.7 High Winds

Severe wind storms pose a significant risk to life and property in Ontario by creating conditions that disrupt essential systems such as public utilities, telecommunications, and transportation routes. High winds can and do occasionally cause tornado-like damage to local homes and businesses. Severe windstorms can present a very destabilizing effect on the dry brush that covers local properties and urban wildland interface areas. High winds can have destructive impacts, especially to trees, power lines, and utility services.

### 4.7.1 Regulatory Environment

City of Ontario has adopted the 2013 California Building Standards Code to regulate development in areas at risk.

**Figure 4-22: Ontario is prone to wildfires associated with high "Santa Ana Winds".**

Severe windstorms can pose a significant risk to property and life in the region by creating conditions that disrupt essential systems such as public utilities, telecommunications, and transportation routes. High winds, including Santa Ana winds, can cause damage to homes, businesses, landscaping, public property and utilities, and pose threats to public safety, including accelerating a fire. The alluvial sand that underlies the majority of Ontario is generally granular, poorly consolidated, and very susceptible to erosion. In strong winds this sand can impact property, air quality and visibility.



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### 4.7.2 Past Occurrences

Each year there is a high probability that Ontario will be affected by high winds coming down the local canyons and the Cajon Pass.

While the effects of Santa Ana Winds are often overlooked, it should be noted that in 2003, two deaths in Southern California were directly related to the fierce condition. A falling tree struck one woman in San Diego. The second death occurred when a passenger in a vehicle was hit by a flying pickup truck cover launched by the Santa Ana Winds.

**The following Santa Ana wind events were featured in news resources during 2003:**

**January 6, 2003**
OC Register

"One of the strongest Santa Ana windstorms in a decade toppled 26 power poles in Orange early today, blew over a mobile derrick in Placentia, crushing two vehicles, and delayed Metrolink rail service." This windstorm also knocked out power to thousands of people in northeastern Orange County.

**January 8, 2003**
CBSNEWS.com

"Santa Ana's roared into Southern California late Sunday, blowing over trees, trucks and power poles. Thousands of people lost power."

**March 16, 2003**
Dailybulletin.com

Fire Officials Brace for Santa Ana Winds - - "The forest is now so dry and so many trees have died that fires, during relatively calm conditions, are running as fast and as far as they might during Santa Ana Winds. Now the Santa Ana season is here.

Combine the literally tinder dry conditions with humidity in the single digits and 60- 80 mph winds, and fire officials shudder."

The following is a glimpse of some major Santa Ana wind/windstorm events to hit the local area:

Major Windstorms / Santa Ana Wind Events
Riverside, San Bernardino and Orange County Area from 1961- 2011

Date Location and Damage

**November 5-6, 1961** Santa Ana winds. Fire in Topanga Canyon

**February 10-11,1973** Strong storm winds:. 57 mph at Riverside, 46 Newport Beach. Some 200 trees uprooted in Pacific Beach alone

**October 26-27, 1993** Santa Ana winds. Fire in Laguna Hills

**October 14, 1997** Santa Ana winds: gusts 87 mph in central Orange County. Large fire in Orange County



**December 29, 1997** Gusts 60+ mph at Santa Ana

**March 28-29, 1998** Strong storm winds in Orange County: sustained 30-40 mph. Gust 70 mph at Newport Beach, gust 60 Huntington Beach. Trees down, power out, and damage across Orange and San Diego Counties. 1 illegal immigrant dead in Jamul.

**September 2, 1998** Strong winds from thunderstorms in Orange County with gusts to 40mph. Large fires in Orange County

**December 6, 1998** Thunderstorm in Los Alamitos and Garden Grove: gust 50-60 mph called "almost a tornado" house and tree damage in Hemet.

**March 5-6, 2000** Strong thunderstorm winds at the coast: gust 60 mph at Huntington Beach property damage and trees downed along the coast

**April 1, 2000** Santa Ana winds: gust 93 mph at Mission Viejo, 67 Anaheim Hills

**December 25-26, 2000** Santa Ana winds: gust 87 mph at Fremont Canyon. Damage and injuries in Ontario, Mira Loma, Orange and Riverside Counties

**February 13, 2001** Thunderstorm gust to 89 mph in East Orange

**October 14 and 15, 2008** prolonged Santa Ana Wind event trees down, truck blown over in Ontario

**November 01, 2011** Santa Ana Wind event Trees down Trucks blown off freeway in Ontario

**December 01, 2011** Santa Ana Wind event Trees down trucks blown over in Ontario

### 4.7.3 Location/Geographic Extent

The entire city of Ontario is at risk for these high winds.

### 4.7.4 Magnitude/Severity

A windstorm event in the region can range from short term microburst activity lasting only minutes to a long duration Santa Ana wind condition that can last for several days as in the case of the January 2003 and October 2008 Santa Ana wind events. Windstorms in the City of Ontario area can cause extensive damage including heavy tree stands, structures, road and highway infrastructure, and critical utility facilities. The map shows clearly the direction of the Santa Ana winds as they travel from the stable, high-pressure weather system called the Great Basin High through the canyons and towards the low-pressure system off the Pacific.

Clearly the area of the City of Ontario is in the direct path of the ocean-bound Santa Ana winds. With an analysis of



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the high wind and tornado events depicted in the "Local History" section, we can deduce the common windstorm impact areas including impacts on life, property, utilities, infrastructure and transportation. Additionally, if a windstorm disrupts power to local residential communities, the American Red Cross and City resources might be called upon for care and shelter duties. Displacing residents and utilizing City resources for shelter staffing and disaster cleanup can cause an economic hardship on the community.

## Location and Geographic Extent

The entire city of Ontario is at risk for these high winds. The National Weather Service uses the Beaufort Scale to measure the magnitude and extent of the wind hazard from 0 to 12. In the Ontario area during wind events the Beaufort Scale can range from 8 to 12 on a regular basis.

| | Wind Speed | Description | Waves |
|---|---|---|---|
| 1 | 1 - 3 | Light airs | Ripples. |
| 2 | 4 - 6 | Light breeze | Small wavelets. |
| 3 | 7 - 10 | Gentle breeze | Occasional crests. |
| 4 | 11 - 16 | Moderate breeze | Frequent white horses. |
| 5 | 17 - 21 | Fresh breeze | Moderate waves, many white crests. |
| 6 | 22 - 27 | Strong breeze | Large waves, white foam crests. |
| 7 | 28 - 33 | Near gale | Sea heaps up, spray, breaking waves, foam blows in streaks. |
| 8 | 34 - 40 | Gale | Moderate / high waves (5.5m), breaking crests. Foam blows in streaks. |
| 9 | 41 - 47 | Severe gale | High waves. (7m), spray affects visibility. Dense streaks of foam along the direction of wind. Crests of waves topple and roll over. |
| 10 | 48 - 55 | Storm | Very high waves (9m) long breaking crests |
| 11 | 55 - 63 | Violent Storm | Exceptional waves. Sea covered in foam. Visibility affected. |
| 12 | 64 + | Hurricane | Huge waves. The air filled with foam and spray. Sea completely white with driving spray. Visibility very seriously affected. |



### 4.7.4.1 Life and Property

Based on the history of the region, windstorm events can be expected, perhaps annually, across widespread areas of the city which can be adversely impacted during a windstorm event. This can result in the involvement of City of Ontario emergency response personnel during a wide ranging windstorm or microburst tornadic activity. Both residential and commercial structures with weak reinforcement are susceptible to damage. Wind pressure can create a direct and frontal assault on a structure, pushing walls, doors, and windows inward. Conversely, passing currents can create lift suction forces that pull building components and surfaces outward. With extreme wind forces, the roof or entire building can fail causing considerable damage.

Debris carried along by extreme winds can directly contribute to loss of life and indirectly to the failure of protective building envelopes, siding, or walls. When severe windstorms strike a community, downed trees, power lines, and damaged property can be major hindrances to emergency response and disaster recovery.

### 4.7.4.2 Utilities

Historically, falling trees have been the major cause of power outages in the region. Windstorms such as strong microbursts and Santa Ana Wind conditions can cause flying debris and downed utility lines. For example, tree limbs breaking in winds of only 45 mph can be thrown over 75 feet. As such, overhead power lines can be damaged even in relatively minor windstorm events. Falling trees can bring electric power lines down to the pavement, creating the possibility of lethal electric shock. Rising population growth and new infrastructure in the region creates a higher probability for damage to occur from windstorms as more life and property are exposed to risk.

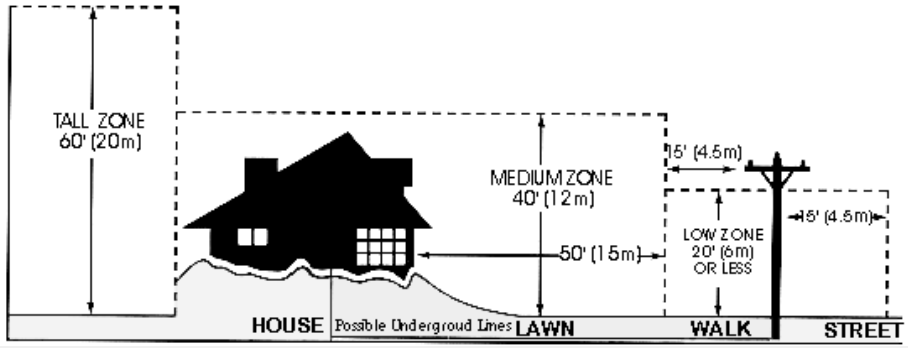


Figure 4-23: Windstorm Zones

### 4.7.4.3 Infrastructure

Windstorms can damage buildings, power lines, and other property and infrastructure due to falling trees and branches. During wet winters, saturated soils cause trees to become less stable



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and more vulnerable to uprooting from high winds. Windstorms can result in collapsed or damaged buildings or blocked roads and bridges, damaged traffic signals, streetlights, and parks, among others. Roads blocked by fallen trees during a windstorm may have severe consequences to people who need access to emergency services. Emergency response operations can be complicated when roads are blocked or when power supplies are interrupted. Industry and commerce can suffer losses from interruptions in electric services and from extended road closures. They can also sustain direct losses to buildings, personnel, and other vital equipment. There are direct consequences to the local economy resulting from windstorms related to both physical damages and interrupted services.

#### 4.7.4.4 Increased Fire Threat

Perhaps the greatest danger from windstorm activity in Southern California comes from the combination of the Santa Ana winds with the major fires that occur every few years in the urban/wildland interface. With the Santa Ana winds driving the flames, the speed and reach of the flames is even greater than in times of calm wind conditions. The higher fire hazard raised by a Santa Ana wind condition requires that even more care and attention be paid to proper brush clearances on property in the wildland/urban interface areas.

#### 4.7.4.5 Transportation

Windstorm activity can have an impact on local transportation in addition to the problems caused by downed trees and electrical wires blocking streets and highways. During periods of extremely strong Santa Ana winds, major highways can be temporarily closed to truck and recreational vehicle traffic. However, typically these disruptions are not long lasting, nor do they carry a severe long term economic impact on the region.

### 4.7.5 Frequency/Probability of Future Occurrences

High winds can occur at any time and Santa Ana winds come primarily each year from August to December, but with climate change those months can vary each year.

### 4.7.6 Goals

S5 Reduced risk of injury, property damage and economic loss resulting from windstorms and wind-related hazards.

### 4.7.7 Policies

S5-1 *Backup Power in Critical Facilities*. We require backup power be maintained in critical facilities.

S5-2 *Dust Control Measures*. We require the implementation of Best Management Practices for dust control at all excavation and grading projects.

S5-3 *Grading in High Winds*. We prohibit excavation and grading during strong wind conditions, as defined by the Building Code.



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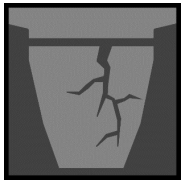
## 4.8 Dam Failure Hazard Profile



A dam failure is usually the result of neglect, poor design, and/or structural damage caused by a major event such as an earthquake. When a dam failure occurs, a gigantic quantity of water is suddenly released, destroying infrastructure and flooding the area downstream of the dam (ABAG, 2011).

Dams are man-made structures built for a variety of uses. Uses include agriculture, flood protection, power generation, recreation, and water supply. Dam failure can occur with little warning. As outlined by FEMA, dam failure can occur due to one or a combination of the following reasons:

- Overtopping caused by floods that exceed the capacity of the dam.
- Deliberate acts of sabotage to the dam.
- Structural failure of materials used in dam construction.
- Movement and/or failure of the foundation supporting the dam.
- Settlement and cracking of concrete in the dam.
- Piping and internal erosion of soil in the dams.
- Inadequate maintenance and upkeep of the dam.

The San Antonio Dam above Upland is the only dam that could affect the City of Ontario. A large release event from San Antonio Dame would cause extensive property damage and temporary displacement of hundreds of households. Regulatory Environment

Dam regulatory requirements at a federal, state, and local level are critical for the safeguarding of agriculture, economy, power supply, and quality of life in the City. At the federal level, FEMA is working to protect from dam failure through the National Dam Safety Program (NDSP). The Water Resources and Development Act of 1996 formally established the NDSP. The NDSP is a partnership of the states, federal agencies, and other stakeholders to encourage individual and community responsibility for dam safety. The Dam Safety and Security Act of 2002, signed into law on December 2, 2002, reauthorized the NDSP for 4 more years and added enhancements to the 1996 Act that are designed to safeguard dams against terrorist attacks (FEMA, 2010).

Since 1972, the USACE has maintained the National Inventory of Dams (NID). Dams included in the NID are either greater than 25 feet high, hold more than 50 acre-feet of water, or are considered a significant hazard if they were to fail. Dams are classified based on the severity or magnitude of the potential devastation and losses of human life, economic, and environmental resources. Dam hazard classifications are defined as follows:

- High Hazard – loss of one human life is likely if a dam failure should occur.
- Significant Hazard – possible loss of human life and likely significant property or environmental destruction if a dam failure should occur.
- Low Hazard – no probable loss of human life and low economic, and/or environmental losses if a dam failure should occur.

At a state level, laws pertaining to the California dam safety program were originally adopted in 1929. Under this program, the DWR's Division of Safety of Dams (DSoD) independently reviews and evaluates designs of new dams. DWR performs



frequent inspections of dams under construction and of those recently completed to verify compliance with approved plans and specifications.

In the State of California, a number of governmental bodies, specifically the California Emergency Management Agency (Cal EMA) and the California Department of Water Resources (DWR), Division of Safety of Dams (DOSOD), manage the state dam safety program. Within the State, Title 19, Public Safety, Division 2 (Office of Emergency Services), Chapter 2 (Emergencies and Major Disaster), Subchapter 4 (Dam Inundation Mapping Procedures) of the California Code of Regulations (CCR) codifies the mapping criteria for dam owners and operators, specifying the mapping scope and mapping notification requirements. Dam owners are required to submit both a technical report and emergency inundation map to Cal EMA when one of the following applies:

- "Notice of Application" is filed with DWR, DOSOD; or,
- A dam is under construction (new and rehabilitation); or,
- A waiver previously granted by the Cal EMA is no longer applicable; or,
- Changes in land use and or drainage ways within the inundation zone.

The CCR identifies the scope of dam inundation mapping, which is to include the following:

- Delineated lateral boundaries and terminations of the inundation area.
    - The boundary is terminated where floodwaters become less than one (1) foot above the elevation existing before the dam failure and the water velocity is less than 8.8 feet per second.
    - Alternatively, the boundary at which the inundation area may be terminated could be an existing body of water or channel in which dam waters are discharged, provided the dam breach flood discharge does not increase the water elevation by greater than one (1) foot above the flood stage that would have occurred under non-breach conditions or cause additional downstream cumulative impacts.
- Cross-sections located along the floodway at appropriate intervals indicating the following information:
    - Sequential cross-section number,
    - Distance from dam,
    - Flood-wave arrival time,
    - Flood-wave maximum elevation,
    - De-flood time (the amount of time it would take for conditions to return to pre-flood conditions) and,
    - Peak flow.

According to the CCR, approval of an inundation map may be revoked when the inundation map no longer meets the requirements and is no longer an accurate emergency planning document. Upon notification of noncompliance by Cal EMA, the dam owner is required to submit a new and compliant inundation map and technical study within 180 days.

Under the regulation of DSoD, dam owners and operators in San Bernardino County are required to routinely inspect their facilities. These inspections and evaluations will alert owners and operators to potential dam failures and allow immediate action to remedy the problem.

### 4.8.1 Past Occurrences

There has been no dam failures in the Ontario area.



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### 4.8.2 Location/Geographic Extent

The dam inundation area is primarily the west side of Ontario as shown in Figure 4-24.

### 4.8.3 Magnitude/Severity

Since 1972, the State has required inundation maps for most dams, showing those areas within the potential dam failure inundation zone. The area affected will be the downtown area and residential of the City of Ontario with a small part of the commercial area in the south.

***Important to note: Pursuant to Government Code Section 8589.4, which is commonly referred to as the Potential Flooding - Dam Inundation Act (the "PFDI Act"), inundation maps must be prepared, delivered and approved by the OES. These maps show areas of potential flooding in the event of sudden or total failure of any dam, the failure of which would result in death or personal injury.***

### 4.8.1 Frequency/Probability of Future Occurrences

The probability of a dam failure is extremely rare. The San Antonio Dam only has water behind it in the rainy months. The water is usually passed through on the way to the Prado Dam area in Chino. Even if the dam was full and a complete failure occurred there are 2 below ground freeways (the 10 and the 210) which would channel the water flows around Ontario. The impact to Ontario would be minimal at worst.

### 4.8.2 Goals

S2 Minimized risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.

### 4.8.3 Policies

S2-1*Entitlement and Permitting Process*. We follow State guidelines and building code to determine when development proposals require hydrological studies prepared by a State-certified engineer to assess the impact that the new development will have on the flooding potential of existing development down-gradient.

S2-2 *Flood Insurance*. We will limit development in flood plains and participate in the National Flood Insurance Program.

S2-3 *Facilities that Use Hazardous Materials*. We comply with state and federal law and do not permit facilities using, storing, or otherwise involved with substantial quantities of onsite hazardous materials to be located in the 100 year flood zone unless all standards of elevation, flood proofing and storage have been implemented to the satisfaction of the Building Department.

S2-4 *Prohibited Land Uses*. We prohibit the development of new essential and critical facilities in the 100-year floodplain.

S2-5 *Storm Drain System*. We maintain and improve the storm drain system to minimize flooding

S2-6 *Use of Flood Control Facilities*. We encourage joint use of flood control facilities as open space or other types of recreational facilities.



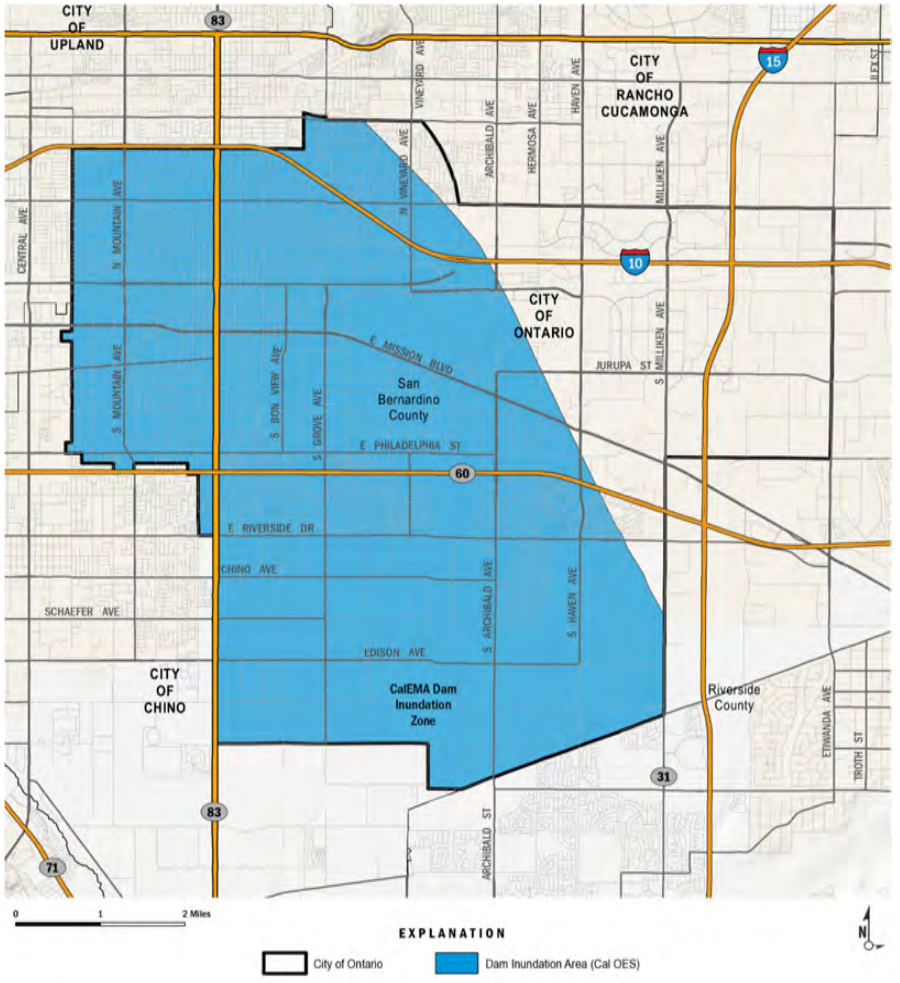


Figure 4-24: Dam Inundation Areas in Ontario



EXHIBIT A

# 4.9 Climate Change

Climate change refers to any distinct change in measures of climate lasting for a long period of time, more specifically major changes in temperature, rainfall, snow, or wind patterns. Climate change may be limited to a specific region, or may occur across the whole Earth. Climate change may result from:

- Natural factors (e.g., changes in the Sun's energy or slow changes in the Earth's orbit around the Sun);
- Natural processes within the climate system (e.g., changes in ocean circulation); and
- Human activities that change the atmosphere's make-up (e.g., burning fossil fuels) and the land surface (e.g., cutting down forests, planting trees, building developments in cities and suburbs, etc.).

The effects of climate change are varied: warmer and more varied weather patterns, melting ice caps, and poor air quality, for example. As a result, climate change impacts a number of natural hazards.

The 2013 State of California Multi-Hazard Mitigation Plan stated that climate change is already affecting California. Sea levels have risen by as much as seven inches along the California coast over the last century, increasing erosion and pressure on the state's infrastructure, water supplies, and natural resources. The State has also seen increased average temperatures, more extreme hot days, fewer cold nights, a lengthening of the growing season, shifts in the water cycle with less winter precipitation falling as snow, and both snowmelt and rainwater running off sooner in the year. In addition to changes in average temperatures, sea level, and precipitation patterns, the intensity of extreme weather events is also changing.

The City of Ontario's highest risk is drinking water short fall, but Ontario in 2014 put a Community Climate Change Action Plan together to assist in reducing the carbon footprint of the city and reduce the greenhouse gases. This followed a County wide EIR by SANBAG in 2013 for greenhouse gas reduction

### 4.9.1 Regulatory Environment

The City of Ontario has adopted the following policies to respond to Climate Change Issues

- 2014 Community Climate Change Action Plan
- 2013 SANBAG Greenhouse Gas Reduction EIR
- 2010 Ontario Plan
- 2009 Emergency Water Conservation Ordinance

#### 4.9.1.1 The Sustainable Communities and Climate Protection Act of 2008

The Sustainable Communities and Climate Protection Act of 2008 (Sustainable Communities Act, SB 375, Chapter 728, Statutes of 2008) looks to reduce GHG emissions through coordinated transportation and land use planning with the goal of more sustainable communities. Regional targets are established for GHG emissions reductions from passenger vehicle use by the sustainable communities strategy (SCS) established by each metropolitan planning organization (MPO). The SCS is an integral part of the regional transportation plan (RTP) and contains land use, housing, and transportation strategies to meet GHG reductions targets. In San Bernardino County, the South Coast Air Quality Management District facilitates compliance with the federal Clean Air Act and implements the state's air quality program.



The Office of Planning and Research's General Plan Guidelines and SB 375 builds upon Assembly Bill 162 (flood protection) and Senate Bill 1241 (fire protection) and supports Safeguarding California implementation.

SB 375 also supports Assembly Bill 2140 which requires that a City/County General Plan contains a safety element in addition to a Hazard Mitigation Plan. AB 2140 also requires a vulnerability assessment, adaptation goals, policies and objectives, and a set of feasible implementation measures.

#### 4.9.1.2 California Adaptation Planning Guide (APG)

The State of California has been taking action to address climate change for over 20 years, focusing on both greenhouse gas emissions reduction and adaptation. The California Adaptation Planning Guide (APG) continues the state's effort by providing guidance and support for communities addressing the unavoidable consequences of climate change.

Based on upon specific factors, 11 Climate impact regions were identified. Some of the regions were based on specific factors particularly relevant to the region. As illustrated in Figure 4-25 San Bernardino County is located in the Desert Region.

**Figure 4-25: Climate Impact Regions**



EXHIBIT A

The Desert is a heavily urbanized inland region (4.3+ million people) made up of sprawling suburban development in the west near the South Coast region and vast stretches of open, largely federally owned desert land to the east. Prominent cities within the desert portion include Palm Springs (44,500+) and El Centro (42,500+). The region's character is defined largely by the San Gabriel Mountains, San Gorgonio Mountains, San Jacinto Mountains, and smaller inland mountains reaching through the desert to the Colorado River, which borders the region on the east. Communities in the Desert region should consider evaluating the following climate change impacts:

- Reduced water supply
- Increased temperature
- Reduced precipitation
- Diminished snowpack
- Wildfire risk
- Public health and social vulnerability
- Stress on special-status species

### 4.9.2 Agencies

- Ontario Fire Department
- Santa Ana Regional Water Quality
- South Coast Air Quality
- San Bernardino County Fire Environmental Health
- San Bernardino County Agriculture
- California Environmental Protection Agency
- Governor's Office of Planning and Research
- California Air Resources Board
- California Business, Consumer Services, and Housing Agency
- California Government Operations Agency
- California Natural Resources Agency
- California Department of Public Health
- California Emergency management Agency, Cal-EMA
- California Transportation Agency
- California Energy Commission
- California Public Utilities Commission
- California Department of Food and Agriculture
- California Department of Forestry and Fire Protection
- California Department of Fish and Wildlife
- California Department of Transportation
- California Department of Water Resources
- California Department of Resources Recycling and Recovery
- California State Water Resources Control Board
- Federal Environmental Protection Agency EPA
- Federal Department of Energy DOE
- Federal Department of Interior
- Federal Department of Agriculture



- NOAA National Oceanic and Atmospheric Administration

### 4.9.3 Past Occurrences

Climate change has never been directly responsible for any declared disasters. Past flooding, wildfire, levee failure, and drought disasters may have been exacerbated by climate change, but it is impossible to make direct connections to individual disasters. In addition, unlike earthquake and floods that occur over a finite time period, climate change is an on-going hazard, the effects of which some are already experiencing. Other effects may not be seriously experienced for decades, or may be avoided altogether by mitigation actions taken today.

According to the California State Hazard Mitigation Plan (SHMP), the worst single heat wave event in California occurred in Southern California in 1955, when an eight-day heat wave resulted in 946 deaths. The July 2006 heat wave in California caused approximately 140 deaths over a 13-day period.

At this time Ontario has been able to respond to climate change issues by enforcing water conservation during periods of drought and the utilization of both public and private facilities as cooling centers during heat waves.

### 4.9.4 Location/Geographic Extent

The effects of climate change are not limited by geographical borders. San Bernardino County, the State of California, the United States, and the rest of the world are all at risk to climate change. As such, the entire County is at risk to the effects of climate change.

Figure 4-26 and Figure 4-27 provide Cal Adapt[4] modeled decadal July high temperature averages for 2010 and 2090. These figures provide current decade-long July temperature averages and possible annual high heating trends for the remaining portion of the century. The data presented in the figures represent a "projection" of potential future climate scenarios, they are not predictions. These figures illustrate how the climate may change based on a variety of different potential social and economic factors. The visualizations are comprised of average values from Coupled Climate model 2.1 (GFDL), Community Climate System Model Version 3 (CCSM3), Coupled Global Climate Model Version 3 (CNRM) and Parallel Climate Model 1 (PCM1). During the next few decades, scenarios project average temperature to rise between 1° and 2.3°F; however, the projected temperature increases begin to diverge at mid-century so that, by the end of the century, the temperature increases projected in the higher emissions scenario (A2) are approximately twice as high as those projected in the lower emissions scenario (B1). Customizable maps can be viewed at http://cal-adapt.org/temperature/decadal/

[4] Cal-Adapt has been funded to provide access to data and information that has been produced by the State's scientific and research community. The data available in this site offer a view of how climate change might affect California at the local level.



EXHIBIT A

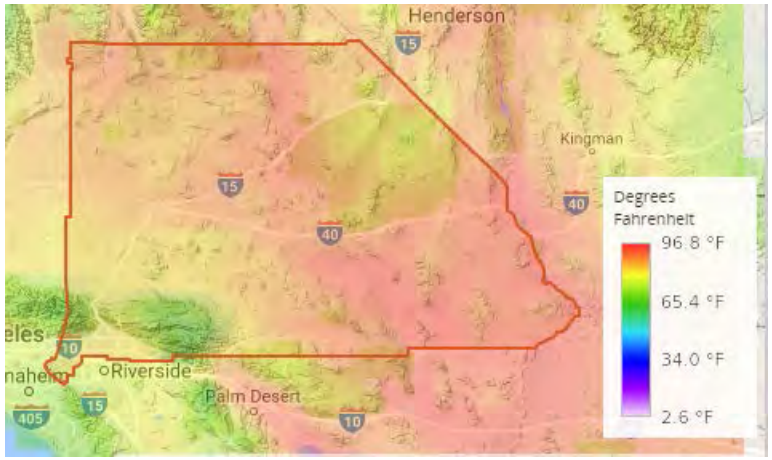


Figure 4-26: July Decadal Average High Temperature Map; 2010

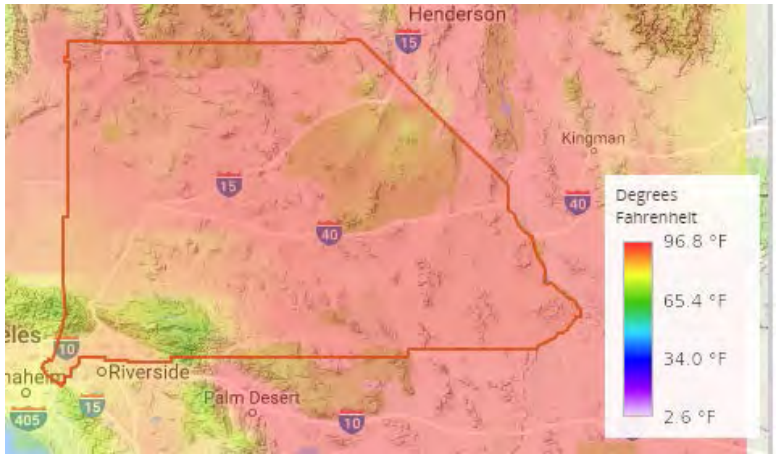


Figure 4-27: July Decadal Average High Temperature Map; 2090



### 4.9.5 Magnitude/Severity

Ontario has identified that the sick, elderly and the young are at risk for climate change exposures.

The California Adaptation Planning Guide has calculated projections for changes in temperature, precipitation, heat waves, snowpack and wildfire risk in the desert area, as shown in Table 4-10. Hotter, drier conditions are expected to exist in the desert area, increasing the risk for other natural hazards.

Table 4-10: From APG: Table 41. Summary of Cal-Adapt Climate Projections for the Desert Region

| Effect | Ranges |
|---|---|
| **Temperature Change, 1990-2100** | January increase in average temperatures: 2°F to 4°F by 2050 and 5°F to 8°F by 2100 July increase in average temperatures: 3°F to 5°F by 2050 and 6°F to 9°F by 2100 (Modeled high temperatures; high carbon emissions scenario) |
| **Precipitation** | Generally, annual rainfall will decrease in the most populous areas. Wetter areas like the western part of Riverside and southwestern San Bernardino counties will experience a 2 to 4 inch decline by 2050 and 3.5 to 6 inch decline by the end of the century. Big Bear is expected to lose around 8 inches per year by 2090. Southern Imperial County will have a small decline of about 0.5 inches. The eastern, desert portion of the region will see little to no change in annual rainfall. (CCSM3 climate model; high carbon emissions scenario) |
| **Heat Wave** | Heat waves are defined by five consecutive days over temperatures in the 100s over most of the region. Three to five more heat waves will be experienced by 2050, increasing to 12 to 16 in the western parts of the region to more than 18 to 20 in the eastern parts of the region. |
| **Snowpack** | March snowpack in the Big Bear area will diminish from the 2.5- inch level of 2010 to 1.4 inches in 2030 and almost zero by 2090. (CCSM3 climate model; high emissions scenario) |
| **Wildfire Risk** | Most areas are projected to have the same or slightly increased likelihood of wildfire risk. The major exceptions are the Mecca San Gorgonio and San Jacinto Mountains, where wildfire will be 1.5 and 2.0 times more likely. (GFDL model, high carbon emissions scenario) |

*Public Interest Energy Research, 2011. Cal-Adapt. Retrieved from http://cal-adapt.org]*

The California Climate Adaptation Strategy (CAS), citing a California Energy Commission study, states that "over the past 15 years, heat waves have claimed more lives in California than all other declared disaster events combined." This study shows that California is getting warmer, leading to an increased frequency, magnitude, and duration of heat waves. These factors may lead to increased mortality from excessive heat, as shown in Figure 4-47.



EXHIBIT A

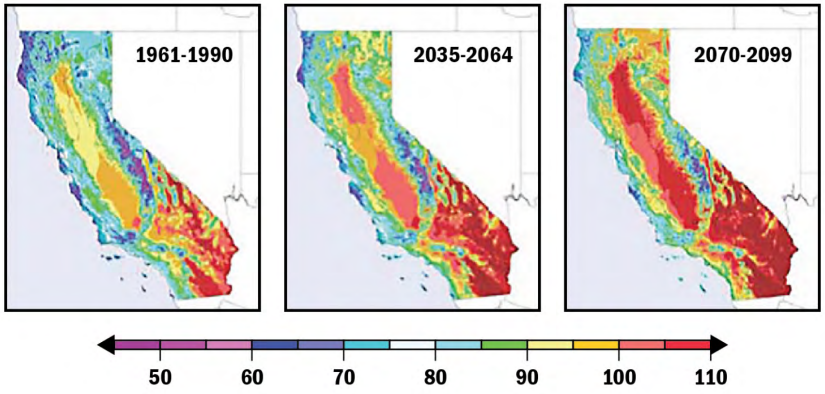


Figure 4-28: California Historical and Projected Temperature Increases - 1961 to 2099

*Source: Dan Cayan; California Climate Adaptation Strategy*

### 4.9.6 Frequency/Probability of Future Occurrences

Climate change is one of the few natural hazards where the probability of occurrence is influenced by human action. In addition, unlike earthquake and floods that occur over a finite time period, climate change is an on-going hazard.

The 2009 Climate Adaptation Strategy (CAS) delineated how climate change may impact and exacerbate natural hazards in the future, including wildfires, extreme heat, floods, drought, and levee failure:

- Climate change is expected to lead to increases in the frequency, intensity, and duration of extreme heat events and heat waves in San Bernardino County and the rest of California, which are likely to increase the risk of mortality and morbidity due to heat-related illness and exacerbation of existing chronic health conditions. Those most at risk and vulnerable to climate-related illness are the elderly, individuals with chronic conditions such as heart and lung disease, diabetes, and mental illnesses, infants, the socially or economically disadvantaged, and those who work outdoors.
- The Desert region relies on water from the Colorado River and the State Water Project. Both of these sources begin with mountain snowpack. Climate change will result in drastically reduced supply from these sources. Declining snowpack in the San Gabriel Mountains, San Gorgonio Mountains, and San Jacinto Mountains will lead to permanently diminished local water supply.
- Higher temperatures will melt the snowpack earlier and drive the snowline higher, resulting in less snowpack to supply water to California users.
- Droughts are likely to become more frequent and persistent in the 21st century.
- Intense rainfall events, periodically ones with larger than historical runoff, will continue to affect California with more frequent and/or more extensive flooding.



- Storms and snowmelt may coincide and produce higher winter runoff. Together, these changes will increase the probability of dam and levee failures in the San Bernardino County Flood Control District.
- Warmer weather, reduced snowpack, and earlier snowmelt can be expected to increase wildfire risk through fuel hazards and ignition risks. These changes can also increase plant moisture stress and insect populations, both of which affect forest health and reduce forest resilience to wildfires. An increase in wildfire intensity and extent will increase public safety risks, property damage, fire suppression and emergency response costs to government, watershed and water quality impacts, vegetation conversions and habitat fragmentation.

### 4.9.7 Planned Development

Ontario has no at-risk areas.

### 4.9.8 Goals, Policies, and Objectives

The City of Ontario has adopted the following policies to respond to Climate Change Issues

- 2014 Community Climate Change Action Plan
- 2013 SANBAG Greenhouse Gas Reduction EIR
- 2010 Ontario Plan
- 2009 Emergency Water Conservation Ordinance

### 4.9.9 Implementation Measures

Ontario does not have any at-risk areas for climate change. The City is actively working on reducing its greenhouse gases by implementing the Community Climate Change Action Plan, the 2013 EIR by SANBAG and the 2010 Ontario Plan.



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## 4.10 Terrorism Profile

There is no single, universally accepted definition of terrorism, however, FEMA defines "terrorism" as intentional, criminal, malicious acts. FEMA document 386-7 refers to terrorism specifically as the use of Weapons of Mass Destruction (WMD), including biological, chemical, nuclear, and radiological weapons; arson, incendiary, explosive, and armed attacks; industrial sabotage and intentional hazardous materials releases; and "cyberterrorism."

FEMA developed the Integrated Emergency Management System (IEMS) using an all-hazards approach. While the IEMS was established as an "all-hazard" approach, responding to the threat of terrorism (referred to as counterterrorism) came to be viewed as the responsibility of law enforcement, defense, and intelligence agencies. Furthermore, defensive efforts to protect people and facilities from terrorism (referred to as **antiterrorism**) were generally limited to the government sector, the military, and some industrial interests.

While the term "mitigation" refers generally to activities that reduce loss of life and property by eliminating or reducing the effects of disasters, in the terrorism context it is often interpreted to include a wide variety of preparedness and response actions. For the purposes of this document, the traditional meaning will be assumed; that mitigation refers to specific actions that can be taken to reduce loss of life and property from manmade hazards by "modifying the built environment" or antiterrorism to reduce the risk and potential consequences of these hazards.

### 4.10.1 Antiterrorism Regulatory Environment

Adopted on February 9th, 2012 and updated on October 1st, 2013, United Facilities Criteria (UFC) 4-010-01 defines the United States Department of Defense's (DoD) minimum antiterrorism standards for both new and existing buildings. The document applies to DoD buildings, National Guard buildings, visitor centers and museums, visitor control facilities and expeditionary structures. Historic preservation compliance for implementation of anti-terrorism standards, philosophy, design strategies and assumptions are all taken into account. Site planning, structural design, architectural design, and electrical and mechanical design are discussed in detail in Appendix B. The document is available to the public and be found online.

#### 4.10.1.1 Counterterrorism Regulatory Environment

After the Waterman Terrorism Incident on December 2nd, 2015 two full time positions with a regional FBI-led terrorist task force (FBI's Joint Terrorism Task Force) were created. These task force officers have the clearance to conduct terrorism investigations in the County. The Task Force includes partners from Homeland Security Investigations (HIS), the San Bernardino Police Department, the San Bernardino County Sheriff's Department, the Riverside County Sheriff's Department, the Ontario Police Department, the Riverside Police Department, the Corona Police Department and the Chino Police Department. For more information regarding the positions, contact the San Bernardino Police Department at (909) 384-5742.

According to the State of California Department of Justice's Anti-terrorism program website, the Anti-terrorism program works with federal, state and local law enforcement agencies to detect, investigate, prosecute, dismantle, prevent and respond to domestic and international terrorist activities.



The State of California Bureau of Security and Investigative Services' Power to Arrest Course includes a Weapons of Mass Destruction (WMD) & Terrorism Awareness section. More information regarding the course can be found in the Bureau of Security and Investigative Services California Code of Regulations. Past Occurrences

There have been two terrorist attacks recorded in San Bernardino County. Table 4-11 describes both attacks.

**Table 4-11: Terrorist Attacks in San Bernardino County**

| Date | Perpetrator Group | Fatalities | Injured | Target Type |
|---|---|---|---|---|
| **3/16/1970** | White Extremists | 0 | 1 | Government (General) |
| **12/2/2015** | Unaffiliated Individuals | 16 | 17 | Government (General) |

*Source: Global Terrorism Database*

The state of California has experienced 574 terrorist attacks from 1970-2011 (Integrated United States Security Database (IUSSD): Data on the Terrorist Attacks in the United States Homeland, 1970-2011, 2012). Figure 4-29 shows the types of terrorist attacks in the state of California from 1970 to the present.

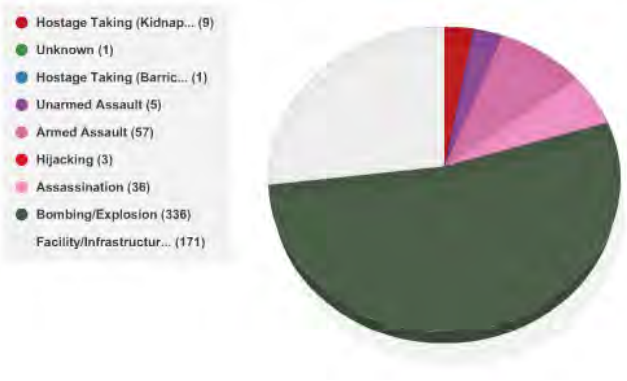


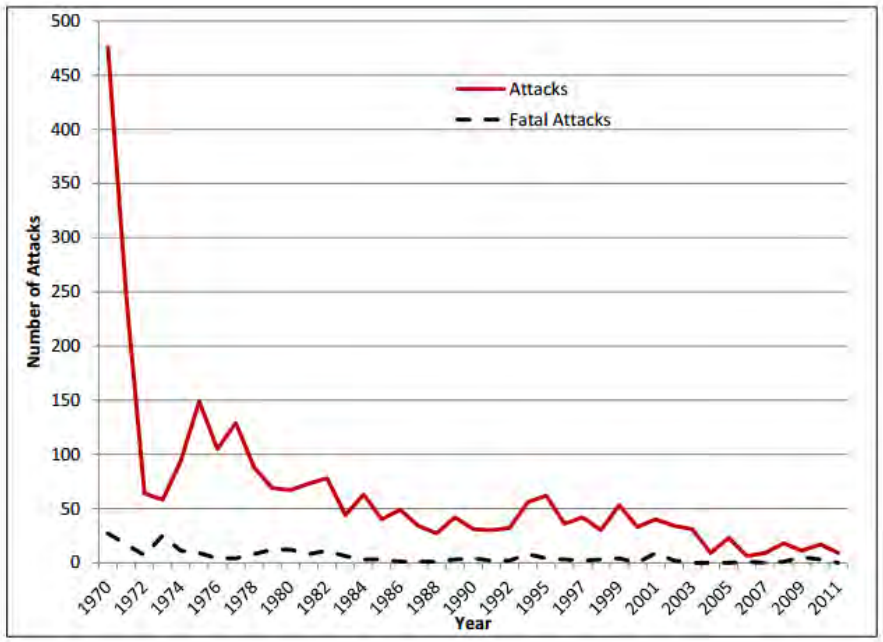

**Figure 4-29: Types of Terrorist Attacks in California from 1970- Present**

*Source: Global Terrorism Database*

As seen in Figure 4-30, since 1970, the number of terrorist attacks in the United States has steadily decreased. According to the heritage.org website, most terrorist attacks on America happen outside our nation's borders. The number of international terrorist attacks against the United States from 1970-2011 is shown in Figure 4-31.



EXHIBIT A




Note: There were 2,608 total attacks and 226 fatal attacks between 1970 and 2011.

**Figure 4-30: Total and Fatal Terrorist Attacks in the United States by Year**

*Source: Nine facts about terrorism in the United States since 9/11, The Washington Post 9/11/2013*

### 4.10.2 Location/ Geographic Extent

Unlike natural hazards, which often follow patterns and can be forecasted, manmade hazards such as acts of terrorism are much more unpredictable. Terrorists have the ability to choose targets and tactics and can often adjust conditions to achieve their objective. Terrorist attacks are often in a more specific location rather than a widespread, more predictable area such as a flood plain. As demonstrated in the Waterman Terrorism Incident, "homegrown terrorists" (self- radicalizing and pulls off their attacks without any help or communication with people in other countries) are even harder to detect and predict.

Translating most manmade hazard profiles into meaningful geospatial information is difficult at best. Instead, the planning team will use an asset-specific approach, identifying potentially at-risk critical facilities and systems in the community. Once a comprehensive list of assets has been developed, it will be prioritized so that the community's efforts can be



directed to protect the most important assets first. Then, beginning with the highest priority assets, the vulnerabilities of each facility or system to each type of hazard will be assessed (FEMA, 2003).

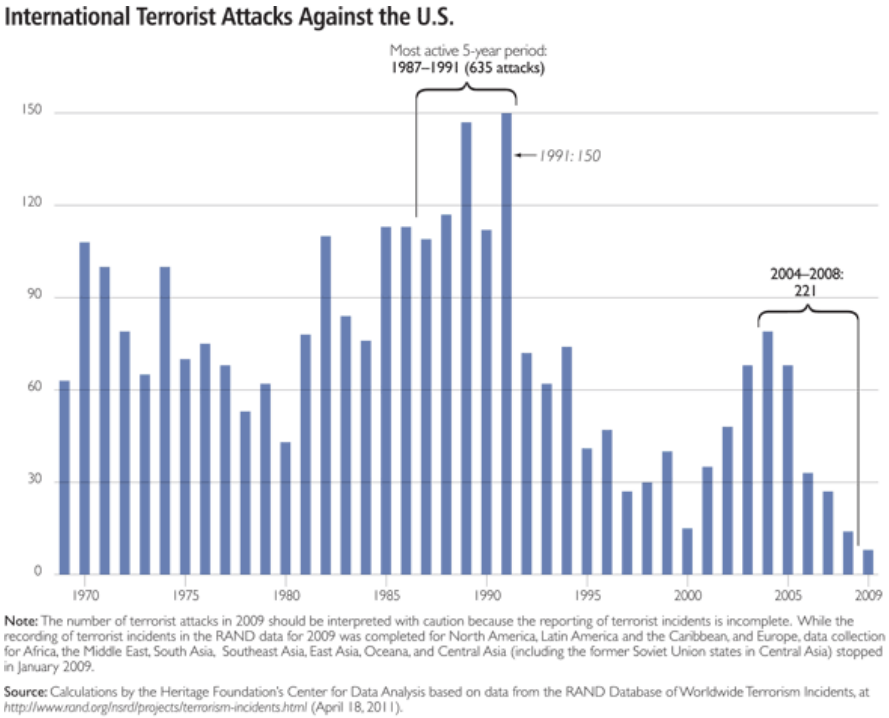



**Figure 4-31: International Terrorist Attacks Against the United States**

*Source: Terror Trends: 40 Years' Data on international and Domestic Terrorism, Heritage.org 5/20/2011*

### 4.10.3 Magnitude/ Severity

As previously discussed, predicting terrorist attacks cannot be done with the same level of accuracy as predicting a natural hazard and its potential impacts on the community. However, we can learn from past terrorist incidents. Table 4-12 profiles 10 different types of terrorist attacks and technological hazards.



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### 4.10.4 Frequency/ Probability of Future Occurrences

We can usually forecast the type, frequency and location of a natural hazard thanks to the laws of physics and nature. However, when dealing with manmade hazards such as terrorism, we are often dealing with functions of the human mind-malevolence, incompetence, carelessness and other behaviors. These actions cannot be predicted with any accuracy, therefore, there is the potential for an act of terrorism to occur anywhere, at any time.

Table 4-12: Event Profiles for Terrorism and Technological Hazards

| Hazard | Application Mode | Hazard Duration | Extent of Effects; Static/Dynamic | Mitigating and Exacerbating Conditions |
|---|---|---|---|---|
| **Conventional Bomb/ Improvised Explosive Device** | Detonation of explosive device on or near target; delivery via person, vehicle, or projectile. | Instantaneous; additional "secondary devices" may be used, lengthening the time duration of the hazard until the attack site is determined to be clear | Extent of damage is determined by type and quantity of explosive. Effects generally static other than cascading consequences, incremental structural failure, etc. | Overpressure at a given standoff is inversely proportional to the cube of the distance from the blast; thus, each additional increment of standoff provides progressively more protection. Terrain, forestation, structures, etc. can provide shielding by absorbing and/or deflecting energy and debris. Exacerbating conditions include ease of access to target; lack of barriers/shielding; poor construction; and ease of concealment of device |
| **Chemical Agent *** | Liquid/aerosol contaminants can be dispersed using sprayers or other aerosol generators; liquids vaporizing from puddles/ containers; or munitions. | Chemical agents may pose viable threats for hours to weeks depending on the agent and the conditions in which it exists. | Contamination can be carried out of the initial target area by persons, vehicles, water and wind. Chemicals may be corrosive or otherwise damaging over time if not remediated. | Air temperature can affect evaporation of aerosols. Ground temperature affects evaporation of liquids. Humidity can enlarge aerosol particles, reducing inhalation hazard. Precipitation can dilute and disperse agents but can spread contamination. Wind can disperse vapors but also cause target area to be dynamic. The micro-meteorological effects of buildings and terrain can alter travel and duration of agents. Shielding in the form of sheltering in place can protect people and property from harmful effects. |



| Hazard | Application Mode | Hazard Duration | Extent of Effects; Static/Dynamic | Mitigating and Exacerbating Conditions |
|---|---|---|---|---|
| **Arson/ Incendiary Attack** | Initiation of fire or explosion on or near target via direct contact or remotely via projectile. | Generally minutes to hours. | Extent of damage is determined by type and quantity of device/ accelerant and materials present at or near target. Effects generally static other than cascading consequences, incremental structural failure, etc. | Mitigation factors include built-in fire detection and protection systems and fire-resistive construction techniques. Inadequate security can allow easy access to target, easy concealment of an incendiary device and undetected initiation of a fire. Non-compliance with fire and building codes as well as failure to maintain existing fire protection systems can substantially increase the effectiveness of a fire weapon. |
| **Armed Attack** | Tactical assault or sniping from remote location. | Generally minutes to days. | Varies based upon the perpetrators' intent and capabilities | Inadequate security can allow easy access to target, easy concealment of weapons and undetected initiation of an attack. |
| **Biological Agent *** | Liquid or solid contaminants can be dispersed using sprayers/aerosol generators or by point or line sources such as munitions, covert deposits and moving sprayers. | Biological agents may pose viable threats for hours to years depending on the agent and the conditions in which it exists | Depending on the agent used and the effectiveness with which it is deployed, contamination can be spread via wind and water. Infection can be spread via human or animal vectors. | Altitude of release above ground can affect dispersion; sunlight is destructive to many bacteria and viruses; light to moderate wind will disperse agents but higher winds can break up aerosol clouds; the micro- meteorological effects of building and terrain can influence aerosolization and travel of agents. |
| **Cyberterrorism** | Electronic attack using one computer system against another. | Minutes to days | Generally no direct effects on built environment. | Inadequate security can facilitate access to critical computer systems, allowing them to be used to conduct attacks. |



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| Hazard | Application Mode | Hazard Duration | Extent of Effects; Static/Dynamic | Mitigating and Exacerbating Conditions |
|---|---|---|---|---|
| **Agriterrorism** | Direct, generally covert contamination of food supplies or introduction of pests and/or disease agents to crops and livestock. | Days to months | Varies by type of incident. Food contamination events may be limited to discrete distribution sites, whereas pests and diseases may spread widely. Generally no effects on built environment. | Inadequate security can facilitate adulteration of food and introduction of pests and disease agents to crops and livestock. |
| **Radiological Agent **** | Radioactive contaminants can be dispersed using sprayers/aerosol generators, or by point or line sources such as munitions, covert deposits and moving sprayers. | Contaminants may remain hazardous for seconds to years depending on material used. | Initial effects will be localized to site of attack; depending on meteorological conditions, subsequent behavior of radioactive contaminants may be dynamic. | Duration of exposure, distance from source of radiation, and the amount of shielding between source and target determine exposure to radiation. |



| Hazard | Application Mode | Hazard Duration | Extent of Effects; Static/Dynamic | Mitigating and Exacerbating Conditions |
|---|---|---|---|---|
| **Nuclear Bomb **** | Detonation of nuclear device underground, at the surface, in the air or at high altitude. | Light/heat flash and blast/shock wave last for seconds; nuclear radiation and fallout hazards can persist for years. Electromagnetic pulse from a high altitude detonation lasts for seconds and affects only unprotected electronic systems. | Initial light, heat and blast effects of a subsurface, ground or air burst are static and are determined by the device's characteristics and employment; fallout of radioactive contaminants may be dynamic, depending on meteorological conditions. | Harmful effects of radiation can be reduced by minimizing the time of exposure. Light, heat and blast energy decrease logarithmically as a function of distance from seat of blast. Terrain, forestation, structures, etc. can provide shielding by absorbing and/or deflecting radiation and radioactive contaminants. |
| **Hazardous Material Release (fixed facility or transportation)** | Solid, liquid and/or gaseous contaminants may be released from fixed or mobile containers. | Hours to days | Chemicals may be corrosive or otherwise damaging over time. Explosion and/or fire may be subsequent. Contamination may be carried out of the incident area by persons, vehicles, water and wind. | As with chemical weapons, weather conditions will directly affect how the hazard develops. The micro-meteorological effects of building and terrain can alter travel and duration of agents. Shielding in the form of sheltering in place can protect people and property from harmful effects. Non-compliance with fire and building codes as well as failure to maintain existing fire protection and containment features can substantially increase the damage from a hazardous materials release. |

** Source: Jane's Chem-Bio Handbook*
*** Source: FEMA, Radiological Emergency Management Independent Study Course*
*Source: FEMA State and Local Mitigation Planning- how-to guide: Integrating Manmade Hazards*



EXHIBIT A

## 4.11 Vulnerability Assessment

Note: The hazard exposure analysis has been developed with best available data and follows methodology described in the FEMA publication Understanding Your Risks—Identifying Hazards and Estimating Losses.

Note: There are other intangible losses that could result from a natural hazard event, such as losses of historic or cultural integrity or damage to the environment that are difficult to quantify. Other costs, including response and recovery costs, are often unrecoverable and are not addressed in this document.

### 4.11.1 Methodology

A vulnerability assessment was conducted for each of the identified priority hazards. Geospatial data is essential in determining population and assets exposed to particular hazards. Geospatial analysis can be conducted if a natural hazard has a particular spatial footprint that can be overlaid against the locations of people and assets. In Ontario, wildfire, flood, dam failure, earthquake, and winds have known geographic extents and corresponding spatial information about each hazard.

Several sources of data are necessary to conduct a vulnerability analysis. Figure 4-32 provides an exhibit of the data inputs and outputs used to create the vulnerability analysis results presented in this section. U.S. Census data is the primary source in determining natural hazard exposure to residents. Census data has been used to determine the population at risk, which is generally referred to as population exposure. Population exposure is provided for wildfire, flooding, dam failure, severe weather, earthquakes and landslides as potential hazards later in this section.

Together with the U.S. Census data, asset data was used to provide a snapshot of how City assets are affected by natural hazards. For purposes of this vulnerability analysis, asset data includes parcels and critical infrastructure within the Ontario boundaries. Critical infrastructure is described as assets that are essential for people and a community to function. Critical infrastructure includes such as utilities, city owned facilities, bridges, schools, and other community facilities that provide essential services to residents.

Critical facilities data was developed from a variety of sources including city owned and maintained data, state and federal government datasets, and private industry datasets. A critical infrastructure spatial database was developed to translate critical facilities information into georeferenced[5] points. Critical facility points are intersected with the spatial hazard layers to develop a list of "at risk" critical facilities. The city critical facilities that intersect with natural hazards are referred to as facilities with hazard "exposure". Exposure results are presented later in this section.

[5] To georeference something means to define its existence in physical space. That is, establishing its location in terms of map projections or coordinate systems. The term is used both when establishing the relation between raster or vector images and coordinates, and when determining the spatial location of other geographical features.



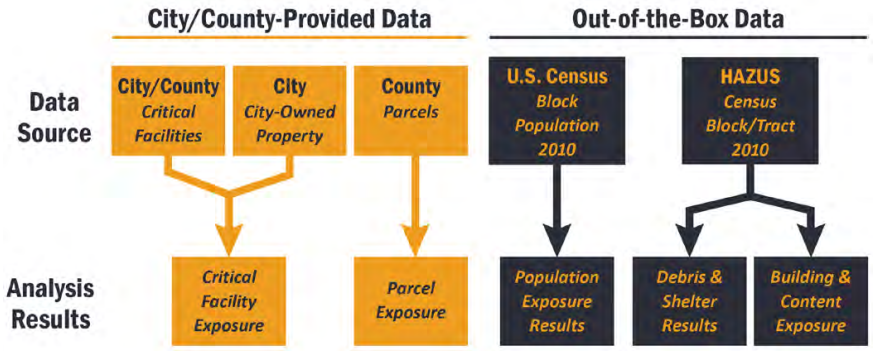


Figure 4-32: Data Source and Methodology

Lastly, FEMA's Hazus 3.2 (HAZUS) software was implemented to conduct detailed loss estimation for flood and earthquake. Hazus is a nationally applicable standardized methodology that contains models for estimating potential losses from earthquakes, floods, and hurricanes. HAZUS uses Geographic Information Systems (GIS) technology to estimate physical, economic, and social impacts of disasters. For purposes of this planning effort, Hazus was used to graphically illustrate the limits of identified high-risk locations due to possible earthquakes and floods.

The vulnerability and potential impacts from priority hazards that do not have specific mapped areas nor the data to support additional vulnerability analyses are discussed in more general terms in alphabetical order following the discussion on wildfire, flooding, dam failure and earthquake hazards.

### 4.11.2 Population and Assets

To describe vulnerability for each hazard, it is important to understand the "total" population and "total" assets at risk. The exposure for each hazard described in this section will refer to the percent of total population or percent of total assets. This provides the possible significance or vulnerability to people and assets for the natural hazard event and the estimated damage and losses expected during a "worst case scenario" event for each hazard. Sections below provide a description of the total population, critical facilities, and parcel exposure inputs.

#### 4.11.2.1 Population

To develop hazard-specific vulnerability assessments, population near natural hazard risks should be determined to understand the total "at risk" population. We can understand how geographically defined hazards may affect the City of Ontario by analyzing the extent of the hazard in relation to the location of population. For purposes of the vulnerability assessment approximately 167,000 (100%) of the Ontario's population is exposed to one or more hazards within or near the Ontario boundaries. Each natural hazard scenario affects the residents differently depending on the location of the hazard and the population density of where the hazard could occur. Vulnerability assessment sections presented later in this section summarize the population exposure for each natural hazard.



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#### 4.11.2.1.1 Vulnerable Populations

The severity of a disaster depends on both the physical nature of the extreme event and the socioeconomic nature of the populations affected by the event. Important socioeconomic factors tend to influence disaster severity. A core concept in a vulnerability analysis is that different people, even within the same region, have a different vulnerability to natural hazards.

#### 4.11.2.1.2 Income and Housing Condition

Income or wealth is one of the most important factors in natural hazard vulnerability. This economic factor affects vulnerability of low income populations in several ways. Lower income populations are less able to afford housing and other infrastructure that can withstand extreme events. Low income populations are less able to purchase resources needed for disaster response and are less likely to have insurance policies that can contribute to recovery efforts. Lower income elderly populations are less likely to have access to medical care due to financial hardship. Because of these and other factors, when disaster strikes, low income residences are far more likely to be injured or left without food and shelter during and after natural disasters.

Figure 4-36 shows the median household income distribution for the Ontario in 2012. The "median" is the value that divides the distribution of household income into two equal parts (e.g., the middle). The average median household income in the Ontario between 2010 and 2014 was $ 57,00, in the United States during the same period the median house household income was $50,157. The map in Figure 4-36 shows 2012 household income estimates using Census 2010 geographies.

#### 4.11.2.1.3 Age

Children and the elderly tend to be more vulnerable during an extreme natural disaster. They have less physical strength to survive disasters and are often more susceptible to certain diseases. The elderly often also have declining vision and hearing and often miss reports of upcoming natural hazard events. Children, especially young children, have the inability to provide for themselves. In many cases, both children and the elderly depend on others to care for them during day to day life.

Finally, both children and the elderly have fewer financial resources and are frequently dependent on others for survival. In order for these populations to remain resilient before and after a natural hazard event, it may be necessary to augment city residents with resources provided by the City, state and federal emergency management agencies and organizations. See Figure 4-37 and Figure 4-38 for location of vulnerable population by age within the City of Ontario.

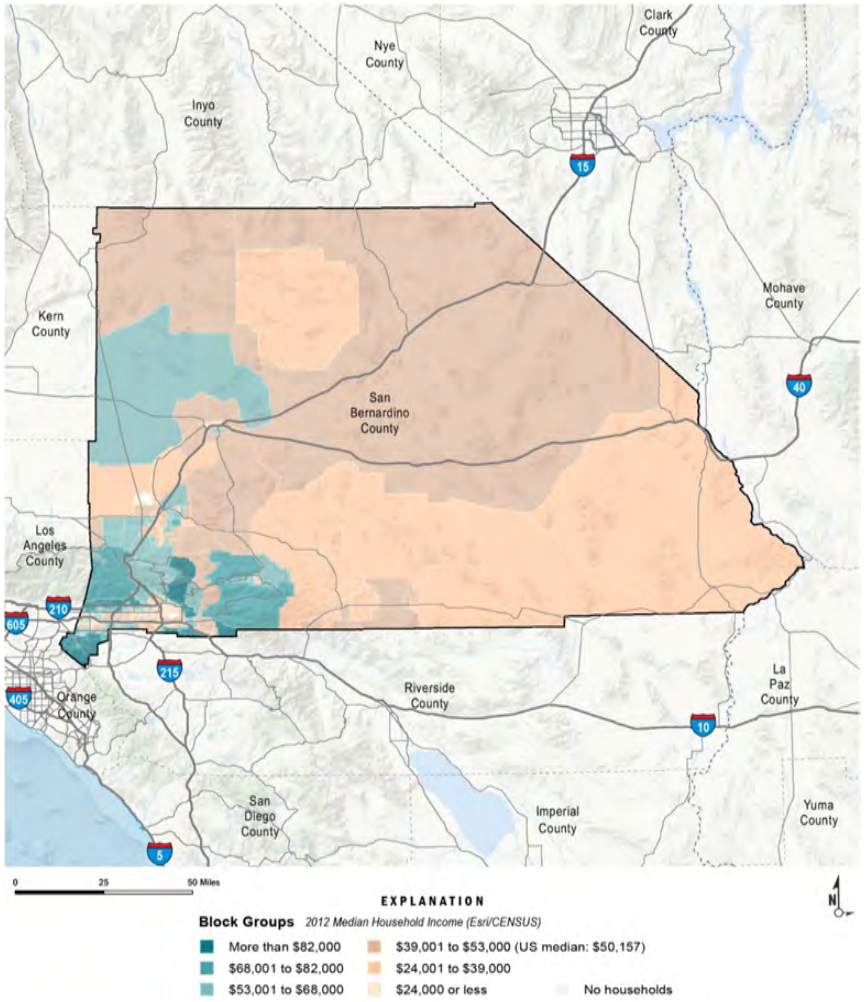


Figure 4-33: Median Household Income Distribution Map





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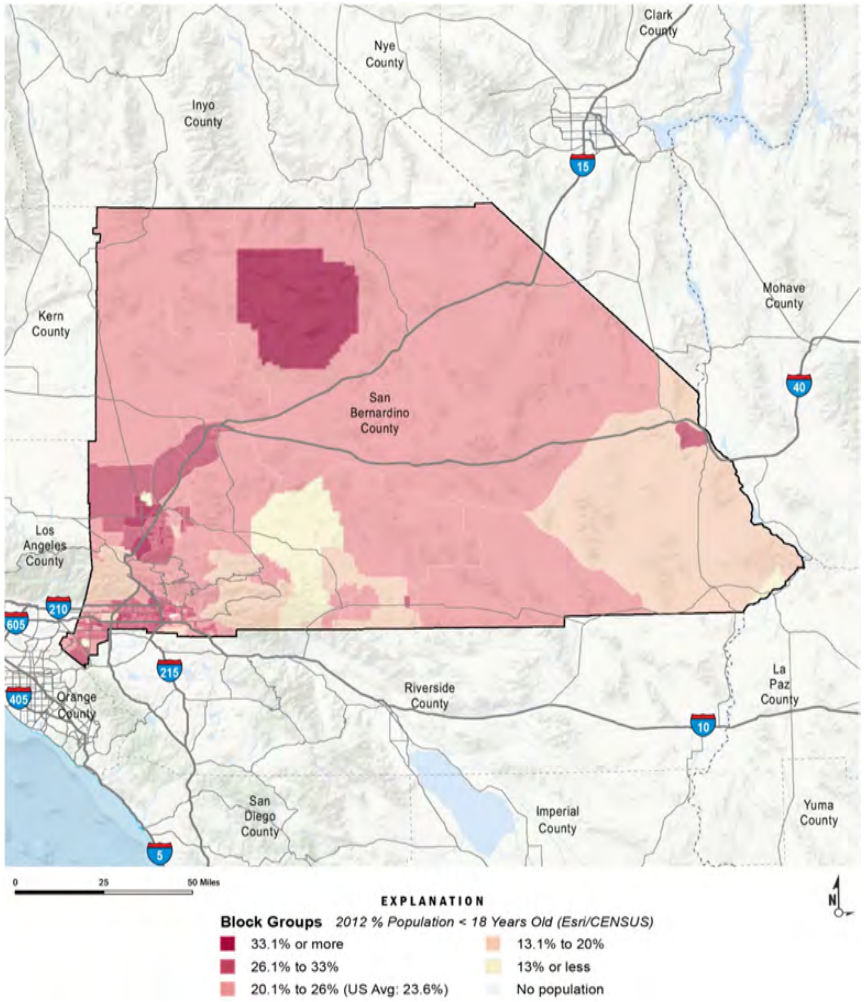


Figure 4-34: Population under 18



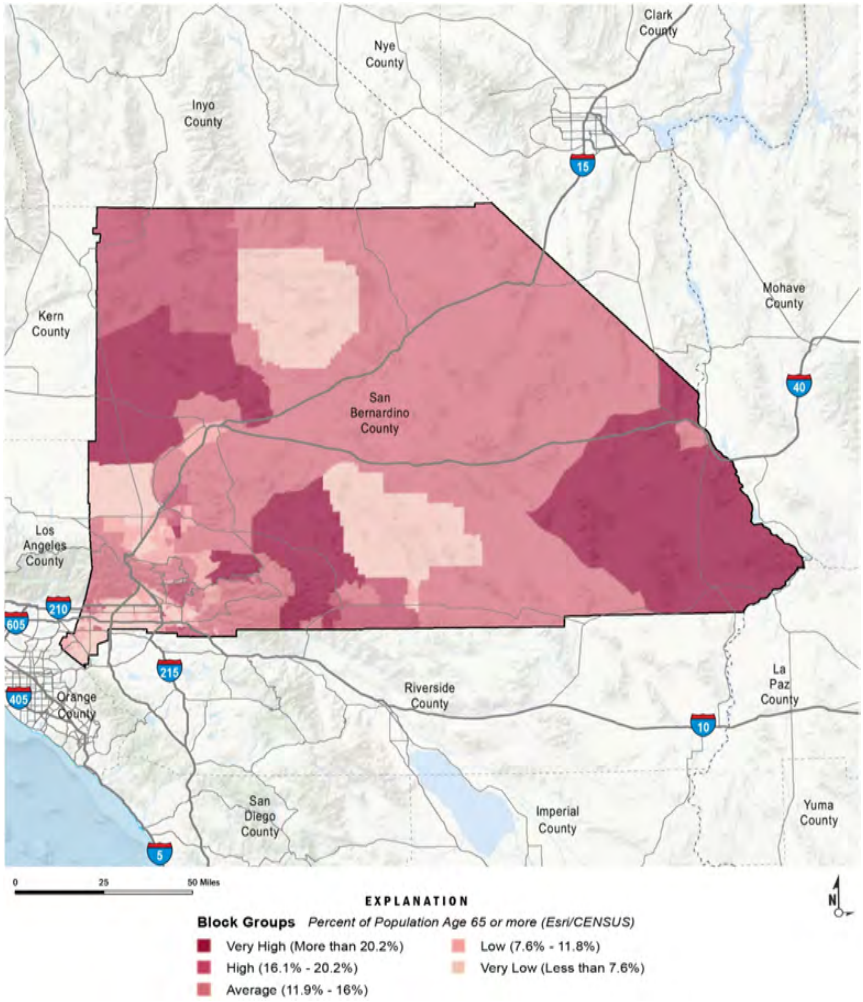


Figure 4-35: Population Over 65



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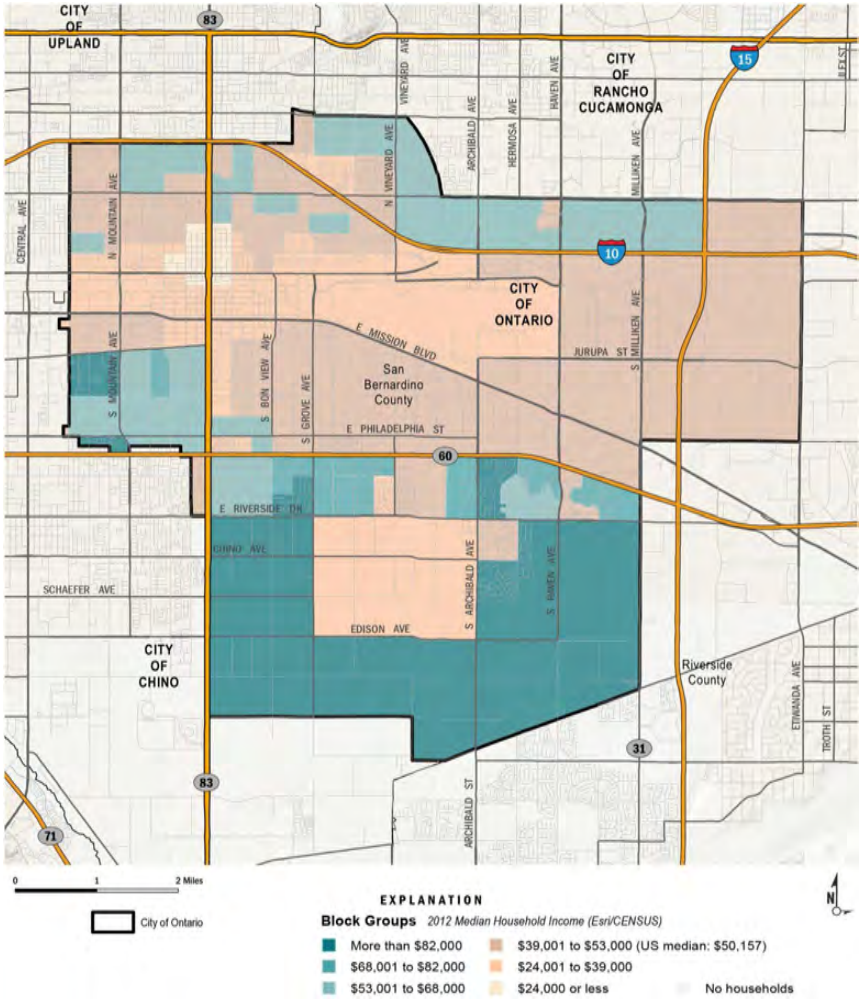


Figure 4-36: Median Household Income in Ontario



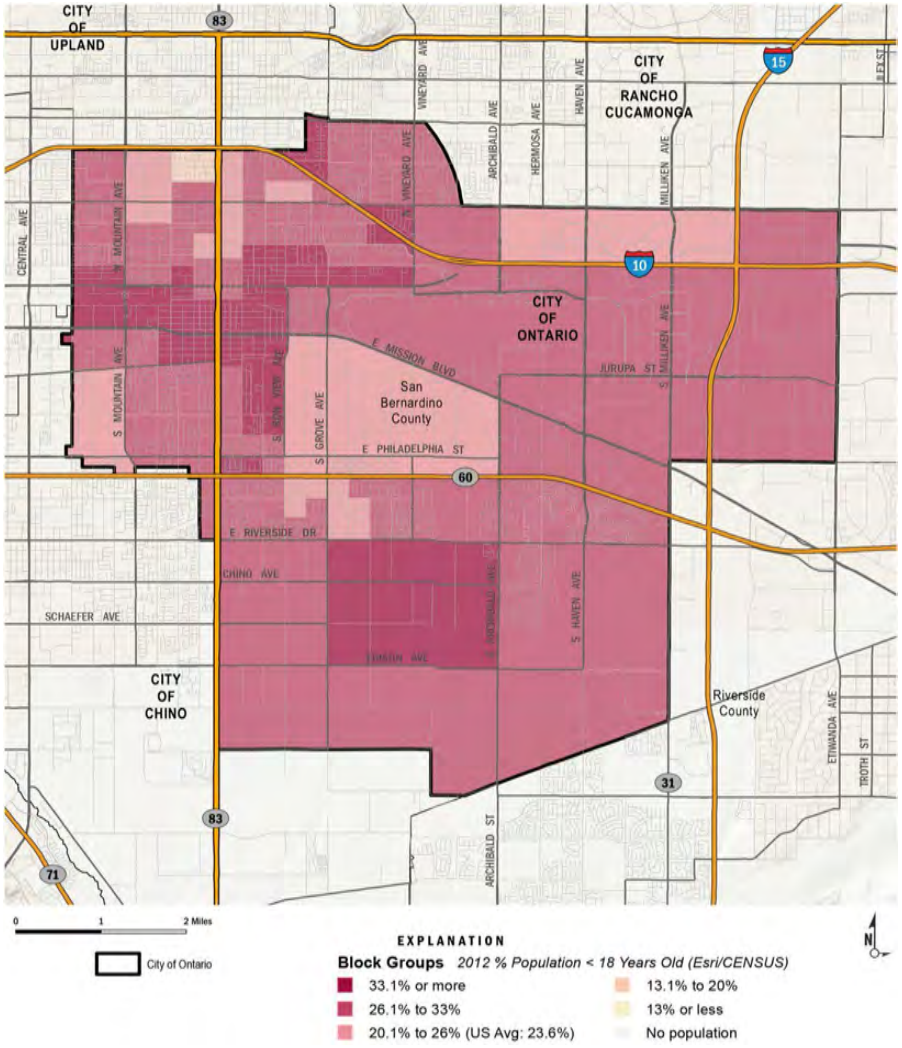


Figure 4-37: Ontario Population Under 18



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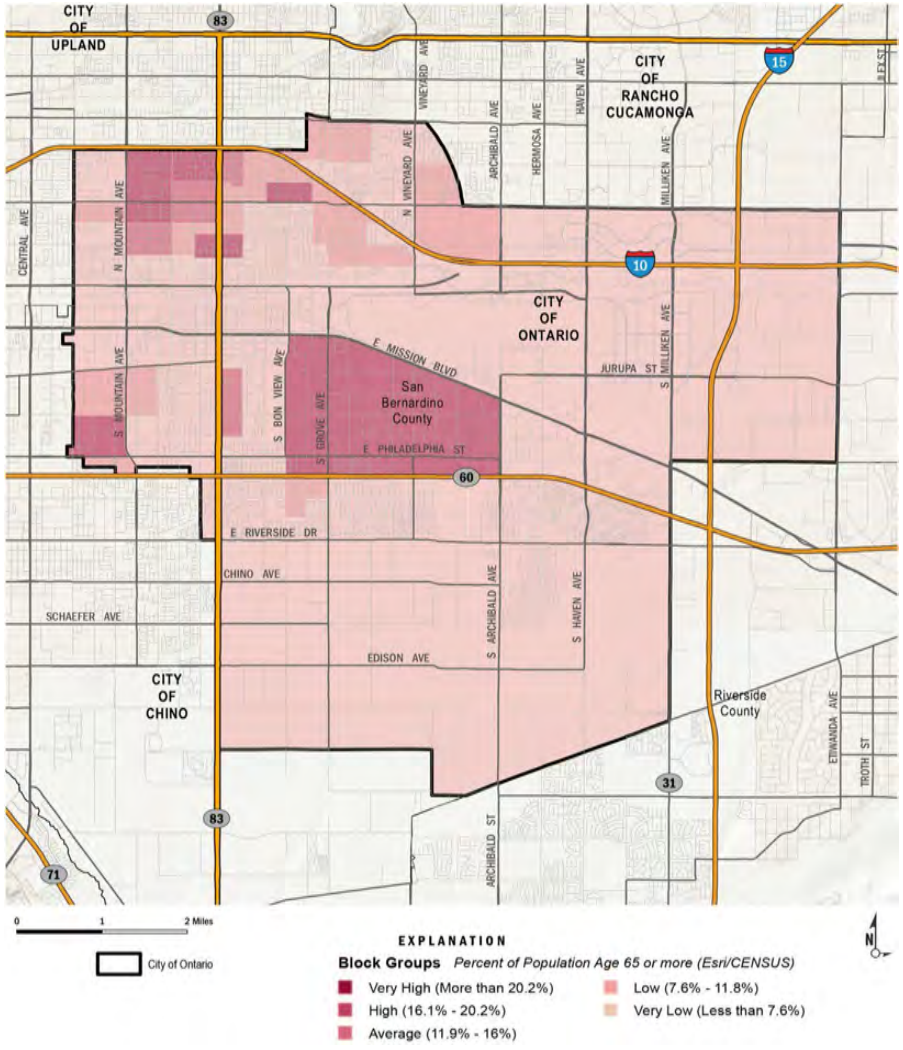


Figure 4-38: Ontario Population 65 or Older



### 4.11.2.2 Critical Facilities

Critical facilities are of particular concern when conducting hazard mitigation planning. Critical facilities are defined as essential services, and if damaged, would result in severe consequences to the health, safety, and welfare of the public.

An inventory of critical facilities based on data from the County and other publicly sourced information were used to develop a comprehensive inventory of facility points and lifelines. Critical facility points include fire stations, buildings containing hazardous materials (HAZMAT), schools, transportation, utilities, and government buildings. Lifelines include transportation routes only. A current representation of the critical facilities and lifelines are provided in Table 4-13. Some critical facility information has been omitted from documentation due to national security purposes. The Ontario Fire Department manages and maintains a complete list of critical facilities.

Table 4-13: Critical Facility Points

| Infrastructure Type | Total Feature Count |
|---|---|
| **Essential Facility** | 75 |
| EOC | 1 |
| Fire Station | 9 |
| Government Facility | - |
| Hospital | 6 |
| Police Station | 1 |
| School | 58 |
| **High Potential Loss** | 883 |
| Dam | - |
| Economic Element-Major Employer | - |
| Hazmat | 708 |
| Historic/Cultural Resource-Historic | - |
| Utility-Communication Facility | 50 |
| Utility-Electric Power Facility | - |
| Utility-Natural Gas Facility | 1 |
| Utility-Potable Water Facility | 41 |
| Utility-Waste Water Facility | 1 |
| Vulnerable Population-Adult Residential Care | 25 |
| Vulnerable Population-Child Care | 42 |
| Vulnerable Population-Flood Zone | - |
| Vulnerable Population-Foster/Home Care | 6 |
| Vulnerable Population-Mobile Home Park | - |
| Vulnerable Population-RV Park | - |
| Vulnerable Population-Senior Care | 9 |
| **Transportation and Lifeline** | 100 |
| Highway Bridge | 91 |
| Railway Bridge | 5 |
| Bus Facility | - |
| Rail Facility | 1 |
| Airport Facility | 3 |
| **Grand Total** | **1,058** |



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### 4.11.3 HAZUS-MH Inputs

FEMA's loss estimation software, Hazus 3.2, was used to analyze the Ontario's building risk to flood and earthquake hazards. Hazus contains a database of economic, demographic, building stock, transportation facilities, local geology, and other information that can be used for several steps in the risk assessment process. Hazus software operates on structure square footage, structure replacement, and content replacement costs aggregated to the census block and tract levels depending on type of hazard analysis. Table 4-14 and Figure 4-44 provides value data for building categories at the census block and census tract levels. Census block and census tracts are used to provide input information for the Hazus analysis presented in this report.

The project team used the SBEFRA project incorporated these newly updated DFIRM data into HAZUS to assess potential losses in the mapped 100-year (with and without levee protection) and 500-year flood zones. The Ontario results are provided in Table 4-14.

***Note: The HAZUS software utilizes different census level information inputs to develop loss estimates depending on the hazard module. The flood module uses census block information while the earthquake module uses census tract information. It is important to understand the total values of each as estimated damage to the community is presented on a percent of total value basis.***



**Table 4-14: Hazus Flood Census Block Input Values**

| Building Type | Building Replacement Costs ($000) | Building Replacement Cost (%) | Content Replacement Cost ($000) | Content Replacement Cost (%) | Total Value ($000) | Total Value (%) |
|---|---|---|---|---|---|---|
| **Agricultural** | $ 70,841.00 | 0.3% | $ 70,841.00 | 0.3% | $ 141,682.00 | 1% |
| **Commercial** | $ 1,208,163.00 | 4.4% | $ 1,231,690.00 | 4.5% | $ 2,439,853.00 | 9% |
| **Education** | $ 120,017.00 | 0.4% | $ 127,161.00 | 0.5% | $ 247,178.00 | 1% |
| **Governmental** | $ 34,216.00 | 0.1% | $ 43,192.00 | 0.2% | $ 77,408.00 | 0% |
| **Industrial** | $ 452,710.00 | 1.6% | $ 610,063.00 | 2.2% | $ 1,062,773.00 | 4% |
| **Religion** | $ 176,012.00 | 0.6% | $ 176,012.00 | 0.6% | $ 352,024.00 | 1% |
| **Residential** | $ 15,483,634.00 | 56.2% | $ 7,744,650.00 | 28.1% | $ 23,228,284.00 | 84% |
| **Total** | **$ 17,545,593.00** | **64%** | **$ 10,003,609.00** | **36%** | **$ 27,549,202.00** | |

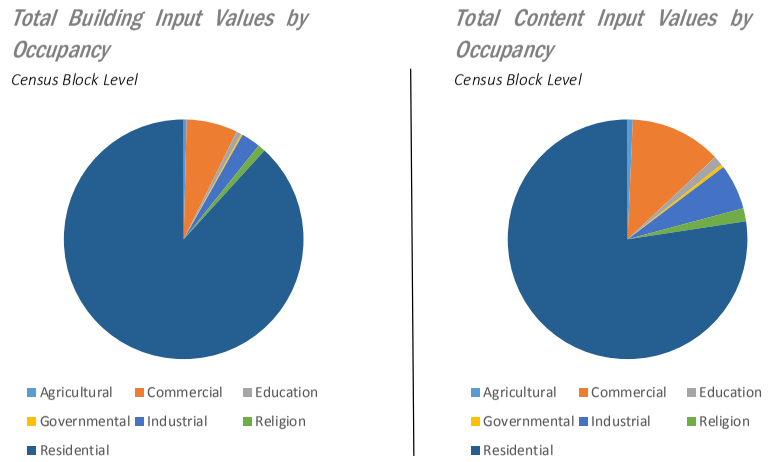


**Figure 4-39: Census Block Building and Content Exposure Values**



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Table 4-15: Hazus Earthquake Census Tract Input Values

| Building Type | Building Replacement Costs ($000) | Building Replacement Cost (%) | Content Replacement Cost ($000) | Content Replacement Cost (%) | Total Value ($000) | Total Value (%) |
|---|---|---|---|---|---|---|
| **Agricultural** | $ 264,949.00 | 0.2% | $ 264,949.00 | 0.2% | $ 529,898.00 | 0% |
| **Commercial** | $ 11,056,871.00 | 6.8% | $ 11,756,479.00 | 7.2% | $ 22,813,350.00 | 14% |
| **Education** | $ 819,946.00 | 0.5% | $ 874,703.00 | 0.5% | $ 1,694,649.00 | 1% |
| **Governmental** | $ 265,933.00 | 0.2% | $ 316,930.00 | 0.2% | $ 582,863.00 | 0% |
| **Industrial** | $ 3,733,265.00 | 2.3% | $ 5,276,431.00 | 3.2% | $ 9,009,696.00 | 6% |
| **Religion** | $ 958,122.00 | 0.6% | $ 958,122.00 | 0.6% | $ 1,916,244.00 | 1% |
| **Residential** | $ 84,302,884.00 | 51.7% | $ 42,159,954.00 | 25.9% | $ 126,462,838.00 | 78% |
| **Total** | **$ 101,401,970.00** | **62%** | **$ 61,607,568.00** | **38%** | **$ 163,009,538.00** | |

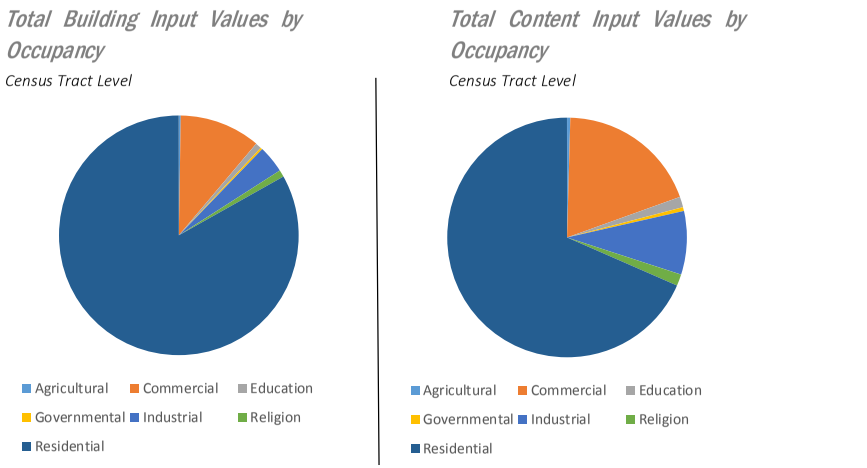


Figure 4-40: Census Tract Building and Content Exposure Values



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### 4.11.4 Flooding

Flooding is a significant problem in Ontario as described in the flood hazard profile. Historically, the operational area has been subject to flooding during periods of heavy rainfall, falling primarily between the months of October through April, which causes Storm drains to become overwhelmed and overflow their banks and/or inundate storm drainage systems. Occasionally, storm drain flows in Ontario have resulted in flooding of residential properties, road blockages, and traffic disruptions. In urbanizing areas, the increase in paved areas associated with new development decrease the amount of open land available to absorb rainfall and runoff, thus increasing the volume of water that must be carried away from by waterways. Flooding has damaged commercial and residential structures; flooded bridges and streets and flood control works to erode.

#### 4.11.4.1 Population living with Flood Risk

Of greatest concern in the event of a flood is the potential for loss of life. Using 2012 population data aggregated by census blocks, an estimate was made of the population exposed to the 100- and 500-year floodplain. To account for census blocks that were partially within the floodplain, a weighted average was employed to calculate the proportion of the population within the floodplain. The results of the population overlay are shown in Figure 4-41. More than 500 residents live near or within the 100-year floodplain and approximately 57,406 city residents live within the 500-year floodplain. Approximately 10,000 city residents live within areas protected by levees.

**Population Exposure**

*Population Count within the City of Ontario by Flood Hazard Zone*

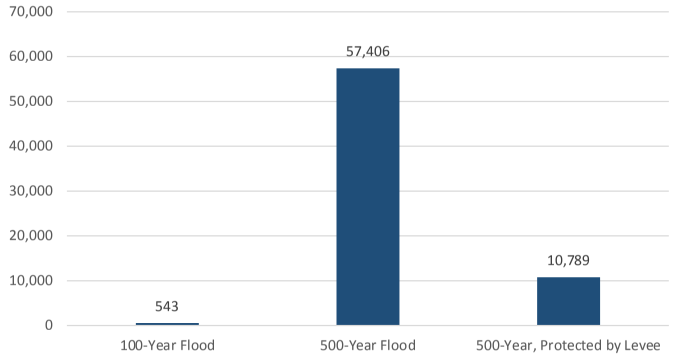


**Figure 4-41: Population Exposure to Flood Hazards**



**Table 4-16: Area of Flood Zones**

| Flood Hazard Type | Sum of Acres | Sum of Square Miles |
|---|---|---|
| **100-Year Flood** | 580.44 | 0.91 |
| **100YR** | | |
| **500-Year Flood** | 26,562.00 | 41.50 |
| **500YR** | 2,260 | 4 |
| **500YR 0.2%** | 29,403 | 45.94 |

#### 4.11.4.2 Residential Parcel Value with Flood Risk

The County's parcel layer was used as the basis for the inventory of improved residential parcels within the FEMA NFIP flood zones. In some cases, a parcel will be within in multiple flood zones. GIS was used to create centroids, or points, to represent the center of each parcel polygon – this is assumed to be the location of the structure for analysis purposes. The centroids were then overlaid with the floodplain layer to determine the flood risk for each structure. The flood zone in which the centroid was located was assigned to the entire parcel. This methodology assumed that every parcel with a square footage value greater than zero was developed in some way. Only improved parcels greater than $20,000 were analyzed. Table 4-17 shows the count of at-risk parcels and their improvement and land exposure values.

**Table 4-17: Parcels Exposed to NFIP Flood Zones**

| Flood Hazard Zone | Improved Parcel Count | Improvement Value Exposure ($000) | Land Value Exposure ($000) | Total Exposure ($000) |
|---|---|---|---|---|
| 100-Year Flood | 3,426 | $ 518,482.83 | $ 368,057.83 | $ 886,540.65 |
| 500-Year Flood | 46,012 | $ 8,105,381.05 | $ 3,164,341.34 | $ 11,269,722.39 |
| 500-Year, Protected by Levee | 4,608 | $ 1,327,941.71 | $ 527,317.13 | $ 1,855,258.83 |
| **Grand Total** | **54,046** | **$ 9,951,805.59** | **$ 4,059,716.30** | **$ 14,011,521.88** |

While there are several limitations to this methodology, it does allow for potential loss estimation. It should be noted that the analysis may include structures in the floodplain that are elevated at or above the level of the base flood elevation, which will likely decrease potential flood damage to these structures. Also, it is important to remember that the County Assessor's values are well below actual market values; thus, the actual value of assets at risk may be significantly higher than those included herein.

#### 4.11.4.3 Critical Facilities Exposure

Critical facilities data were overlain with flood hazard data to determine the type and number of facilities within the 100- and 500-year floodplain. Flooding poses numerous risks to critical facilities and infrastructure:

- Roads or railroads that are blocked or damaged can prevent access throughout the area and can isolate residents and emergency service providers needing to reach vulnerable populations or to make repairs.
- Bridges washed out or blocked by floods or debris from floods also can cause isolation.
- Creek or river floodwaters can back up drainage systems causing localized flooding.
- Floodwaters can get into drinking water supplies causing contamination.
- Sewer systems can be backed up causing waste to spill into homes, neighborhoods, rivers, and streams.
- Underground utilities can also be damaged.



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Table 4-18 provides an inventory of critical facilities in the floodplain for Ontario and provides the locations of lifelines relative to the floodplain in the areas of the City. With a total of 513 essential facilities, high potential losses, and transportation and lifeline structures located in either the 100- or 500-year flood zone, the impact to the community could be devastating if these critical facilities were damaged or destroyed during a flood event.

**Table 4-18: Critical Facility Exposed to NFIP Flood Zones**

| Infrastructure Type | 100 Year Flood Zone | 500 Year Flood Zone | 500 Year Flood Zone, Protected by Levee | Total Feature Count |
|---|---|---|---|---|
| **Essential Facility** | 0 | 23 | 7 | 30 |
| EOC | 0 | 0 | 0 | 0 |
| Fire Station | 0 | 7 | 0 | 7 |
| Government Facility | 0 | 0 | 0 | 0 |
| Hospital | 0 | 0 | 1 | 1 |
| Police Station | 0 | 0 | 1 | 1 |
| School | 0 | 16 | 5 | 21 |
| **High Potential Loss** | 6 | 363 | 50 | 419 |
| Dam | 0 | 0 | 0 | 0 |
| Economic Element-Major Employer | 0 | 0 | 0 | 0 |
| Hazmat | 6 | 298 | 36 | 340 |
| Historic/Cultural Resource-Historic | 0 | 0 | 0 | 0 |
| Utility-Communication Facility | 0 | 17 | 6 | 23 |
| Utility-Electric Power Facility | 0 | 0 | 0 | 0 |
| Utility-Natural Gas Facility | 0 | 0 | 0 | 0 |
| Utility-Potable Water Facility | 0 | 20 | 1 | 21 |
| Utility-Waste Water Facility | 0 | 0 | 1 | 1 |
| Vulnerable Population-Adult Residential Care | 0 | 10 | 2 | 12 |
| Vulnerable Population-Child Care | 0 | 15 | 3 | 18 |
| Vulnerable Population-Flood Zone | 0 | 0 | 0 | 0 |
| Vulnerable Population-Foster/Home Care | 0 | 3 | 0 | 3 |
| Vulnerable Population-Mobile Home Park | 0 | 0 | 0 | 0 |
| Vulnerable Population-RV Park | 0 | 0 | 0 | 0 |
| Vulnerable Population-Senior Care | 0 | 0 | 1 | 1 |
| **Transportation and Lifeline** | 8 | 47 | 9 | 64 |
| Highway Bridge | 8 | 40 | 9 | 57 |
| Railway Bridge | 0 | 4 | 0 | 4 |
| Bus Facility | 0 | 0 | 0 | 0 |
| Rail Facility | 0 | 0 | 0 | 0 |
| Airport Facility | 0 | 3 | 0 | 3 |
| **Grand Total** | **14** | **433** | **66** | **513** |



### 4.11.4.4 Loss Estimation Results

The HAZUS analysis was used to assess the risk from and vulnerability to flooding within Ontario. HAZUS buildings data is aggregated to the census block level, known as the general building stock (GBS), which has a level of accuracy acceptable for hazard mitigation planning purposes. The following sections describe risk to and vulnerability of the GBS within the Ontario's mapped regulatory floodplain. The total value of exposed buildings and content within the Ontario's planning area was generated using HAZUS and is previously summarized in Table 4-19.

HAZUS calculates losses to structures from flooding by considering the depth of flooding and type of structure. Using historical flood insurance claim data, the software estimates the percentage of damage to structures and their contents by applying established depth-damage curves. Damage estimates are then translated to estimated dollar losses. The results are summarized in Table 4-20 and Figure 4-47. An estimate $59,000,000.00 of damage could occur in the Ontario's regulatory floodplain if all flooding sources experienced a 100-year flood event. An all-encompassing event (all tributaries flooding to the NFIP 100-year flood zone) is estimated to cause losses of 0.2 percent of the total GBS within the City boundaries. An estimated $ 396,000.000.00 of damage could occur if all flooding sources experienced a 500-year flood event, representing 1.4 percent of the total GBS within the City boundaries.

While there are several limitations to the FEMA HAZUS model, it does allow for potential loss estimation. It should be noted that the analysis may include structures in the floodplain that are elevated at or above the level of the base flood elevation, which will likely mitigate flood damage. Also, it is important to remember that the replacement costs are well below actual market values, thus, the actual value of assets at risk may be significantly higher than those included herein.

**Table 4-19: Flood Loss Estimation (Based on Depth) in NFIP Flood Zones**

| Flood Hazard Zone | Building Loss ($000) | Building Loss (% of Total Value) | Content Loss ($000) | Content Loss (% of Total Value) | Total Estimated Loss ($000) | Total Estimated (% of Total Value) |
|---|---|---|---|---|---|---|
| 100-Year | $ 34,749.00 | 0.1% | $ 24,858.00 | 0.1% | $ 59,849.00 | 0.2% |
| 500-Year | $ 218,454.00 | 0.8% | $ 173,304.00 | 0.6% | $ 396,336.00 | 1.4% |

**Table 4-20: 100-Year Flood Loss Estimation (Based on Depth) in NFIP Flood Zones by Occupancy Type**

| Building Type | Building Replacement Costs ($000) | Building Replacement Cost (% of Total Value) | Content Replacement Cost ($000) | Content Replacement Cost (% of Total Value) | Total Estimated Loss ($000) | Total Loss Estimation (% of Total Value) |
|---|---|---|---|---|---|---|
| Agriculture | $ 147.00 | 0.10% | $ 246.00 | 0.17% | $ 427.00 | 0.30% |
| Commercial | $ 1,874.00 | 0.08% | $ 4,458.00 | 0.18% | $ 6,463.00 | 0.26% |
| Education | $ 46.00 | 0.02% | $ 271.00 | 0.11% | $ 319.00 | 0.13% |
| Government | $ 56.00 | 0.07% | $ 304.00 | 0.39% | $ 370.00 | 0.48% |
| Industrial | $ 201.00 | 0.02% | $ 389.00 | 0.04% | $ 624.00 | 0.06% |
| Religious/Non-Profit | $ 326.00 | 0.09% | $ 1,946.00 | 0.55% | $ 2,279.00 | 0.65% |
| Residential | $ 32,099.00 | 0.14% | $ 17,244.00 | 0.07% | $ 49,367.00 | 0.21% |
| **Grand Total** | **$ 34,749** | **0.13%** | **$ 24,858** | **0.09%** | **$ 59,849** | **0.22%** |



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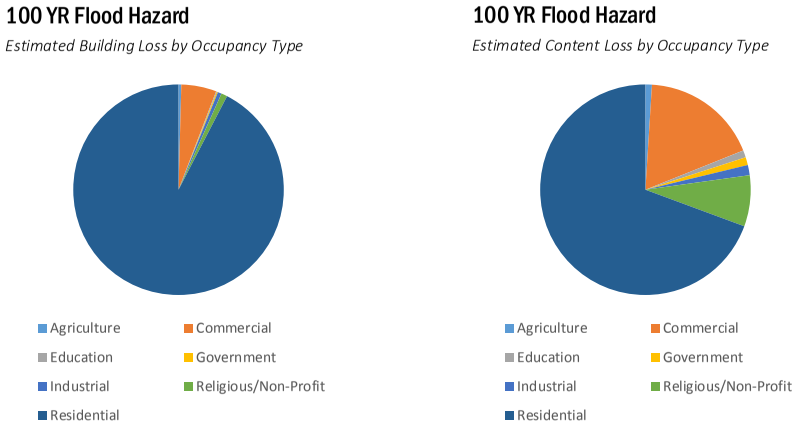






**Figure 4-42: Total Building and Content Loss by Occupancy Type**

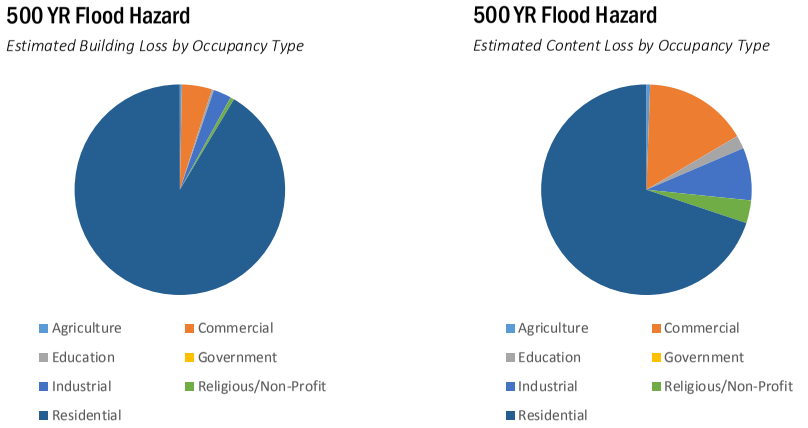






**Figure 4-43: Total Building and Content Loss by Occupancy Type**

**Table 4-21: 500-Year Flood Loss Estimation (Based on Depth) in NFIP Flood Zones by Occupancy Type**

| Building Type | Building Replacement Costs ($000) | Building Replacement Cost (% of Total Value) | Content Replacement Cost ($000) | Content Replacement Cost (% of Total Value) | Total Estimated Loss ($000) | Total Loss Estimation (% of Total Value) |
|---|---|---|---|---|---|---|
| Agriculture | $ 674.00 | 0.48% | $ 981.00 | 0.69% | $ 1,781.00 | 1.26% |
| Commercial | $ 10,080.00 | 0.41% | $ 27,640.00 | 1.13% | $ 39,179.00 | 1.61% |
| Education | $ 720.00 | 0.29% | $ 3,563.00 | 1.44% | $ 4,355.00 | 1.76% |
| Government | $ - | 0.00% | $ 2.00 | 0.00% | $ 9.00 | 0.01% |
| Industrial | $ 6,036.00 | 0.57% | $ 13,975.00 | 1.31% | $ 22,438.00 | 2.11% |
| Religious/Non-Profit | $ 1,210.00 | 0.34% | $ 6,070.00 | 1.72% | $ 7,332.00 | 2.08% |
| Residential | $ 199,734.00 | 0.86% | $ 121,073.00 | 0.52% | $321,242.00 | 1.38% |
| **Grand Total** | **$ 218,454** | **0.79%** | **$ 173,304** | **0.63%** | **$ 396,336** | **1.44%** |

*Note: *from section 4.10.3 'Hazus Floods Census Block Input Values' totals*
*1- Hazus Census Block Building Stock Value ($000):*
*2- Building Replacement Costs* = $17,545,593
*3- Content Replacement Cost* = $10,003,609
*4- Total Value* = $27,549,202

**Table 4-22: Parcel Value in Flood Zones**

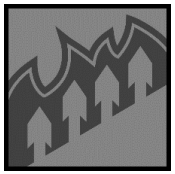
| Flood Hazard Zone | Improved Parcel Count | Improvement Value Exposure ($000) | Land Value Exposure ($000) | Total Exposure ($000) |
|---|---|---|---|---|
| 100-Year Flood | 88 | $ 14,267 | $ 12,747 | $ 27,014 |
| 500-Year Flood | 32,160 | $ 15,810,305 | $ 7,684,001 | $ 23,494,306 |
| 500-Year, Protected by Levee | 2,196 | $ 1,149,495 | $ 297,386 | $ 1,446,882 |
| **Grand Total** | **34,444** | **$ 16,974,067** | **$ 7,994,135** | **$ 24,968,202** |





EXHIBIT A

### 4.11.5 Wildfire



Risk to the Ontario from wildfire is of significant concern. High fuel loads in the hills, along with geographical and topographical features, create the potential for both natural and human-caused fires that can result in loss of life and property. These factors, combined with natural weather conditions common to the area, including periods of drought, high temperatures, low relative humidity, and periodic winds, can result in frequent and sometimes catastrophic fires. During the year round fire season the dry vegetation and hot and sometimes windy weather, combined with continued growth in the WUI areas, results in an increase in the number of ignitions. Any fire, once ignited, has the potential to quickly become large and out-of-control.

Potential losses from wildfire include human life, structures and other improvements, natural and cultural resources, quality and quantity of water supplies, cropland, timber, and recreational opportunities. Short and long-term economic losses could also result due to loss of business and other economic drivers associated with Ontario summer season activities. Smoke and air pollution from wildfires can be a severe health hazard. In addition, catastrophic wildfire can create favorable conditions for other hazards such as flooding, landslides, and erosion during the rainy season.

Generally, there are three major factors that sustain wildfires and predict a given area's potential vulnerability to burn. These factors are fuel, topography, and weather.

- Fuel – Fuel is the material that feeds a fire and is a key factor in wildfire behavior. Fuel is generally classified by type and volume. Fuel sources are diverse and include everything from dead tree leaves, twigs, and branches, to dead standing trees, live trees, brush, and cured grasses. Manmade structures are also considered a fuel source, such as homes and other associated combustibles. The type of prevalent fuel directly influences the behavior of wildfire. Fuel is the only factor that is under human control.
- Topography – An area's terrain and slope affect its susceptibility to wildfire spread. Both fire intensity and rate of spread increase as slope increases due to the tendency of heat from a fire to rise via convection. The arrangement of vegetation throughout a hillside can also contribute to increased fire activity on slopes.
- Weather – Weather components such as temperature, relative humidity, wind, and lightning also affect the potential for wildfire. High temperatures and low relative humidity dry out fuels that feed wildfires, creating a situation where fuel will ignite more readily and burn more intensely. Thus, during periods of drought the threat of wildfire increases. Wind is the most treacherous weather factor. The greater the wind, the faster a fire can spread and the more intense it can be. Wind shifts, in addition to wind speed, can occur suddenly due to temperature changes or the interaction of wind with topographical features such as slopes or steep hillsides. As part of a weather system, lightning also ignites wildfires, often in difficult to reach terrain for firefighters.

Factors contributing to the high, widespread wildfire risk in Ontario include:

- Large undeveloped lots
- Uncut weeds and grasses



#### 4.11.5.1 Population at Risk

Wildfire risk is of greatest concern to populations residing in the wildfire hazard zones. Ontario census block data was used to estimate populations within the hazard zones.

#### 4.11.5.2 Residential Parcel Value at Risk

**Population Exposure**

*Population Count by Wildfire Hazard Zone*

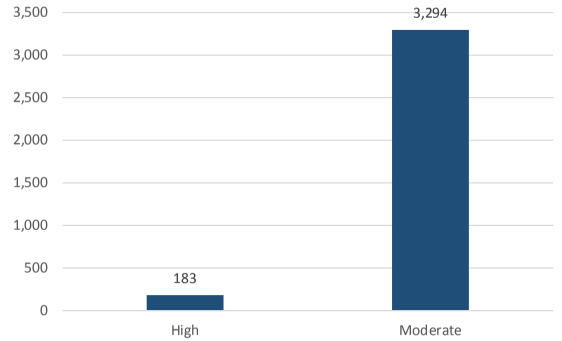



**Figure 4-44: Population Exposure to Wildfire**

The County's parcel layer was used as the basis for the inventory of improved residential parcels. In some cases, a parcel will be within in multiple fire threat zones. GIS was used to create centroids, or points, to represent the center of each parcel polygon – this is assumed to be the location of the structure for analysis purposes. The centroids were then overlaid with the fire threat layer to determine the risk for each structure. The fire threat zone in which the centroid was located was assigned to the entire parcel. This methodology assumed that every parcel with a square footage value greater than zero was developed in some way. Only improved parcels were analyzed. Table 4-23 exhibits portions of Ontario that have significant assets at risk to wildfire in the fire severity zones.

**Table 4-23: Residential Buildings and Content at Risk from Wildfire**

| Fire Hazard Severity Hazard Zone | Improved Parcel Count | Improvement Value Exposure ($000) | Land Value Exposure ($000) | Total Exposure ($000) |
|---|---|---|---|---|
| Very High | 43,794 | $ 8,602,590 | $ 3,075,148 | $ 11,677,739 |
| High | 11,512 | $ 1,822,731 | $ 551,160 | $ 2,373,892 |
| Moderate | 25,477 | $ 3,221,982 | $ 950,044 | $ 4,172,026 |
| Non-Wildland/Non-Urban | 621 | $ 573,866 | $ 294,283 | $ 868,148 |
| Urban Unzoned | 26,974 | $ 5,223,286 | $ 2,310,932 | $ 7,534,219 |
| **Grand Total** | **108,345** | **$ 19,444,456** | **$ 7,181,567** | **$ 26,626,023** |

*Note:*
*1-The table above does not display loss estimation results; the table exhibits total value at risk based upon the hazard overlay and San Bernardino County Assessor data.*
*2- Parcel information is for all county parcels with greater than $20,000 in assessed parcel improvement value only. The San Bernardino County Assessor's roles only provide spatial information on assessed improvement and land values.*



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### 4.11.5.3 Critical Facilities at Risk

Critical facilities data were overlain with fire hazard severity zone data to determine the type and number of facilities within each risk classification. Table 4-24 lists the critical facilities in the wildfire hazard zone for Ontario.

**Table 4-24: Critical Facility Exposure to Wildfire**

| Infrastructure Type | High | Very High | Total Feature Count |
|---|---|---|---|
| **Essential Facility** | 0 | 0 | 0 |
| EOC | 0 | 0 | 0 |
| Fire Station | 0 | 0 | 0 |
| Government Facility | 0 | 0 | 0 |
| Hospital | 0 | 0 | 0 |
| Police Station | 0 | 0 | 0 |
| School | 0 | 0 | 0 |
| **High Potential Loss** | 8 | 0 | 8 |
| Dam | 0 | 0 | 0 |
| Economic Element-Major Employer | 0 | 0 | 0 |
| Hazmat | 6 | 0 | 6 |
| Historic/Cultural Resource-Historic | 0 | 0 | 0 |
| Utility-Communication Facility | 0 | 0 | 0 |
| Utility-Electric Power Facility | 0 | 0 | 0 |
| Utility-Natural Gas Facility | 0 | 0 | 0 |
| Utility-Potable Water Facility | 0 | 0 | 0 |
| Utility-Waste Water Facility | 0 | 0 | 0 |
| Vulnerable Population-Adult Residential Care | 0 | 0 | 0 |
| Vulnerable Population-Child Care | 2 | 0 | 2 |
| Vulnerable Population-Flood Zone | 0 | 0 | 0 |
| Vulnerable Population-Foster/Home Care | 0 | 0 | 0 |
| Vulnerable Population-Mobile Home Park | 0 | 0 | 0 |
| Vulnerable Population-RV Park | 0 | 0 | 0 |
| Vulnerable Population-Senior Care | 0 | 0 | 0 |
| **Transportation and Lifeline** | 0 | 0 | 0 |
| Highway Bridge | 0 | 0 | 0 |
| Railway Bridge | 0 | 0 | 0 |
| Bus Facility | 0 | 0 | 0 |
| Rail Facility | 0 | 0 | 0 |
| Airport Facility | 0 | 0 | 0 |
| **Grand Total** | **8** | **-** | **8** |



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EXHIBIT A

### 4.11.6 Earthquake

Major Impacts from earthquakes are primarily the probable number of casualties and damage to infrastructure occurring from ground movement along a particular fault (USGS, 2009). The degree of infrastructure damage depends on the magnitude, focal depth, distance from fault, duration of shaking, type of surface deposits, presence of high groundwater, topography, and the design, type, and quality of infrastructure construction.

To analyze the risk to Ontario residents, the Great Shakeout scenario was chosen modeled by the California Integrated Seismic Network (CISN). The 2008 Great Southern California Shake Out was based on a potential magnitude 7.8 earthquake on the southern San Andreas Fault— approximately 5,000 times larger than the magnitude 5.4 earthquake that shook southern California on July 29, 2008. Such an earthquake will cause unprecedented damage to Southern California—greatly dwarfing the massive damage that occurred in Northridge's 6.7-magnitude earthquake in 1994. The hazard foot print for this scenario was used to develop exposure results for population, critical facilities, and single family residential parcel values. FEMA HAZUS analyses was used to conducted loss estimation for both scenarios and include building and content loss estimation results based on peak ground acceleration, peak ground velocity, and peak spectral acceleration modeled for the 7.8 earthquake on the San Andreas Fault.

Important to note: building codes provide one of the best methods of addressing natural hazards. When properly designed, and constructed per code, the average building can withstand many of the impacts of natural hazards. Hazard protection standards for all new and improved or repaired buildings can be incorporated into the local building code to reduce future flood losses.

The City of Ontario has adopted the following:

- 2013 California Building Code Standards
- 2016 City of Ontario Updated City Development Code
- 2016 California Green Building Standards Cal-Green

#### 4.11.6.1 Population at Risk

According to the 2010 US Census, the population of jurisdiction is 164,000. Though rural residential construction is not particularly vulnerable to earthquakes, the chosen earthquake scenarios will directly or indirectly expose the entire population of Ontario to ground shaking. Depending on the time of day (the population differs based on employment opportunities) and exact location of the modeled epicenter, the earthquake scenarios could be experienced differently. Figure 4-45 exhibit the population totals in each modeled earthquake severity zone. Population location is based upon information taken during the 2010 U.S. Census.



**Population Exposure**

*Population Count for Great Shakeout Scenario*

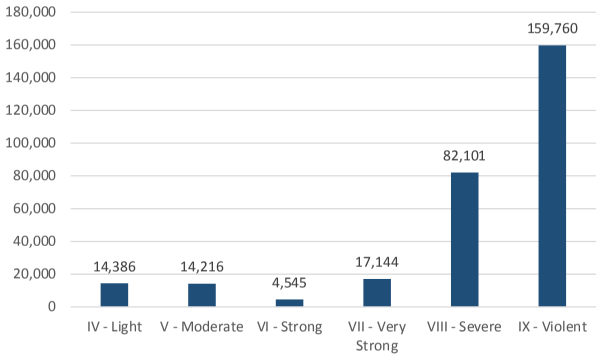



**Figure 4-45: Population Exposure to The Great Shakeout EQ Shake Severity Zone**

#### 4.11.6.2 Residential Parcel Value at Risk

The County's parcel layer was used as the basis for the inventory of improved residential parcels. GIS was used to create centroids, or points, to represent the center of each parcel polygon – this is assumed to be the location of the structure for analysis purposes. The centroids were then overlaid with the shake severity zones to determine the at-risk structures. Only improved parcels greater than $20,000 were analyzed. The analysis indicates residential parcels the chosen scenario will experience similar, but different shaking patterns. The type and year of construction will greatly influence damage for structures subject to similar shaking. Table 4-25 show the count of at-risk structures and their associated improvement and land exposure values.

**Table 4-25: Residential Parcel Value Exposure from Southern California Great Shakeout**

| Shake Severity Zone | Improved Parcel Count | Improvement Value Exposure ($000) | Land Value Exposure ($000) | Total Exposure ($000) |
|---|---|---|---|---|
| IV – Light | 1,099 | $ 181,952 | $ 64,548 | $ 246,499 |
| V – Moderate | 4,382 | $ 485,082 | $ 215,875 | $ 700,956 |
| VI – Strong | 1,340 | $ 142,763 | $ 63,941 | $ 206,704 |
| VII - Very Strong | 7,669 | $ 824,794 | $ 206,725 | $ 1,031,519 |
| VIII – Severe | 46,889 | $ 8,741,904 | $ 3,039,484 | $ 11,781,388 |
| IX – Violent | 46,974 | $ 9,068,446 | $ 3,591,379 | $ 12,659,825 |
| **Grand Total** | **108,345** | **$ 19,444,940** | **$ 7,181,951** | **$ 26,626,891** |



EXHIBIT A

### 4.11.6.3 Critical Facilities with Damage Potential

Earthquakes pose numerous risks to critical facilities and infrastructure. Seismic risks, or losses, that are likely to result from exposure to seismic hazards include:

- Casualties (fatalities and injuries).
- Utility outages.
- Economic losses for repair and replacement of critical facilities, roads, buildings, etc.
- Indirect economic losses such as income lost during downtime resulting from damage to private property or public infrastructure.

Roads or railroads that are blocked or damaged can prevent access throughout the area and can isolate residents and emergency service providers needing to reach vulnerable populations or to make repairs.

Linear utilities and transportation routes are vulnerable to rupture and damage during and after a significant earthquake event. The cascading impact of a single failure can have affects across multiple systems and utility sectors. Degrading infrastructure systems and future large earthquakes with epicenters near critical regional infrastructure could result in system outages that last weeks for the most reliable systems, and multiple months for others.

Table 4-26 provides an inventory of critical facility locations (points only) with earthquake exposure to the Great Shakeout Scenario. The building codes have been amended to include provisions for seismic safety at various bench marks years. Depending on "year built", each critical facility presented in the tables may have varying damage potential.

**Table 4-26: Critical Facilities with EQ Risk Southern California Great Shakeout**

| Infrastructure Type | Violent Shake Zone (IX) | Severe Shake Zone (VIII) | Very Strong (VII) | Strong Shake Zone (VI) | Total Feature Count |
|---|---|---|---|---|---|
| **Essential Facility** | - | - | 10 | 65 | 75 |
| EOC | - | - | - | 1 | 1 |
| Fire Station | - | - | 1 | 8 | 9 |
| Government Facility | - | - | - | - | - |
| Hospital | - | - | - | 6 | 6 |
| Police Station | - | - | 1 | - | 1 |
| School | - | - | 8 | 50 | 58 |
| **High Potential Loss** | - | - | 77 | 806 | 883 |
| Dam | - | - | - | - | - |
| Economic Element-Major Employer | - | - | - | - | - |
| Hazmat | - | - | 54 | 654 | 708 |
| Historic/Cultural Resource-Historic | - | - | - | - | - |
| Utility-Communication Facility | - | - | 3 | 47 | 50 |
| Utility-Electric Power Facility | - | - | - | - | - |
| Utility-Natural Gas Facility | - | - | - | 1 | 1 |



| Infrastructure Type | Violent Shake Zone (IX) | Severe Shake Zone (VIII) | Very Strong (VII) | Strong Shake Zone (VI) | Total Feature Count |
|---|---|---|---|---|---|
| Utility-Potable Water Facility | - | - | 1 | 40 | 41 |
| Utility-Waste Water Facility | - | - | 1 | - | 1 |
| Vulnerable Population-Adult Residential Care | - | - | 6 | 19 | 25 |
| Vulnerable Population-Child Care | - | - | 10 | 32 | 42 |
| Vulnerable Population-Flood Zone | - | - | - | - | - |
| Vulnerable Population-Foster/Home Care | - | - | - | 6 | 6 |
| Vulnerable Population-Mobile Home Park | - | - | - | - | - |
| Vulnerable Population-RV Park | - | - | - | - | - |
| Vulnerable Population-Senior Care | - | - | 2 | 7 | 9 |
| **Transportation and Lifeline** | - | - | 13 | 87 | 100 |
| Highway Bridge | - | - | 12 | 79 | 91 |
| Railway Bridge | - | - | 1 | 4 | 5 |
| Bus Facility | - | - | - | - | - |
| Rail Facility | - | - | - | 1 | 1 |
| Airport Facility | - | - | - | 3 | 3 |
| **Grand Total** | **-** | **-** | **100** | **958** | **1,058** |

### 4.11.6.4 HazMat Fixed Facilities

Although earthquakes are low probability events, they produce hazardous materials (HazMat) threats at very high levels when they do occur. Depending on the year built and construction of each facility containing HazMat, earthquake initiated hazardous material releases (EIHR) potential will vary. HazMat contained within masonry or concrete structures built before certain benchmark years reflecting code improvements may be of particular vulnerability.

### 4.11.6.5 Transportation

Earthquake events can significantly impact bridges which often provide the only access to some neighborhoods. Since soft soil regions generally follow floodplain boundaries, bridges that cross water courses are considered vulnerable. Since most of the Ontario bridges provide access across water courses, most are at least somewhat vulnerable to earthquakes. Key factors in the degree of vulnerability are the bridge's age and type of construction which indicate the standards to which the bridge was built. Special attention will be paid to the multiple bridges that cross interstates. Interstates would serve as major emergency response and evacuation routes.

### 4.11.6.6 Utilities

Linear utilities and transportation infrastructure would likely suffer considerable damage in the event of an earthquake. Due to the amount of infrastructure and sensitivity of utility data, linear utilities are difficult to analyze without further investigation of individual system components. Table 4-27 provide best available linear data and it should be assumed that these systems are exposed to breakage and failure.



EXHIBIT A

Table 4-27: Critical Facilities (linear) Exposure

| Facility Type | Strong (VI) | Very Strong (VII) | Severe (VIII) | Violent (IX) | Total Mileage |
|---|---|---|---|---|---|
| **Transportation and Lifeline** | 0 | 0 | 87 | 532 | 619 |
| **Railway** | 0 | 0 | 1 | 17 | 19 |
| **Roads** | 0 | 0 | 85 | 514 | 600 |
| Interstate Highway | 0 | 0 | 5 | 27 | 32 |
| State / County Highway | 0 | 0 | 18 | 86 | 104 |
| Primary Highway | 0 | 0 | 0 | 11 | 11 |
| Local Road, Major | 0 | 0 | 39 | 73 | 111 |
| Local Road | 0 | 0 | 17 | 282 | 299 |
| Other Minor Road | 0 | 0 | 1 | 10 | 11 |
| Vehicular Trail | 0 | 0 | 0 | 0 | 0 |
| Cul-de-Sac / Traffic Circle | 0 | 0 | 2 | 0 | 2 |
| Ramp | 0 | 0 | 3 | 27 | 30 |
| Service Road | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **87** | **532** | **619** |

### 4.11.6.7 Loss Estimation Results

The HAZUS Level 2 analysis was used to assess the risk from and vulnerability to earthquake shaking within Ontario. Hazus buildings data is aggregated to the census tract level for earthquake models, known as the general building stock (GBS), which has a level of accuracy acceptable for planning purposes. Where possible the GBS was enhanced using GIS data from the county as described previously. The following sections describe risk to and vulnerability of the GBS within the Ontario. HAZUS calculates losses to structures from earthquake shaking by considering the amount of ground displacement and type of structure. The software estimates the percentage of damage to structures and their contents by applying established building fragility curves. Damage estimates are then translated to estimated dollar losses.

For each Great Shake Out Scenario ground shaking data (shakemaps) were acquired from CISN and imported into HAZUS. The shakemap data consist of peak ground velocity, peak ground acceleration, peak spectral acceleration at 0.3 seconds, and peak spectral acceleration at 1.0 seconds. The earthquake module operates on census tracts that often include population and structures in the incorporated cities and the unincorporated area within a single tract. Due to this fact the results include census tracts that have a substantial portion of land within the incorporated area (loss estimates for some tracts will include structures in incorporated cities).



The results are summarized in Table 4-28 for the Great Shake Out Scenario. It is important to understand that the HAZUS earthquake module uses the census tract as its enumeration unit rather than the more detailed census block. The loss estimation values for earthquakes are much higher than those of the flooding and dam failure due to this fact. The portions of incorporated areas included within boundary census tracts elevate the values due to the inclusion of additional GBS. Though the difference between census tracts and census blocks are extremely disparate, the most important summary information is the percent of loss estimation against the total value. Reading from the Figure 4-81, residential building and content loss estimation from the Great Shake Out Scenario is $ 36 billion dollars and 59 percent of the total value of the residential buildings. In Great Shake Out Scenario, residential damage will be the greatest. While there are several limitations to the FEMA HAZUS model, it does allow for potential loss estimation. It is important to remember that the replacement costs are well below actual market values, thus, the actual value of assets at risk may be significantly higher than those included herein.

Table 4-28: Great Shake Out Results

| Building Type | Building Replacement Costs ($000) | Building Replacement Cost (% of Total Value) | Content Replacement Cost ($000) | Content Replacement Cost (% of Total Value) | Total Estimated Loss ($000) | Total Loss Estimation (% of Total Value) | Total Value ($000) |
|---|---|---|---|---|---|---|---|
| **Agricultural** | $21,069 | 9.9% | $6,775 | 3.2% | $27,844 | 13.1% | $212,946.00 |
| **Commercial** | $1,289,182 | 14.5% | $375,695 | 4.2% | $1,664,877 | 18.8% | $8,878,505.00 |
| **Educational** | $29,603 | 8.5% | $8,459 | 2.4% | $38,062 | 10.9% | $347,684.00 |
| **Government** | $14,104 | 11.3% | $4,541 | 3.7% | $18,644 | 15.0% | $124,344.00 |
| **Industrial** | $609,221 | 12.5% | $303,135 | 6.2% | $912,356 | 18.7% | $4,887,669.00 |
| **Religious** | $46,528 | 11.5% | $13,683 | 3.4% | $60,210 | 14.9% | $404,834.00 |
| **Residential** | $967,378 | 4.6% | $212,124 | 1.0% | $1,179,502 | 5.6% | $21,151,777 |
| **Grand Total** | **$2,977,085** | **8.3%** | **$924,410** | **2.6%** | **$3,901,495** | **10.8%** | **$36,007,759** |

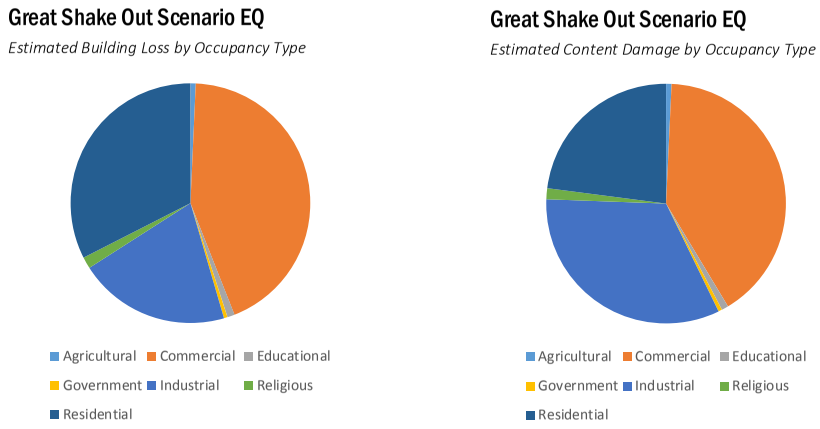



Figure 4-46: Estimated Building and Content Loss by Occupancy Type



EXHIBIT A

### 4.11.7 High Winds Santa Ana Winds

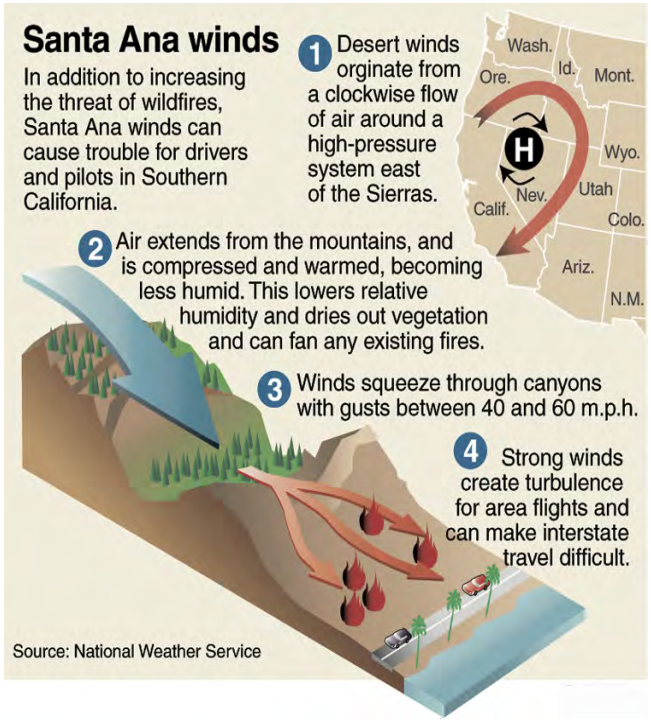
When conditions are right the winds come down through the mountain passes and can reach hurricane force and be sustained winds for days at a time.

#### 4.11.7.1 Population at Risk

The entire city is at risk for damage from high winds.

#### 4.11.7.2 Residential and Lifeline at Risk

It is difficult to estimate the damage from the Santa Ana Winds. The speed, direction, duration and how wet the ground is will determine the extent of damage. In 2011 nearby City of Pasadena had over 15 million dollars in damage from a single wind event lasting only a few hours. The most vulnerable are the power utility lines that are above ground and subject to stress from the winds.




#### 4.11.7.3 Critical Facilities at Risk

Critical facilities data were overlain with Santa Ana Wind hazard severity zone data to determine the type and number of facilities within each risk classification.

Figure 4-47: Photos by Daily Bulletin



EXHIBIT A

### 4.11.8 Dam Failure

The only dam in the area is the San Antonio Dam in the City of Upland. The dam is 7 miles north of Ontario. There are numerous rock quarries and 2 below grade freeways between the dam and the City of Ontario. The risk is very small a wall of water would impact Ontario

The primary danger associated with dam failure is the high velocity flooding downstream of the dam and limited warning times for evacuation. Vulnerability varies by community and depends on the particular dam profile and the nature and extent of the failure. Vulnerable population is present directly below downstream elements of the dam, especially those incapable of escaping the area within the allowable time frame. This population includes the elderly and young who may be unable to self-evacuate from the inundation area. The vulnerable population also includes those who would not have adequate warning from a television or radio emergency warning system. Dam inundation zones created by Cal EMA were used to develop at risk populations and loss estimations for dam failure.

The most significant issue associated with dam failure involves the properties and populations in the inundation zones. Flooding because of a dam failure would significantly impact these areas. There is often limited warning time for dam failure. These events are frequently associated with other natural hazard events such as earthquakes, landslides, or severe weather, which limits their predictability and compounds the hazard. Important issues associated with dam failure hazards include the following:

- Federally regulated dams have an adequate level of oversight and sophistication in the development of emergency action plans for public notification in the unlikely event of failure; however, the protocol for notification of downstream citizens of imminent failure needs to be tied to local emergency response planning.
- Mapping for federally regulated dams is already required and available; however, mapping for non-federal-regulated dams that estimates inundation depths is needed to better assess the risk associated with dam failure from these facilities.
- Most dam failure mapping required at federal levels requires determination of the probable maximum flood. While the probable maximum flood represents a worst-case scenario, it is generally the event with the lowest probability of occurrence. Mapping of dam failure scenarios for non-federal-regulated dams that are less extreme than the probable maximum flood, but have a higher probability of occurrence, can be valuable to emergency managers and community officials downstream of these facilities. This type of mapping can illustrate areas potentially impacted by more frequent events to support emergency response and preparedness actions.
- The concept of residual risk associated with structural flood control projects should be considered in the design of capital projects and the application of land use regulations.
- Addressing security concerns and the need to inform the public of the risk associated with dam failure is a challenge for public officials.

#### 4.11.8.1 Population at Risk

Populations located in a dam failure inundation zone can be exposed to the risk of a dam failure. The potential for loss of life is affected by the capacity and number of evacuation routes available to populations living in areas of potential inundation.



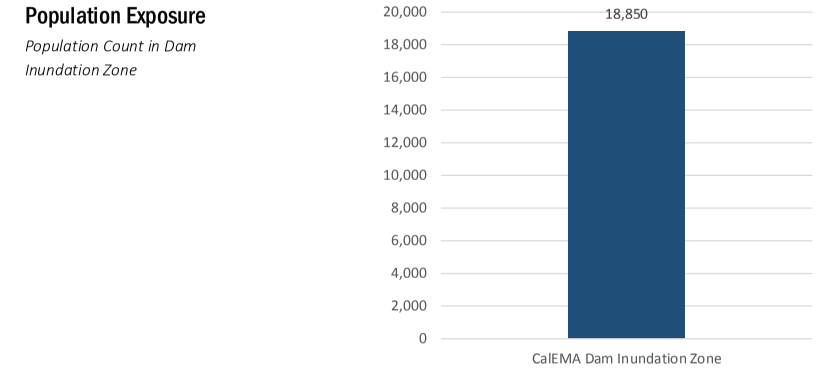



**Figure 4-48: Population Exposed to Dam Failure Risk**

#### 4.11.8.2 Residential Parcel Value at Risk

The County's parcel layer was used as the basis for the inventory of improved residential parcels within the Cal-EMA Dam Inundation Zone. GIS was used to create centroids, or points, to represent the center of each parcel polygon – this is assumed to be the location of the structure for analysis purposes. The centroids were then overlaid with the dam failure layer to determine the flood risk for each structure. The dam inundation zone in which the centroid was located was assigned to the entire parcel. This methodology assumed that every parcel with a square footage value greater than zero was developed in some way. Only improved parcels greater than $20,000 were analyzed. Table 4-29 shows the count of at-risk structures and their associated building and content exposure values to dam failure.

The most vulnerable properties are those closest to the dam itself as they would experience the largest, most destructive surge of water. A total of $ 17,573,534 worth of buildings and contents are exposed to dam failure hazards within the Ontario Boundaries representing 2% of the total value.

**Table 4-29: Parcel Values at Risk from Dam Inundation**

| Dam Inundation Zone | Improved Parcel Count | Improvement Value Exposure ($000) | Land Value Exposure ($000) | Total Exposure ($000) |
|---|---|---|---|---|
| Cal-EMA Dam Inundation Zone | 32,654 | $12,018,266 | $5,555,268 | $17,573,534 |



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### 4.11.8.3 Critical Facilities at Risk

Critical Facilities at risk to dam inundation are on file with Ontario and for national security purposes can only be accessed through Public Works. As a general note, low-lying areas are vulnerable to dam inundation, especially transportation routes. This includes all roads, railroads, and bridges in the flow path of water. The most vulnerable critical facilities are those in poor condition that would have difficulty withstanding a large surge of water. Utilities such as overhead power lines and communication lines could also be vulnerable. Loss of these utilities could create additional compounding issues for emergency management officials attempting to conduct evacuation and response actions.

**Table 4-30: Critical Infrastructure Exposure to Dam Failure**

| Infrastructure Type | Total Feature Count |
|---|---|
| **Essential Facility** | 63 |
| EOC | 1 |
| Fire Station | 7 |
| Government Facility | 0 |
| Hospital | 6 |
| Police Station | 1 |
| School | 48 |
| **High Potential Loss** | 633 |
| Dam | 0 |
| Economic Element-Major Employer | 0 |
| Hazmat | 499 |
| Historic/Cultural Resource-Historic | 0 |
| Utility-Communication Facility | 38 |
| Utility-Electric Power Facility | 0 |
| Utility-Natural Gas Facility | 1 |
| Utility-Potable Water Facility | 20 |
| Utility-Waste Water Facility | 1 |
| Vulnerable Population-Adult Residential Care | 23 |
| Vulnerable Population-Child Care | 39 |
| Vulnerable Population-Flood Zone | 0 |
| Vulnerable Population-Foster/Home Care | 3 |
| Vulnerable Population-Mobile Home Park | 0 |
| Vulnerable Population-RV Park | 0 |
| Vulnerable Population-Senior Care | 9 |
| **Transportation and Lifeline** | 61 |
| Highway Bridge | 56 |
| Railway Bridge | 1 |
| Bus Facility | 0 |
| Rail Facility | 1 |
| Airport Facility | 3 |
| **Grand Total** | **757** |



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### 4.11.9 Climate Change

The City of Ontario enacted the Community Climate Change Action Plan to reduced greenhouse gasses. At the moment the two issues facing Ontario is water availability and temperature extremes. Drought will cause the City to ration water and enforce conservation policies. Temperature extremes will affect our vulnerable populations and could put our Emergency Medical Services on overload. EMS is already heavily used and an extended temperatures would dramatically increase the calls for service.

#### 4.11.9.1 Population at Risk

Vulnerable populations should receive special attention when assessing the community's vulnerability to climate change. For example, care and sheltering during extreme heat conditions must be provided for vulnerable populations such as the elderly. According to information provided by FEMA, extreme heat is defined as temperatures that hover 10 degrees or more above the average high temperature for the region and last for several weeks. Heat kills by taxing the human body beyond its abilities. In a normal year, about 175 Americans succumb to the demands of summer heat. According to the National Weather Service (NWS), among natural hazards, only the cold of winter—not lightning, hurricanes, tornados, floods, or earthquakes—takes a greater toll. In the 40-year period from 1936 through 1975, nearly 20,000 people were killed in the United States by the effects of heat and solar radiation. In the heat wave of 1980, more than 1,250 people died.

#### 4.11.9.2 Loss Estimation Results

At the present time the City of Ontario would experience the lack of availability of water. That would require that conservation measures would be enacted as per city policies. Long periods of heat would require that facilities would remain open if needed to act as cooling centers to serve our vulnerable populations. Emergency Medical Systems would be taxed to the limit by calls for service to our vulnerable populations.



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### 4.11.10 Terrorism

Translating most manmade hazard profiles into meaningful geospatial information is difficult at best. Instead, the planning team will use an asset-specific approach. Population, facilities, systems and assets will be prioritized and assessed in this vulnerability assessment.

Special consideration should be given to areas with high density and those containing vulnerable populations (young, old, and those whose primary language is not English).

Facilities at high risk may include gathering places, critical facilities/ transportation and lifelines and utilities.

#### 4.11.10.1 Population at Risk

Since terrorism can happen anytime, anywhere, 100% of the population is vulnerable to terrorism. In particular, people with access and functional needs, the elderly and the very young are especially vulnerable because they often rely heavily on others in their daily lives. Persons with English as a second language are also vulnerable as they may not receive warnings or notifications related to an incident in their primary language.

#### 4.11.10.2 Critical Facilities Exposure

Critical facilities may include essential facilities (such as hospitals, police and fire stations, evacuation centers, etc), transportation systems, lifeline utility systems, high potential loss facilities (such as nuclear power plants, dams and military installations, etc), and hazardous material facilities.

Gathering facilities should also receive special attention. Places of mass gathering not only present terrorists with potential opportunities for mass casualties, symbolism and high impact media coverage, they pose a broad range of security challenges for their owners and operators. (Committe) The National Counter Terrorism Committee has noted that places of mass gathering have been specifically identified by religious and political extremists as attractive targets.

Places of mass gathering incorporate a diverse range of facilities including, but not limited to, sporting venues, shopping and business precincts, tourism/entertainment venues/attractions, hotels and convention centers, major events and public transport hubs. This also includes significant one off events.

**Table 4-31: Critical Facilities Terrorism Vulnerability**

| Critical Facility Name | Rebuild cost | Priority | Vulnerability Rating by FEMA |
|---|---|---|---|
| **Airport** | 271 million | 3 | 4 |
| **Arena** | 147 million | 4 | 4 |
| **Police Dep** | 25 million | 2 | 4 |
| **Convention Center** | 70 million | 4 | 4 |
| **Fire Stations** | 27 million | 2 | 4 |
| **City Hall** | 35 million | 2 | 4 |
| **Hospital** | 562 million | 1 | 4 |
| **Ontario Mills** | 430 Million | 4 | 4 |



**Table 4-32: FEMA Vulnerability Rating**

| | | Criteria |
|---|---|---|
| **Very High** | 10 | Very High – One or more major weaknesses have been identified that make the asset extremely susceptible to an aggressor or hazard. The building lacks redundancies/ physical protection and the entire building would be only functional again after a very long period of time after the attack. |
| **High** | 8-9 | High – One or more major weaknesses have been identified that make the asset highly susceptible to an aggressor or hazard. The building has poor redundancies/ physical protection and most parts of the building would be only functional again after a long period of time after the attack. |
| **Medium High** | 7 | Medium High – An important weakness has been identified that makes the asset very susceptible to an aggressor or hazard. The building has inadequate redundancies/ physical protection and most critical functions would be only operational again after a long period of time after the attack. |
| **Medium** | 5-6 | Medium – A weakness has been identified that makes the asset fairly susceptible to an aggressor or hazard. The building has insufficient redundancies/physical protection and most part of the building would be only functional again after a considerable period of time after the attack. |
| **Medium Low** | 4 | Medium Low – A weakness has been identified that makes the asset somewhat susceptible to an aggressor or hazard. The building has incorporated a fair level of redundancies/physical protection and most critical functions would be only operational again after a considerable period of time after the attack |
| **Low** | 2-3 | Low – A minor weakness has been identified that slightly increases the susceptibility of the asset to an aggressor or hazard. The building has incorporated a good level of redundancies/physical protection and the building would be operational within a short period of time after an attack. |
| **Very Low** | 1 | Very Low – No weaknesses exist. The building has incorporated excellent redundancies/physical protection and the building would be operational immediately after an attack. |



EXHIBIT A

# Section 5. Community Capability Assessment

## 5.1 Active Mitigation Programs

Table 5-1: Current Mitigation Activities

| Hazard | Department | Project |
|---|---|---|
| **Wild fire** | Code Enforcement | Weed abatement |
| **Flooding** | Utilities | Storm drain install in problem areas |
| **Public Outreach** | All Departments | Community events |
| **All Hazards** | Media Team | Emergency public notification social media |
| **Climate Change** | All Departments | Greenhouse Gas Reduction |
| **Climate Change** | Utilities | Ontario Water Wise program |

## 5.2 Local Planning and Regulatory Capabilities (Supporting Possible Mitigation Activities)

The City of Ontario has various ways to expand and improve existing polices, programs and mitigation projects. Traditionally this can be done during the fiscal budget cycle in the Spring of each year when departments are building their next year budget. This works well when the project is ongoing or multi-year. Ontario also has a means to incorporate mitigation projects that needs to be quickly acted on like a Mitigation Grant opportunity. Once the grant or funding opportunity is identified the EMWC convenes and reviews what is applicable to the grant. If feasible the project is forwarded up to City administration to determine if the grant application should move forward. A good example of this process was a recent grant opportunity. The EMWC selected projects that were eligible. The EMWC then prioritized the projects by the method seen on pages 5-2 and 5-3. The project selected was the seismic valves on City water tanks. The City has shovel ready plans for the project and all that was needed was current price quotes. When those come in the project will be forwarded to City Administration for review and if approved submission of the grant to the State.

Most mitigation projects, unless mandated by law are subject to whether the City has funding for the project. In lean budget years it is doubtful any project could get funding unless a political champion has taken on the project. Budget and funding play a major role.



### 5.2.1 The Ontario Plan .....General Plan

The State of California recommends that the General Plan is updated every 10-20 years; depending mostly on whether or not the plan is meeting the community's needs. The Ontario Plan was last updated and adopted in 2010. There are nine (9) mandatory elements in a General Plan:

- Social Element,
- Environmental Element,
- Housing Element,
- Land Use Element,
- Environmental Element,
- Mobility,
- Community,
- Parks and Recreation, and
- Safety Element.

The Land Use Element of the General Plan establishes land use zoning districts that apply only to lands governed by the City; not for lands controlled by other jurisdictions or lands controlled by federal and state government The Land Use Element also describes land use compatibility for the primary Five (5) hazards: Geologic; Flood; Wind; Noise; and Fire.

In addition to the general plan, the information in Table 5-2 is used to construct mitigation actions aligned with existing planning and regulatory capabilities of the Ontario. Planning and regulatory tools typically used by local jurisdictions to implement hazard mitigation activities are building codes, zoning regulations, floodplain management policies, and other City programs or planning documents. These plans and regulations are linked and referenced to facilitate integration of activities in all hazards.

Table 5-2: Planning and Regulatory Capabilities

| Hazard | Plan/Program/ Regulation | Responsible Agency | Comments |
|---|---|---|---|
| **Multi-Hazard** | California Building Codes | Building Dept. | Most Cities or Towns adopt the latest edition of the California Building Codes. The California Building codes protect buildings to the extent possible from natural occurring hazards.<br><br>California Residential Code California Code of Regulations, Title 24, Part 2.5.<br><br>California Building Code California Code of Regulations, Title 24, Part 2, Volumes 1 and 2.<br><br>Communities may wish to add additional more restrictive building codes to the California Building Codes. |



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| Hazard | Plan/Program/ Regulation | Responsible Agency | Comments |
|---|---|---|---|
| **Multi-Hazard** | Municipal Codes | Building Dept. or other. | Some communities may elect to adopted Division II of Chapter 1, Chapter 34, and Appendices B, C, F, G, H, I and J of the California Building Code and Division II of Part 1 of Chapter 1 and Appendix E of the California Residential Code. |
| **Climate Change** | Urban Water Management Plan (UWMP) | Utilities Dept. or others… | An UWMP may help define water delivery and water security. |
| **Climate Change** | 2010 California Drought Contingency Plan | California Dept. of Water Resources | Section VI provides an overview of drought preparedness strategies from the California Water Plan Update (see separate entry). Section VII provides a brief description of local, utility, and State agency drought response roles.<br><br>Situation and assessment reports will be distributed to appropriate agencies and will be posted on the DWR Drought website (www.water.ca.gov/drought). |
| **Flood** | Flood Resistant Construction | Public Works or other. | Appendix G of the 2013 California Building Codes stipulates existing Flood Resistant Construction standards. |
| **Flood** | NFIP Administration | Public Works Dept. or Other | NFIP makes federally backed flood insurance available to homeowners, renters, and business owners in participating communities. As a participating member of the NFIP, the City is dedicated to protecting homes of more than 20 policies currently in force. |
| **Flood** | NFIP CRS | Public Works Dept. or Other | The National Flood Insurance Program's (NFIP) Community Rating System (CRS) is a voluntary program created by FEMA which began in late 1989 with the first communities entering the program in 1990. The CRS program provides reduced flood insurance premiums for policyholders in communities that go above and beyond the base requirements of the NFIP which also helps to better protect residents from the effects of damaging floods. |
| **Climate Change** | 2014 Community Climate Change Action Plan | All departments | Planning for the reduction of Green House Gases |



| Hazard | Plan/Program/ Regulation | Responsible Agency | Comments |
|---|---|---|---|
| **Climate Change** | San Bernardino Associated Governments (SANBAG) San Bernardino County Regional Greenhouse Gas Emissions Inventories and Reduction Plan 2013 | All Depts. | Reduce Green House Gas emissions |
| **Climate Change** | 2010 Urban Water Management Plan | Utility | Water Conservation<br><br>Emergency Water Conservation ordinance 2907 |
| **All Hazards** | City Emergency Plan | All departments | SEMS, NIMS, and ICS plan for response and recovery in Ontario |
| **Wild fire** | Weed abatement | Code Enforcement | Reduce hazard by controlling weeds and grasses |
| **All Hazards** | Emergency Notifications | Media Team | Develop multiple means to get emergency information out to the public…..social media, mass notifications, Emergency Alert System. |

## 5.3 Administrative and Technical Mitigation Capabilities

Table 5-3: Administrative and Technical Capabilities

| Staff/Personnel Resources | Dept. / Agency | Comments |
|---|---|---|
| **Planners (with land use / land development knowledge)** | Public Works Dept., Community Development or other | |
| **Planners or engineers (with natural and/or human caused hazards knowledge)** | Public Works Dept., Utilities Dept., Community Development or other | Fire Prevention can assist as well. |
| **Engineers or professionals trained in building and/or infrastructure construction practices (includes building inspectors)** | Public Works Dept., Utilities Dept., Community Development or other | |



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| Staff/Personnel Resources | Dept. / Agency | Comments |
|---|---|---|
| **Floodplain Management** | Public Works | If your community is a participant in the NFIP a Floodplain Administration must be identified and trained for FEMA's NFIP program. |
| **Land / Building surveyors** | Public Works or Other… | City contracts out land surveying services. |
| **Personnel skilled in Geographic Information Systems (GIS) and/or FEMA's HAZUS program** | Public Works and IT | |
| **Grant writers or fiscal staff to handle large/complex grants** | Public Works Dept., Utilities Dept., Community Development and other | Numerous types of federal, state, local, and private grants have been administered for mitigation at the local level in California. . |
| **Construction Equipment** | Public Works Dept. or other. | Most Public Works departments owns and maintains large pieces of equipment available for construction and moving and removal of earthen material |
| **Emergency Management Personnel** | Police Department, Fire Departments. | State Office of Emergency Services Access<br><br>Mobile Emergency Personnel |
| **Care and Sheltering** | Regional Red Cross Personal (local office in 10600 Trademark Parkway, Suite 406 Rancho Cucamonga, CA 91730 | Care and sheltering during extreme heat conditions, will provide sheltering and support services for fire victims. |

## 5.4 Local Fiscal Capabilities

Table 5-4: Local Fiscal Capabilities

| Financial Resources | Dept. / Agency | Comments |
|---|---|---|
| **Permitting Fees** | Development Services, Planning Dept., Building Dept. or other | Development fees, community service, etc. |



| Financial Resources | Dept. / Agency | Comments |
|---|---|---|
| **General Fund Revenue** | City Council or Other | In most cases, there is no dedicated budget line items for hazard mitigation, budget is just balanced meeting mandated reserves and operating costs. |
| **Utility Funds** | Utilities Dept. or other… | |
| **Capital Improvements Program** | City Council, Public Works or other. | CIPs should have infrastructure improvements with mitigation benefits. Most improvements have some degree of hazard mitigation benefits. |
| **State and County Community Development Dept. Block Grants (CDBG)** | California Dept. of Housing and Community Development Dept. (HCD) | Programs Include:<br><br>Community Development (CD)<br><br>Economic Development (ED) Disaster Recovery Initiative (DRI)<br><br>Neighborhood Stabilization Program (NSP) |
| **Home Investments Partnership Program** | California Dept. of Housing and Community Development | Must apply competitively for grant funds. |



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## 5.5 City of Ontario Capabilities

### 5.5.1 Multi-Hazard Capabilities

Table 5-5: Multi-Hazard Capabilities

| Hazard | Plan/Program/ Regulation | Responsible Agency | Comments |
|---|---|---|---|
| **Multi-Hazard** | Public Out reach | Fire District | Ongoing programs on preparedness and mitigation |

### 5.5.2 City Wildfire Mitigation Programs

Table 5-6: City Wildfire Mitigation Programs

| Hazard | Program | Responsible Agency | Comments |
|---|---|---|---|
| **Wildfire** | City Fire Hazard Abatement | Fire Department<br>Code Enforcement | Fire Hazard Abatement works to reduce the potential for an individual's property to be the source of fire and structural ignitability. For more information see County OES website or hazard mitigation plan. |
| **Wildfire** | Southern California Edison (SCE) | Southern California Edison (SCE) | SCE removes dead trees near power lines to reduce fire hazards. For more information see County OES website or hazard mitigation plan. |
| **Wildfire** | Inland Empire Fire Safe Alliance | Inland Empire Fire Safe Alliance | The Alliance was created to act as a forum for all Fire Safe Councils in San Bernardino County. |
| **Wildfire** | Organized Group Volunteer Activities | Fire Department<br>Police Department | There are several volunteer citizen groups throughout the City that are capable of providing significant resources that are not provided by traditional governmental agency services. For more information see City web site. |



### 5.5.3 City Flood Mitigation Programs

Table 5-7: City Flood Mitigation Programs

| Hazard | Program | Responsible Agency | Comments |
|---|---|---|---|
| **Flood** | National Flood Insurance Program | Public Works | Ongoing outreach for the public to purchase flood insurance |

### 5.5.4 Ontario Public Education and Alert Programs

Table 5-8: Ontario Public Education and Alert Programs

| Hazard | Program | Responsible Agency | Comments |
|---|---|---|---|
| **Multi-Hazard** | CERT | Fire Department | The Community Emergency Response Team (CERT) Program educates people about disaster preparedness and trains them in basic response skills. |
| **Multi-Hazard** | Everbridge<br>Nixle<br>Ready Ontario | Media Team | Alerting systems for the city. Phone, e-mail and text are the methods used. Also has a response mode so that message can be acknowledged. |
| **Multi-Hazard** | ECS | Fire Department | The Emergency Communications Service (ECS) is a volunteer group providing front-line communications, technical and logistical support to the Fire Department. Their primary mission is to support Fire, Government and other local agencies in time of disaster. In addition, ECS has provided telecommunications and event support to other departments including Public Works, Parks, Recreation, Urban Search and Rescue and other City Departments. |



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## 5.6 State and Federal Fiscal Resources

Table 5-9: Potential Funding Programs/Grants from State and Federal Agencies

| Agency / Grant Name | Potential Programs/Grants |
|---|---|
| **California DWR Proposition 50/84:**<br><br>**Integrated Regional Water Management (IRWM) Program.** | **DWR has a number of IRWM grant program funding opportunities. Current IRWM grant programs include planning, implementation, and storm water flood management.**<br><br>http://www.water.ca.gov/irwm/grants/index.cfm<br><br>Proposition 84, the Safe Drinking Water, Water Quality, and Supply, Flood Control, River and Coastal Protection Bond Act, which provides $1,000,000,000 (P.R.C. §75001-75130) for IRWM Planning and Implementation. CA Dept. of Water Resources' Flood Emergency Response Projects are posted on the webpage at:<br><br>http://www.water.ca.gov/floodmgmt/hafoo/fob/floodER/ |
| **California Housing and Community Development (HCD) Emergency Solutions Grant (ESG) Program** | To fund projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 places new emphasis on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.<br><br>http://www.hcd.ca.gov/fa/esg/index.html |
| **CalTrans Division of Local Assistance / Safe Routes to School Program** | California Dept. of Transportation. Federal funding administered via Caltrans. Local 10% match is the minimum requirement.<br>http://www.dot.ca.gov/hq/LocalPrograms/saferoutes/saferoutes.htm |
| **California State Office of Historic Preservation (OHP) / Statewide Historic Preservation Plan** | Local Government; OHP's Local Government Unit (LGU) offers guidance and assistance to city and county governments to preserve historic properties including damage from natural hazards. |
| **U.S. Dept. of Energy / Energy Efficiency and Conservation Block Grant Program** | Provides funding for weatherization of structures and development of building codes/ordinances to ensure energy efficiency and restoration of older homes.<br><br>http://www1.eere.energy.gov/wip/eecbg.html |
| **Dept. of Homeland Security (DHS) / FEMA Grants** | For more information on current grants visit:<br><br>http://www.fema.gov/grants |



| Agency / Grant Name | Potential Programs/Grants |
|---|---|
| **Office for Victims of Crime:**<br><br>**Antiterrorism and Emergency Assistance Program (AEAP)** | The Office for Victims of Crime supports communities responding to terrorist attacks and cases of mass violence. The AEAP Assistance Programs include crisis response, consequence management, criminal justice support, crime victim compensation and training and technical assistance.<br><br>More information can be obtained at:<br><br>https://www.ovc.gov/AEAP/ |
| **U.S. Department of State Office of Antiterrorism Assistance (ATA):**<br><br>**Antiterrorism Assistance Program** | Antiterrorism Assistance Program<br><br>The ATA program trains civilian security and law enforcement personnel from friendly governments in police procedures that deal with terrorism. Since its inception in 1983, the program has trained and assisted over 84,000 foreign security and law enforcement officials from 154 countries.<br><br>Learn more by visiting: http://www.state.gov/m/ds/terrorism/c8583.htm |
| **California Emergency Management Agency (Cal OES) / Proposition 1B Grants Programs** | The Highway Safety, Traffic Reduction, Air Quality and Port Security Bond Act of 2006, approved by the voters as Proposition 1B at the November 7, 2006 general election, authorizes the issuance of nineteen billion nine hundred twenty-five million dollars ($19,925,000,000) in general obligation bonds for specified purposes, including grants for transit system safety, security, and disaster response projects.<br><br>http://www.calema.ca.gov/EMS-HS-HazMat/Pages/Emergency-Management-Homeland-Security-and-Hazard-Mitigation-Grant-Programs.aspx |
| **California Proposition 1:**<br><br>**The Water Bond (AB 1471)** | Authorize $7.545 billion in general obligation bonds for state water supply infrastructure projects, such as public water system improvements, surface and groundwater storage, drinking water protection, water recycling and advanced water treatment technology, water supply management and conveyance, wastewater treatment, drought relief, emergency water supplies, and ecosystem and watershed protection and restoration.<br><br>The State Water Resources Control Board (State Water Board) will administer Proposition 1 funds for five programs. The estimated implementation schedule for each is outlined in Five Categories:<br><br>▪ Small Community Wastewater<br>▪ Water Recycling<br>▪ Drinking Water<br>▪ Storm water<br>▪ Groundwater Sustainability<br><br>http://www.waterboards.ca.gov/water_issues/programs/grants_loans/proposition1.shtml |



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| Agency / Grant Name | Potential Programs/Grants |
|---|---|
| **Assistance to Firefighters Grant Program (AFG); Fire Prevention and Safety (FP&S)** | The primary goal of the FP&S Grants is to enhance the safety of the public and firefighters with respect to fire and fire-related hazards. The Grant Programs Directorate administers the FP&S Grants as part of the AFG Program. FP&S Grants are offered to support projects in two activity areas:<br><br>1). Fire Prevention and Safety (FP&S) Activity Activities designed to reach high-risk target groups and mitigate the incidence of death and injuries caused by fire and fire-related hazards.<br><br>2). Research and Development (R&D) Activity To learn more about how to prepare to apply for a project under this activity, please see the FP&S Research and Development Grant Application Get Ready Guide.<br><br>https://www.fema.gov/fire-prevention-safety-grants<br><br>FY 14 Awards: https://www.fema.gov/fire-prevention-safety-grants-award-year-2014 |

## 5.7 The Budget in Brief

### 5.7.1 2016-2017 Budget Highlights

Fiscal Year 2016-2017 City Council Goals

PRIMARY GOAL

Regain Local Control of the Ontario International Airport

SUPPORTING GOALS

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



2016-2017 Budget accounts are on the following pages.

| | 2013-14 Actual | 2014-15 Actual | 2015-16 Adopted Budget | 2015-16 Current Budget | 2016-17 Adopted Budget | % Change to Adopted Budget 2015-16 |
|---|---|---|---|---|---|---|
| **Personnel Services** | | | | | | |
| 51010 Salaries-Full Time | $ 58,561,229 | $ 62,474,082 | $ 68,687,699 | $ 68,708,114 | **$ 73,918,562** | 7.6% |
| 51020 Salaries-Temporary/Part Time | 1,607,807 | 1,770,351 | 2,245,646 | 2,261,638 | **2,327,897** | 3.7% |
| 51030 Salaries-Overtime | 11,666,787 | 13,004,877 | 11,567,527 | 13,085,527 | **12,348,682** | 6.8% |
| 51100 Fringe Benefits | 40,685,051 | 43,769,243 | 49,768,678 | 49,935,489 | **54,736,704** | 10.0% |
| 51210 Auto Allowance | 112,752 | 109,254 | 113,551 | 113,551 | **105,999** | -6.7% |
| 51310 Uniform Allowance | 462 726 | 421,696 | 436 229 | 441 929 | **462 622** | 6.1% |
| **Total Personnel Services** | $ 113,096,352 | $ 121,549,503 | $ 132,819,330 | $ 134,546,248 | **$ 143,900,466** | 8.3% |
| **Operating Expenditures** | | | | | | |
| 52010 Computer Supplies | $ 35,786 | $ 32,578 | $ 24,275 | $ 24,275 | **$ 31,675** | 30.5% |
| 52020 Office Supplies | 249,513 | 249,571 | 332,699 | 332,699 | **334,073** | 0.4% |
| 52030 Books/Publications | 43,218 | 27,642 | 39,110 | 39,110 | **41,727** | 6.7% |
| 52031 Library Books Adult | 143,331 | 123,806 | 106,000 | 106,000 | **96,000** | -9.4% |
| 52032 Library Books Children | 86,702 | 105,611 | 131,500 | 131,500 | **153,000** | 16.3% |
| 52033 Magazines/Periodicals | 20,613 | 21,983 | 30,325 | 30,325 | **30,325** | 0.0% |
| 52034 Media | 75,981 | 57,108 | 102,500 | 102,500 | **100,500** | -2.0% |
| 52050 Uniforms | 215,602 | 181,859 | 202,955 | 207,076 | **202,955** | 0.0% |
| 52110 Materials | 1,148,194 | 1,021,606 | 1,451,178 | 1,660,411 | **1,658,168** | 14.3% |
| 52120 Fuel & Oil | 302,069 | 348,115 | 194,250 | 291,250 | **396,250** | 104.0% |
| 52140 Chemicals | 20,076 | 19,655 | 28,000 | 28,000 | **28,000** | 0.0% |
| 52160 Equipment Under $15,000 | 294,035 | 342,810 | 422,990 | 434,335 | **665,290** | 57.3% |
| 52190 Misc Materials/Supplies | 1,025,550 | 1,128,883 | 1,049,222 | 1,090,981 | **1,112,138** | 6.0% |
| 52210 Maintenance & Repairs | 978,606 | 1,418,008 | 1,631,154 | 1,709,813 | **1,700,548** | 4.3% |
| 52310 Electric Services | 2,196,670 | 2,469,467 | 2,414,033 | 2,414,033 | **2,414,033** | 0.0% |
| 52320 Natural Gas Services | 76,322 | 59,703 | 93,632 | 93,632 | **97,362** | 4.0% |
| 52330 Telecommunication Services | 279,191 | 266,896 | 400,432 | 400,432 | **398,945** | -0.4% |
| 52341 City Utilities Service | 1,491,841 | 1,363,110 | 1,713,714 | 1,713,714 | **1,713,714** | 0.0% |
| 52410 Advertising/Promotional | 760,826 | 854,262 | 831,655 | 941,287 | **852,530** | 2.5% |
| 52510 Travel/Conference/Training | 591,570 | 685,055 | 751,204 | 759,704 | **816,716** | 8.7% |
| 52520 Dues and Memberships | 163,434 | 171,272 | 199,199 | 199,199 | **220,119** | 10.5% |
| 52530 Employee Education | 5,348 | 4,252 | 10,300 | 10,300 | **11,000** | 6.8% |
| 52610 Rental/Lease Expense | 4,269,058 | 5,062,146 | 5,041,200 | 5,056,264 | **5,044,072** | 0.1% |
| 52710 Duplicating Expense | 90,804 | 79,247 | 131,645 | 136,144 | **141,985** | 7.9% |
| 52720 Postage Expense | 417,583 | 421,291 | 459,660 | 459,660 | **464,400** | 1.0% |
| 52740 Landfill Disposal | 46,613 | 43,924 | 51,510 | 51,510 | **52,510** | 1.9% |
| 52990 Miscellaneous Services | 2,467,079 | 2,670,705 | 2,785,007 | 3,030,288 | **2,921,918** | 4.9% |
| 52991 Maintenance Services | 1,420,410 | 1,660,174 | 1,918,688 | 1,952,284 | **1,975,036** | 2.9% |



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*Expenditures/Revenue Overview - General Fund*

## 2016-17 General Fund Summary

| | 2013-14 Actuals | 2014-15 Actuals | 2015-16 Adopted Budget | 2015-16 Current Budget | 2016-17 Adopted Budget | % Change to Adopted Budget 2015-16 |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Sales Tax | $ 69,967,633 | $ 77,496,371 | $ 71,000,000 | $ 71,000,000 | **$ 74,000,000** | 4.2% |
| Property Tax | 44,294,879 | 47,733,803 | 44,750,000 | 47,750,000 | **51,000,000** | 14.0% |
| Development Related | 7,799,437 | 10,217,436 | 6,734,988 | 7,733,114 | **6,785,000** | 0.7% |
| Business Related: | | | | | | |
| Business License Tax | 6,405,595 | 6,825,185 | 6,400,000 | 6,400,000 | **6,450,000** | 0.8% |
| Occupancy Tax | 10,614,157 | 12,057,576 | 10,900,000 | 11,300,000 | **12,500,000** | 14.7% |
| Parking Tax | 2,988,135 | 3,126,753 | 2,700,000 | 2,700,000 | **2,800,000** | 3.7% |
| Franchises | 3,251,592 | 3,476,151 | 3,200,000 | 3,200,000 | **3,250,000** | 1.6% |
| Interest & Rentals | 1,802,996 | 1,608,544 | 1,777,930 | 1,777,930 | **1,825,140** | 2.7% |
| Other: | | | | | | |
| Motor Vehicle License Fees | 0 | 71,526 | 0 | 0 | **0** | 0.0% |
| Recreation Program | 902,823 | 964,131 | 896,300 | 896,300 | **901,000** | 0.5% |
| Miscellaneous Revenues | 5,266,069 | 6,183,402 | 4,814,295 | 4,959,295 | **7,971,169** | 65.6% |
| Reimbursables | 3,559,997 | 3 628 614 | 2 448 717 | 3 591 717 | **2 648 021** | 8.1% |
| **Total Revenues** | $ 156,853,313 | $ 173,389,492 | $ 155,622,230 | $ 161,308,356 | **$ 170,130,330** | 9.3% |
| **Transfers-In** | $ 32,769,412 | $ 28,114,147 | $ 36,753,002 | $ 56,974,084 | **$ 35,038,670** | -4.7% |
| **TOTAL REVENUES & TRANSFERS-IN** | **$ 189 622 725** | **$ 201 503 639** | **$ 192 375 232** | **$ 218 282 440** | **$ 205 169 000** | 6.7% |
| **EXPENDITURES** | | | | | | |
| Personnel / Services | $ 113,096,352 | $ 121,549,503 | $ 132,819,330 | $ 134,546,248 | **$ 143,900,466** | 8.3% |
| Operating Expenditures | 20,923,349 | 23,170,853 | 24,589,835 | 57,629,974 | **26,046,733** | 5.9% |
| Contractual Services | 7,249,558 | 8,233,148 | 8,127,660 | 10,315,447 | **8,647,291** | 6.4% |
| Internal Service Allocations | 18,405,434 | 18,656,363 | 19,096,475 | 19,123,768 | **19,591,327** | 2.6% |
| Debt Service & Capital Outlay | 297 032 | 30 390 | 4 346 290 | 7 754 290 | **1 072 290** | -75.3% |
| **Total Expenditures** | $159,971,725 | $171,640,257 | $188,979,590 | $229,369,727 | **$199,258,107** | 5.4% |
| **Transfers-out** | $ 10,443,004 | $ 11,248,205 | $ 3,395,642 | $ 8,367,705 | **$ 6,029,933** | 77.6% |
| **TOTAL EXPENDITURES & TRANSFERS-OUT** | **$ 170,414,729** | **$ 182 888 462** | **$ 192 375,232** | **$ 237,737 432** | **$ 205,288,040** | 6.7% |



# Section 6.Mitigation Strategy

## 6.1 Mitigation Overview

The intent of the mitigation strategy is to provide Ontario with a guidebook to future hazard mitigation administration. The mitigation strategy is intended to reduce vulnerabilities outlined in the previous section with a prescription of policies and physical projects. This will help City of Ontario staff to achieve compatibility with existing planning mechanisms and ensures that mitigation activities provide specific roles and resources for implementation success.

## 6.2 Mitigation 5 Year Progress Report

Table 6-1 is a list of specific projects that were listed in the 2011 HMP in section 6.5. The status of these projects are identified in the far right column in red.

Table 6-1: 2011 HMP Projects

| Action | Lead | Funding Source | Timeframe | Priority | 2016 Status |
|---|---|---|---|---|---|
| **Ensure all new development and redevelopment is sited and constructed in accordance with the Ontario Plan and zoning.** | Development | Local | Long | C | **Ongoing** |
| **Implement specific projects** | Redevelopment Development, OMUC, OEM, IT, other | Local, grant | Long | C | **Deferred due to budget reductions** |
| **Conduct a risk assessment of the City's water treatment plant and City reservoirs** | OMUC | Local | Short | C | **Completed** |
| **Conduct a city wide assessment of City employee earthquake preparedness** | OEM | Local | Short | C | **Ongoing** |
| **Establish a nonstructural hazard evaluation and risk reduction program for city buildings and departments housing critical functions** | OMUC | Local | Short | C | **Ongoing** |
| **Improve damage assessment process and procedures** | OEM, OMUC, CPS | Local | Short | C | **Ongoing** |
| **Improve the building and infrastructure inventory for HAZUS** | OMUC | Local, Grant | Short | C | **Ongoing** |
| **Develop the primary Emergency Operations Center** | Development | Local, Grant | Short | C | **Completed** |
| **Conduct an assessment of City facility seismic hardening** | OMUC | Local | Long | H | **Ongoing** |
| **Perform assessment of city parks for mass care locations** | OMUC, OEM | Local | Short | H | **Project taken over by the American Red Cross** |
| **Update Disaster Council** | OEM | Local | Short | H | **Completed** |



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| Action | Lead | Funding Source | Timeframe | Priority | 2016 Status |
|---|---|---|---|---|---|
| **Continue comprehensive emergency training for all city personnel** | OEM | Local | Long | H | **Ongoing** |
| **Continue comprehensive emergency exercises for all city personnel** | OEM | Local | Long | H | **Ongoing** |
| **Evaluate City facility warning systems to determine efficacy in reaching all people within the building** | IT | Local | Short | H | **Completed** |
| **Assess City facility evacuation/shelter in place procedures** | OEM | Local | Short | H | **Ongoing** |
| **Update the mass notification system** | IT | Local, Grant | Long | H | **Complete** |
| **Create emergency management website** | IT | Local | Short | H | **Complete** |
| **Continue to sponsor annual Community Emergency Preparedness Fair** | OEM | Local, Grant | Long | H | **Ongoing** |
| **Enhance Emergency Management Working Committee membership** | OEM | Local | Long | M | **Complete** |
| **Improve emergency management public education material distribution** | OEM | Local | Long | M | **Ongoing** |

**Lead agency listing:**
Development: Development Agency
OMUC: Ontario Municipal Utilities Company
OEM: Office of Emergency Management
IT: Information Technology Department

## 6.3 Identifying the Problem

**Table 6-2: Problem Statements**

| Problem Description | Problem Type | Action No. |
|---|---|---|
| 1. **Wildfire** | Control Fuel growth | 6.4.2 |
| 2. **Flood** | Urban street flooding due to undersized storm drains | 6.4.4 |
| 3. **Santa Ana Winds** | Power to critical facilities | 6.4.8 |
| 4. **Terrorism** | Harden possible targets | 6.4.6 |
| 5. **Earthquake** | Public education on how to reduce hazards | 6.4.3 |
| 6. **Climate Change** | Reduce greenhouse gasses | 6.4.7 |
| 7. **Dam Inundation** | NFIP and update maps | 6.4.5 |





EXHIBIT A

## 6.4 Mitigation Goals, Objectives, and Projects

### 6.4.1 Goals and Objectives

#### 6.4.1.1 All Hazard (AH)

**GOAL:** Increase readiness for all hazards in the City of Ontario. (Complements General Plan Safety Element S-8)

OBJECTIVE 1: Develop a robust community outreach team to promote emergency preparedness and hazard mitigation activities.

OBJECTIVE 2: Develop a volunteer cadre to include CERT (Community Emergency Response Teams), Ham Radio Operators and faith based organizations

#### 6.4.1.2 Wildfire (WF)

**GOAL:** Continue to reduce fire hazards in the City of Ontario. (Compliments General Plan Safety Element S-3)

WILDFIRE OBJECTIVE 1: Through Code Enforcement enforce the weed abatement program to reduce fuels available to burn

#### 6.4.1.3 Earthquake/Geologic Hazards (EQ)

**GOAL:** Minimize exposure to structural and contents damage from geologic and seismic conditions. (Complements General Plan Safety Element S-1 and S-8)

EARTHQUAKE OBJECTIVE 1: Educate the public on reducing earthquake risk.

EQ Action 1.1: Improve public education programs and practices to residents for earthquake risk.

### 6.4.2 Flood (FL)

**GOAL:** Provide adequate flood protection to minimize hazards and structural damage. (General Plan Safety Element Goal S-2)

FLOOD OBJECTIVE 1: National Flood Insurance Program. Participate in the National Flood Insurance Program (NFIP), which provides flood insurance within designated floodplains.
(General Plan Safety Element, Policy S-5)

FL Action 1.1: Update NFIP data and maps with newly identified flood hazard areas in the County, as new information becomes available.



FL Action 1.2: Develop flood control projects to reduce urban flooding for the following areas:

1) Mountain Avenue – Phillips St to Philadelphia St./Cypress-Sultana Channel
2) Fifth Street – Fourth St./Corona Ave. to El Dorado Ave.
3) San Antonio Avenue – Francis St. to Cypress Channel
4) Parco Avenue - SR-60 Pomona Freeway to Riverside Dr.
5) Grove Avenue - SR-60 Pomona Freeway to Riverside Dr.
6) Cucamonga Avenue - SR-60 Pomona Freeway to Riverside Dr.
7) Bon View Avenue - SR-60 Pomona Freeway to Riverside Dr.
8) Campus Avenue – Cedar St. to Riverside Dr.
9) Sultana Ave. – Phillips St. to Philadelphia St.
10) Campus Avenue & Mission Boulevard – State St. to Francis St. & Cucamonga Ave. to Grove Ave.
11) San Antonio Avenue & Phillips Street – Francis St. to Phillips St. & San Antonio Ave. to Euclid Ave.
12) G Street & Allyn Avenue – Allyn Ave. to West Cucamonga Channel & G St. to Fifth St.

#### 6.4.2.1 Dam Inundation (DI)

**GOAL:** Reduce damage from a breach in the San Antonio Dam. (General Plan Safety Element S-2)

DAM OBJECTIVE 1: Have Army Corps of Engineers review the inundation zones to reflect the retention basins, quarries, 2 subterranean freeways that now exist between the city and the dam

DAM OBJECTIVE 2: Promote the National Flood Insurance Program

#### 6.4.2.2 Anti-Terrorism (AT)

**GOAL:** Use antiterrorism strategies to discourage terrorism and protect the people, infrastructure and assets in Ontario from the effects of terrorism. (Compliments General Plan Safety Element S-7)

ANTI-TERRORISM OBJECTIVE 1: Use anti-terrorism design strategies to discourage / prevent acts of terrorism.

AT Action 1.1: Identify and prioritize mitigation activities (anti-terrorism force protection) at critical facilities and gathering places that are vulnerable to terrorist attacks.

#### 6.4.2.3 Climate Change (CC)

**GOAL:** Reduce the impacts of climate change on the City and limit human activities that change the atmosphere's makeup.

CLIMATE CHANGE OBJECTIVE 1: Meet greenhouse gas (GHG) reductions targets set forth by the Clean Air Act and The City's Community Climate Change Plan and the General Plan Environmental Element Section ER

CC Action 1.1: Continue working with the South Coast Air Quality Management District to meet GHG reductions targets.

CC Action 1.2: Continue implementing the energy conservation and efficiency measures identified in the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the City Community Climate Change Plan



EXHIBIT A

#### 6.4.2.4 Santa Ana Winds (SW)

**GOAL:** Reduce risk of injury, property damage and economic loss resulting from Santa Ana Winds and wind related hazards. (Compliments the General Plan Safety Element S-5)

Santa Ana Wind Objective 1: Require back up power at critical facilities (Safety Element S5-1)

Santa Ana Wind Objective 2: Dust control and grading in high winds (Safety Element S5-2 and S5-3)

Table 6-3: Implementation Strategy Summary

| Action | Lead Agency | Hazard | Funding Source |
|---|---|---|---|
| **Prevention (PRV):**<br><br>**Preventative activities are intended to keep hazard problems from getting worse, and are typically administered through government programs or regulatory actions that influence the way land is developed and buildings are built. This includes the development of additional code requirements to further reduce or eliminate damages from the identified hazards.** | Planning Department | All Hazards | General Fund, Fees |
| **Property Protection (PPRO):**<br><br>**Property protection measures involve the modification of existing buildings and structures to help them better withstand the forces of a hazard, or removal of the structures from hazardous locations.** | Planning | All Hazards | General Fund, Grants, Fees |
| **Public Education and Awareness (PE&A):**<br><br>**To continue and develop new public education programs targeting the top identified hazards.** | Fire Department<br><br>Emergency Management | All Hazards | General Fund, Grants |
| **Emergency Services (ES):**<br><br>**Although not typically considered a "mitigation" technique, emergency service measures do minimize the impact of a hazard event on people and property. These commonly are actions taken immediately prior to, during, or in response to a hazard event.** | Fire Department<br><br>Emergency Management | All Hazards | General Fund, Special District Funds, Grants |



| Action | Lead Agency | Hazard | Funding Source |
|---|---|---|---|
| **Structure Protection (SP) – Flooding**<br><br>**To continue to identify, fund, and build projects that reduce or eliminate flood hazards in the City.** | Utilities | Flooding Hazards | General Fund, Grants, Fees |
| **Structure Protection (SP)– Geological Hazards**<br><br>**To identify unknown hazards and develop additional new and retrofit requirements or programs to reduce or eliminate damage from geological hazards.** | Planning | Geological Hazards | General Fund, Fees, Grants |
| **Structure Protection (SP) – Wildfire**<br><br>**To further protect structures at risk from wildfire through education, building, and enforcement codes and actions.** | Code Enforcement | Wildfire | General Fund, Fees, Grants |

## 6.5 Mitigation Priorities

### 6.5.1 Prioritization Process

#### 6.5.1.1 Public Input for Mitigation Prioritization

Public input is an essential step in validating the prioritization of mitigation actions. Valuable information was gathered regarding the perception of hazard threats to residents through community meeting and public events.

The community survey found that most had experience an earthquake within the past 10 years within the City of Ontario, and most had experienced street flooding. When asked which hazards would be very likely to cause damage to buildings or harm residents in the City, respondents believed earthquake, fire, winds, and high heat were the most likely to occur.

The survey also investigated the incentives needed to convince residents to perform mitigation actions around their homes. The majority of those asked said they weren't sure how much they'd be willing to spend at one time to protect their home or business from natural hazards, and very few said they'd be willing to spend more than $1,000. The top incentives that would encourage the survey participants to protect their home against natural hazards were grants, insurance premium discounts, property tax breaks or incentives, and a "rebate" program. This community feedback was taken into consideration when prioritizing mitigation actions.



EXHIBIT A

**Mitigation Action Evaluation Worksheet**

Ontario used this worksheet to help evaluate and prioritize each mitigation action being considered by the EMWC and the public. For each action, evaluate the potential benefits and/or likelihood of successful implementation for the criteria defined below.

Rank each of the criteria with a -1, 0 or 1 using the following scale:

1 = Highly effective or feasible

0 = Neutral

-1 = Ineffective or not feasible

**Example Evaluation Criteria**

**Life Safety** – How effective will the action be at protecting lives and preventing injuries?

**Property Protection** – How significant will the action be at eliminating or reducing damage to structures and infrastructure?

**Technical** – Is the mitigation action technically feasible? Is it a long-term solution? Eliminate actions that, from a technical standpoint, will not meet the goals.

**Political** – Is there overall public support for the mitigation action? Is there the political will to support it?

**Legal** – Does the community have the authority to implement the action?

**Environmental** – What are the potential environmental impacts of the action? Will it comply with environmental regulations?

**Social** – Will the proposed action adversely affect one segment of the population? Will the action disrupt established neighborhoods, break up voting districts, or cause the relocation of lower income people?

**Administrative** – Does the community have the personnel and administrative capabilities to implement the action and maintain it or will outside help be necessary?



Local Champion - Is there a strong advocate for the action or project among local politicians or community group

| Mitigation action | Life Safety | Property Protection | Political | Legal | Environmental | Social | Administrative | Local Champion | Other Community Objections | Total score |
|---|---|---|---|---|---|---|---|---|---|---|
| UBC retrofit downtown | 1 | 1 | 0 | -1 | 0 | 1 | -1 | 0 | 1 | 4 |
| Old town storm drains | 1 | 1 | 0 | 0 | 1 | -1 | 0 | 0 | 0 | 4 |
| Critical facility back up generators | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 4 |
| Weed abatement | 1 | 1 | 1 | 1 | 1 | 0 | 1 | 1 | 0 | 7 |
| Update flood maps | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 3 |
| Reduce greenhouse gases | 1 | 1 | 0 | -1 | 1 | 0 | 0 | 0 | 0 | 3 |
| Community Emergency Response Team CERT | 1 | 1 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 6 |
| Community Outreach Resiliency | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 9 |
| Harden target from **terror** | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |



EXHIBIT A

### 6.5.1.2 Goal, Objective, and Mitigation Action Matrix

Based upon the risk assessment, the City's capabilities and public input, Table 6 -4 shows primary objectives and corresponding mitigation actions selected for further implementation and development during the next planning cycle. Table 6-4 provides details for each mitigation action with mitigation action descriptions, FEMA mitigation category, responsible party, and timeframe. Implementation Action Plans for each action number highlighted in Table 6-5 are shown in further detail in Section 7 (Implementation).

**Table 6-4: Goal, Objective, and Mitigation Action Prioritization Matrix**

| Hazard | RF Factor | Action No. | Action Description | Primary Action |
|---|---|---|---|---|
| All Hazard | AH | AH-1 | Robust community outreach team | y |
| All Hazard | AH | AH-2 | CERT Training | y |
| Wildfire | WF | WF-1 | Code enforcement enforcing the weed abatement program | y |
| Earthquake | EQ | EQ-1 | Improve Community education programs | y |
| Flood | FL | FL-1 | Update NFIP data and promote the program | |
| Dam Inundation | DI | DI-1 | Have maps update to reflect changes from freeway construction | |
| Anti-terrorism | AT | AT-1 | Identify and prioritize mitigation activities at critical facilities and gathering place that are vulnerable to terrorist attack | y |
| Climate Change | CC | CC-1 | Continue networking with South Coast Air Quality Management District to meet greenhouse gas reduction targets | |
| Climate Change | CC | CC-2 | Continue implementing the energy conservation and efficiency measures identified in the County of San Bernardino Greenhouse Gas Emission Reduction Plan and Community Climate Change Plan | |
| Santa Ana Winds | SW | SW-1 | Require backup power at any new critical facility | y |
| Santa Ana Winds | SW | SW-2 | Enforce dust control measures at construction sites during high wind events | y |



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EXHIBIT A

## 6.6 Mitigation Strategy

Table 6-5: Mitigation Action Table

| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| **ALL Hazard** | Increase readiness for all hazards in the City of Ontario. | Develop a robust community outreach team to promote emergency preparedness and hazard mitigation activities.<br><br>Develop a volunteer cadre to include CERT (Community Emergency Response Teams), Ham Radio Operators and faith based organizations | ES | General Fund<br><br>EMPG, HMPG, UASI. | Fire Department<br><br>Emergency Management | 1-3 YRS. | |
| **Wildfire** | Continue to reduce fire hazards in the City of Ontario. | Through Code Enforcement enforce the weed abatement program to reduce fuels available to burn | NRP, PPRO | General Fund<br><br>Fees | Code Enforcement | On-Going | |
| **Earthquake** | Improve public education programs and practices to residents for earthquake risk. | Public education and outreach programs are an efficient and cost-effective way to promote meaningful changes within a community. A Program for Public Information (PPI) for earthquake awareness and mitigation could significantly reduce injury and property damage to earthquake. Use a suite of partnerships, activities, and products to educate the public about earthquake science and motivating homeowners to become prepared for earthquakes. | PE&A | General Fund<br><br>Grants | Fire Department<br><br>Emergency Management | On-Going | |
| **Flood** | Provide adequate flood protection to minimize hazards and structural damage. | National Flood Insurance Program. Participate in the National Flood Insurance Program (NFIP), which provides flood insurance within designated floodplains.<br><br>Update NFIP data and maps with newly identified flood hazard areas in the County, as new information becomes available. | PRV | General Fund<br><br>Fees | Public Works | On-Going | |
| **Dam Inundation** | Reduce damage from a breach in the San Antonio Dam. | Have Army Corps of Engineers review the inundation zones to reflect the retention basins, quarries, 2 subterranean freeways that now exist between the city and the dam<br>Promote the National Flood Insurance Program | PRV | General Fund<br><br>Fees, Grants | Public Works | 1-5 Years | |
| **Anti-Terrorism** | Use antiterrorism strategies to discourage terrorism and protect the people, infrastructure and assets in Ontario from the effects of terrorism. | Use anti-terrorism design strategies to discourage / prevent acts of terrorism.<br><br>Identify and prioritize mitigation activities (anti-terrorism force protection) at critical facilities and gathering places that are vulnerable to terrorist attacks. | PRV, PPRO | General Fund<br><br>EMPG, HMPG, UASI. | Police | On-Going | |
| **Climate Change** | Reduce the impacts of climate change on the City and limit human activities that change the atmosphere's makeup. | Meet greenhouse gas (GHG) reductions targets set forth by the Clean Air Act and The City's Community Climate Change Plan and the General Plan Environmental Element Section ER<br><br>Continue working with the South Coast Air Quality Management District to meet GHG reductions targets.<br><br>Continue implementing the energy conservation and efficiency measures identified in the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the City Community Climate Change Plan | PRV, NRP | General Fund, Grants, Fees | Utilities | On-Going | |





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EXHIBIT A

# Section 7.Plan Maintenance

## 7.1 Monitoring, Evaluating and Updating the HMP

As a living document it is important that this plan becomes a tool in the Ontario's resources to ensure reductions in possible damage from a natural hazard event. This section discusses plan adoption, implementation, monitoring, evaluating, and updating the HMP. Plan implementation and maintenance procedures will ensure that the HMP remains relevant and continues to address the changing environment in the Ontario. This section describes the incorporation of the HMP into existing Ontario planning mechanisms, and how the Ontario staff will continue to engage the public.

### 7.1.1 Plan Adoption

To comply with DMA 2000, the city council has officially adopted the 2016 Ontario HMP. The adoption of the 2016 HMP recognizes the Ontario's commitment to reducing the impacts of natural hazards within the Ontario limits. A copy of the 2016 HMP adoption resolution is included in Section 1.

### 7.1.2 Implementation

Over time, Implementation Strategies will become more detailed and the Ontario's mitigation planners will work to provide more detail for priority mitigation actions. In conjunction with the progress report processes outlined in Section 6 implementation strategy worksheets provided in Section 7 will be extremely useful as a plan of record tool for updates. Each implementation strategy worksheet provides individual steps and resources need to complete each mitigation action. The following provides several options to consider when developing implementation strategies in the future:

- Use processes that already exist; initial strategy is to take advantage of tools and procedures identified in the capability assessment in Section 5. By using planning mechanisms already in use and familiar to Ontario's departments and organizations, it will give the planning implementation phase a strong initial boost, especially if a mitigation strategy calls for expanding existing programs, or creating new programs or processes at a later date. Section 6 provides more information on existing planning mechanisms.
- Updated work plans, policies, or procedures; hazard mitigation concepts and activities can help integrate the 2016 HMP into daily operations. These changes can include how major development projects and subdivision reviews are addressed in hazard prone areas or ensure that hazard mitigation concerns are considered in the approval of major capital improvement projects.
- Job descriptions; working with department or agency heads to revise job descriptions of government staff to include mitigation-related duties could further institutionalize hazard mitigation. This change would not necessarily result in great financial expenditures or programmatic changes.

### 7.1.3 Future Participation

The Ontario HMP Planning Committee, established for this update, will become a permanent advisory body to administer and coordinate the implementation and maintenance of the 2016 HMP. The Fire Department will lead the 2016 HMP plan development and updates and all associated HMP maintenance requirements. On an annual basis, the HMP Planning Committee will report to the city council and the public on the status of plan implementation and mitigation opportunities in Ontario. Other duties include reviewing and promoting mitigation opportunities, informing and soliciting input from the public and developing grant applications for hazard mitigation assistance.



### 7.1.4 Schedule

The HMP will be updated every five years, as required by DMA 2000. The formal update process will begin at least one year prior to the expiration of the 2018 HMP. However, should a significant disaster occur within the Ontario, the HMP Planning Committee will reconvene within 30 days of the disaster to review and update the HMP as appropriate. The city council will adopt written updates to the HMP as a DMA 2000 requirement.

### 7.1.5 Process

The Emergency Manager for the City of Ontario will be the lead person for the updates and progress of the 2018 HMP. The Emergency Manager will have an agenda item on a quarterly basis at the City Emergency Management Working Committee (EMWC) meetings to receive progress reports on the 2016 HMP projects. If there are any issues the EMWC can forward concerns to the City Manager.

## 7.2 Incorporation into Existing Planning Mechanisms

An important implementation mechanism is to incorporate the recommendation and underlying principles of the HMP into community planning and development such as capital improvement budgeting, building and zoning codes, general plans and regional plans. Mitigation is most successful when it is incorporated within the day-to-day functions and priorities of the jurisdiction attempting to implement risk reducing actions. The integration of a variety of Ontario's departments on the HMP Planning Committee provides an opportunity for constant and pervasive efforts to network, identify, and highlight mitigation activities and opportunities at all levels of government. This collaborative effort is also important to monitor funding opportunities which can be leveraged to implement the mitigation actions. HMP mitigation planners will actively incorporate information from any updates to the Ontario General Plan or the Community Climate Action Plan.

## 7.3 Continued Public Involvement

The City of Ontario will continually accept input and provide updates on the 2018 HMP by utilizing the following public outlets:

EMWC meetings, General Plan update meetings, community events, CERT training and refreshers, Alert Ontario, Nixle, Everbridge, Facebook, Twitter, City Web site, annual Shake-Out exercise, annual fire and police open house and events emergency preparedness is invited to like the Ontario Mills Preparedness Fair



EXHIBIT A

Blank Mitigation Action Implementation Plan Worksheets.

| Mitigation Action Implementation Plan | |
|---|---|
| **Action x.x.x** | |
| **Implementing Agencies** | |
| **Lead Agency:** | |
| **Roles and Responsibilities:** | |
| **Support Agency :** | . |
| **Roles and Responsibilities:** | |
| **Preliminary Identified Tasks:** | |
| **1.** | |
| **2.** | |
| **3.** | |
| **Implementation Costs** | |
| **Estimated Capital Costs:** | |
| **Estimated Maintenance Costs:** | |
| **Implementation Resources** | |
| **Financial Resources (Funding):** | |
| **Technical Assistance Resources:** | |
| **Required Equipment, Vehicles, and Supplies** | |
| **Office Supplies** | |
| **Vehicles** | |
| **Implementation Timeframe** | |
| **Estimated Mitigation Action Start Date:** | |
| **Estimated Mitigation Action Completion Date:** | |



## Blank Mitigation Action Reporting Forms

*Progress Report Period:*_____ *to* _____

*(date)* *(date)*

*Project Title:*_____ *Project ID#*_____

*Responsible Agency:*_____

*Address:*_____

*City:*_____

*Contact Person:*_____

*Phone#:* _____ *Email address:*_____

*List Supporting Agencies and Contacts:*_____

*Total Project Cost:*_____

*Funding Source:*_____

*Anticipated Cost Overrun/Underrun:*_____

*Date of Project Approval:*_____ *Start date of the project:*_____

*Anticipated completion date:* _____

*Description of the Project (include a description of each phase, if applicable, and the time frame for completing each phase):*_____

| Milestones | Completed (✓) | Projected Date of Completion |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |



EXHIBIT A

*MHMP Goal Addressed:* _____

*Indicator of Success:*_____

***Project Status:***

□ *Project on schedule* □ *Cost unchanged*

□ *Project completed* □ *Cost overrun**

□ *Project delayed**

**explain* _____

□ *Project cancelled**

**explain* _____

*Summary of progress on project for this report:*

*A. What was accomplished during this reporting period?*

*B. What successes have you encountered, if any?*

*C. What obstacles, problems, or delays have you encountered, if any?*

*D. How was each problem resolved?*

*E. Based on the past experiences (successes and obstacles), what changes, if any, need to be made to ensure completion?*

***Next Steps:*** *What are the next step(s) to be accomplished over the next reporting period?*

***Other Comments:***



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EXHIBIT A

# Section 8. Works Cited


- 2011 City of Ontario Hazard Mitigation Plan
- 2014 City of Ontario Community Climate Change Action Plan
- 2013 San Bernardino COUNTY REGIONAL GREENHOUSE GAS EMISSIONS INVENTORIES AND REDUCTION PLAN
- 2005 City of Ontario Hazard Mitigation Plan
- 2011 San Bernardino County Hazard Mitigation Plan
- 2010 State of California Hazard Mitigation Plan
- 2010 Ontario Plan (General Plan)
- DMA 2000 State & Local Plan Criteria: Mitigation Planning Workshop for Local Governments
- Getting Started: Building Support for Mitigation Planning (FEMA 386-1)
- Understanding Your Risks: Identifying Hazards And Estimating Losses (FEMA 386-2)
- Developing The Mitigation Plan: Identifying Mitigation Actions And Implementing Strategies (FEMA 386-3)
- Bringing the Plan to Life: Implementing the Hazard Mitigation Plan (FEMA 386-4)
- Using Benefit-Cost Review in Mitigation Planning (FEMA 386-5)
- Integrating Historic Property and Cultural Resource Considerations into Hazard Mitigation Planning (FEMA 386-6)
- Integrating Manmade Hazards Into Mitigation Planning (FEMA 386-7)
- Multi-Jurisdictional Mitigation Planning (FEMA 386-8)
- Using the Hazard Mitigation Plan to Prepare Successful Mitigation Projects (FEMA 386-9)
- Planning for a Sustainable Future: The Link Between Hazard Mitigation and Livability (FEMA 364)
- Rebuilding for a More Sustainable Future: An Operational Framework (FEMA 365)
- FEMA 322 Public Assistance Guide
- HMP Update Guidance
- HMP Plan Review Tool
- HAZUS Local Database
- Stafford Act
- National Flood Insurance Act
- NOAA History of Significant Weather Events in Southern California
- City of Ontario Emergency Management Strategic Plan




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EXHIBIT A

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# Community Climate Action Plan

November 2014

*City Council Approval December 16, 2014*
*Resolution No. 2012-122*

CITY OF ONTARIO

45774.00020\8833477.1



EXHIBIT A

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## Environmental Impact Report

## SAN BERNARDINO ASSOCIATED GOVERNMENTS SAN BERNARDINO COUNTY REGIONAL GREENHOUSE GAS EMISSIONS INVENTORIES AND REDUCTION PLAN Environmental Impact Report SCH No. 2012111046

***Volume XIV: Draft EIR (Section 4.13 [City of Ontario])***



EXHIBIT A

# The Ontario Plan Final Environmental Impact Report


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SECTION 2 RESPONSE TO COMMENTS
SECTION 3 REVISIONS TO THE DRAFT EIR
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APPENDIX B TRAFFIC MODELING
APPENDIX C AHWAHNEE WATER PRINCIPLES
APPENDIX D TRAFFIC MEMORANDUM
APPENDIX E CHANGES TO DRAFT ENVIRONMENTAL IMPACT REPORT

MITIGATION MONITORING PROGRAM

Re-Circulated Portions of The Ontario Plan Draft Environmental Impact Report

NOTICE OF AVAILABILITY NOTICE OF COMPLETION

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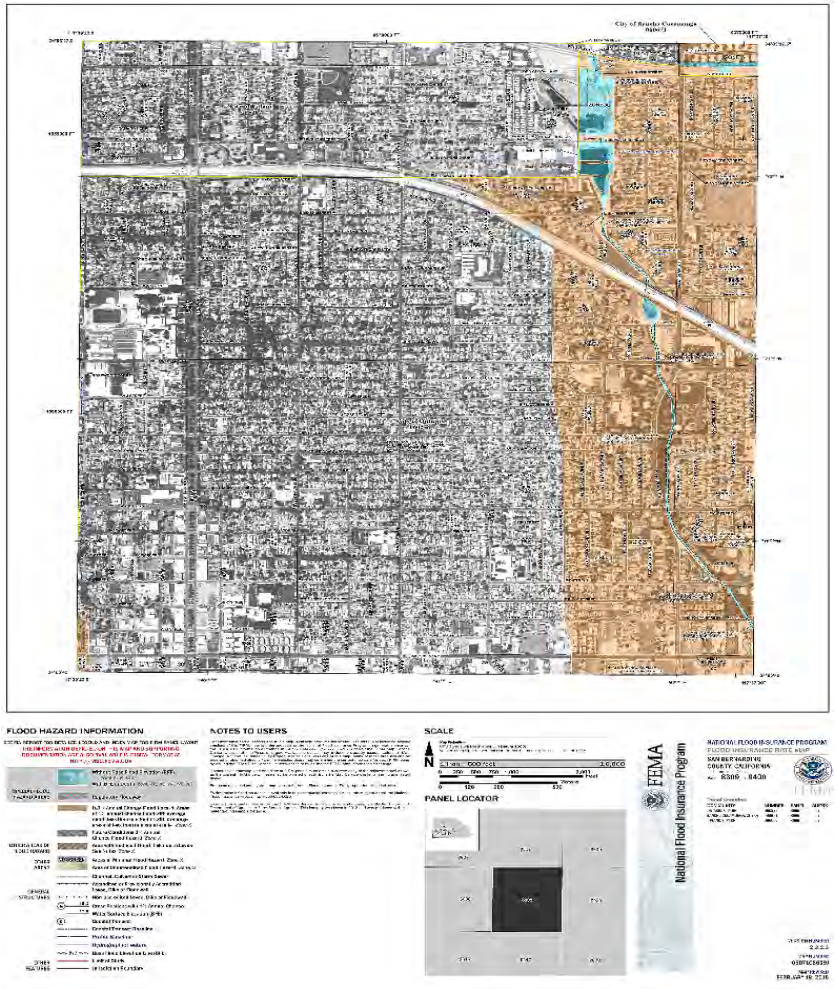
FEMA Flood Maps

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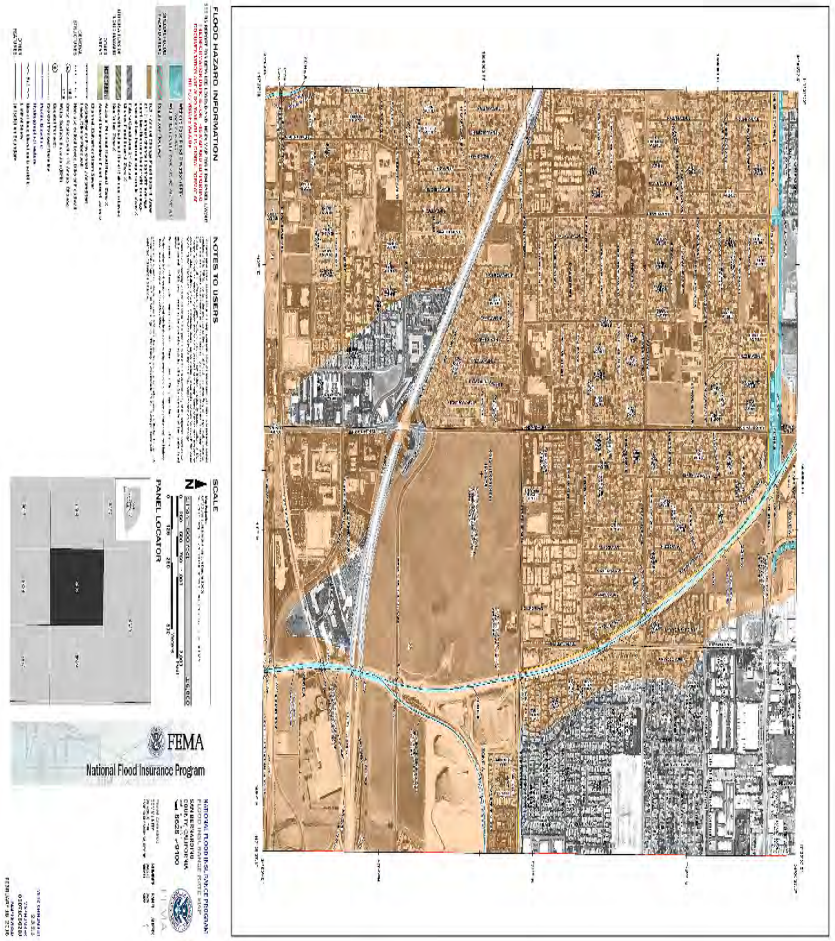


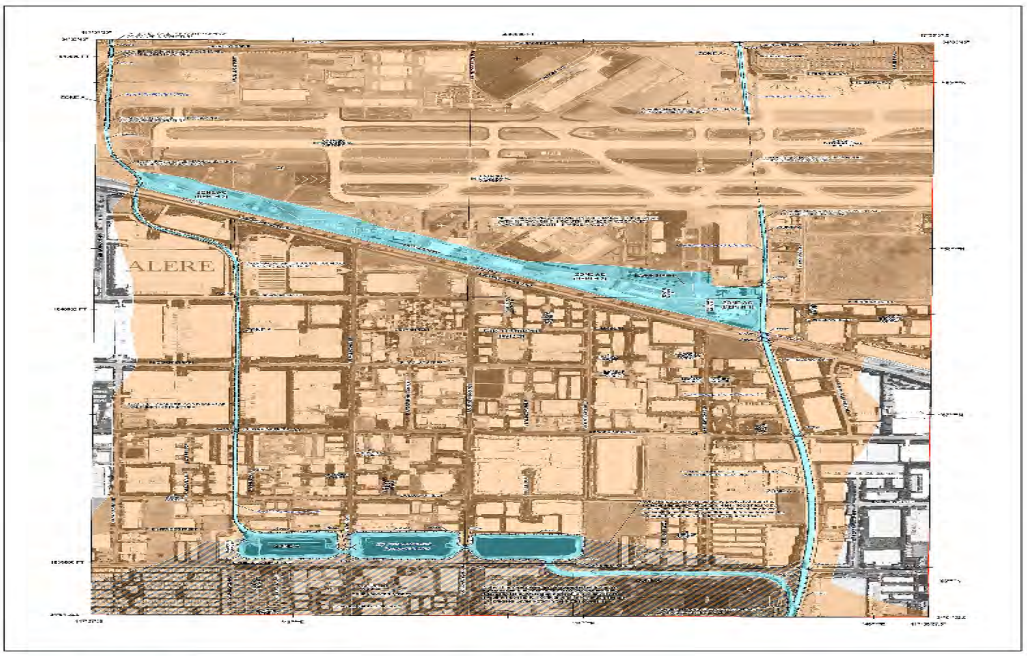

Map 4-14

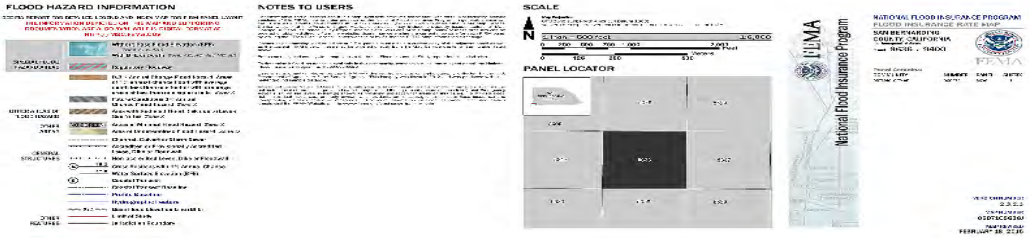


EXHIBIT A

# EXHIBIT A



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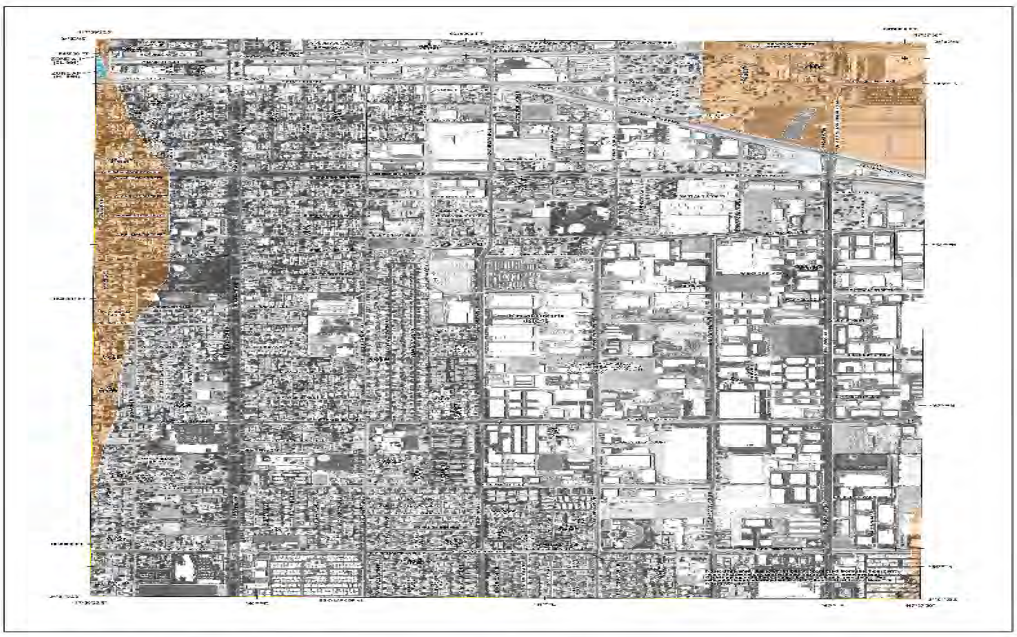

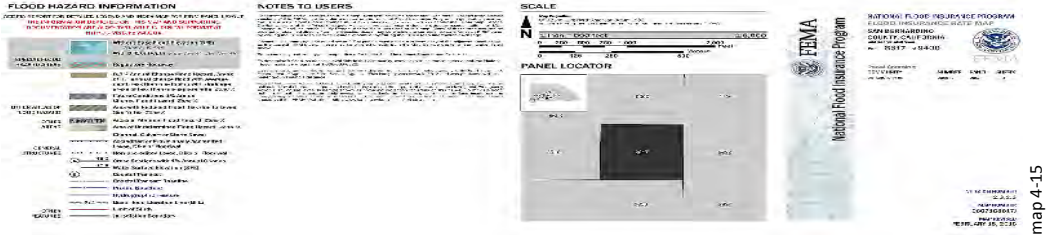


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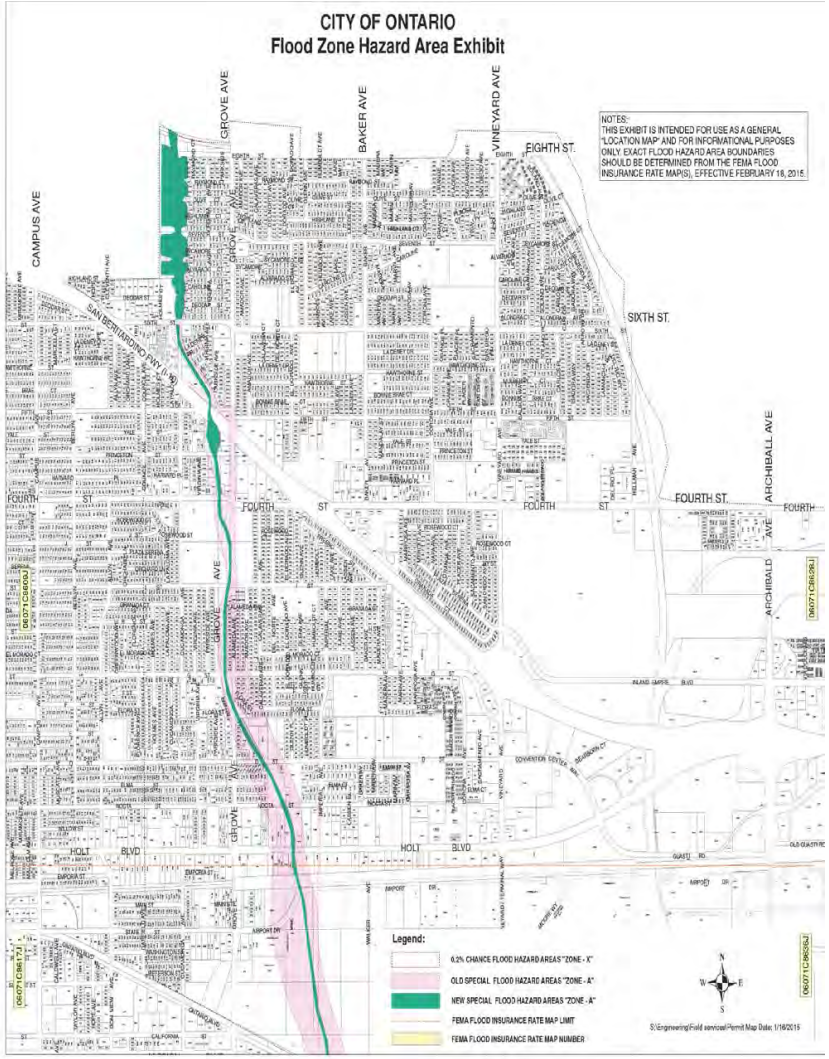
map 4-15






Ontario Business & Industry Partners in Preparedness

March 8, 2017

CITY OF ONTARIO

EXHIBIT A

## Agenda

- Emergency Management in Ontario
- Ontario Hazard Mitigation Plan
- ReadyOntario
- Business Continuity Planning
- Roundtable

## Emergency Management in Ontario

Ontario M.C. §§4-3.01 - 4-3.10



## Disaster Council

Mayor and City Council

## Emergency Management Working Committee

City Departments and Agencies

## Director of Emergency Services

City Manager



EXHIBIT A

## Emergency Manager

Day-to-day Emergency Management responsibilities

## Emergency Operations Center

- Full-time, "hot" facility
- Backup power generation
- Backup water supply – 7,000 gallon tank
- Size: 2,996 sq ft
- Maximum occupancy: 75
- Current configuration: Table seating for 48
- Audio-visual displays

EXHIBIT A

How does the government develop the plan?

The local government gathers input from
• Residents
• Government officials from all levels
• Businesses
• Schools
• Utilities
• Partners and stakeholders

Then gathers the data
• Prioritizes the risk
• Determines possible funding sources
• Formulates the plan
• Has the plan reviewed by local, state and federal officials
• Approves the plan by City Council action
• Implements projects as funding becomes available
• Yearly review of progress…..reprioritize as necessary
• Big review and update every 5 years

Questions?
Let's get input for the Hazard Mitigation Plan!

ReadyOntario
Ontario's Preparedness Portal
CITY OF ONTARIO

CITY OF ONTARIO
SOUTHERN CALIFORNIA
Home
Contact Us
RESIDENTS
BUSINESS
VISITORS
GOVERNMENT
JOBS
ReadyOntario
BETTER PREPARED TOGETHER
Return to DEPARTMENTS
ReadyOntario
AlertOntario
ReadyOntario



EXHIBIT A

**San Bernardino County**
**Operational Area Coordinating Council (OACC)**

**Chino Valley Independent Fire District**
Fire Training Center
5092 Schaefer Ave.
Chino, CA 91710

**Thursday, August 4, 2016**
**0930 – 1530 Hours**

| Time | | Agenda Item | Action Item |
|---|---|---|---|
| 0930 | I. | **Welcome, Pledge of Allegiance, and Introductions** | |
| 0935 | II. | **Program Overview and General Updates**<br>*Michael Antonucci, Emergency Services Manager*<br>*San Bernardino County Fire, Office of Emergency Services* | |
| | | **ACTION ITEM:** Approval of the February 4, 2016, OACC meeting minutes and the August 4, 2016, meeting agenda | **2016-002** |
| 0945 | III. | **Chino Valley Independent Fire District and Training Center Overview**<br>*Tim Shackelford, Fire Chief*<br>*Chino Valley Independent Fire District* | |
| 1000 | IV. | **Waterman Terrorism Incident Panel Discussion** | |

C of San Bernardino Response/Incident Command Post - *Eric Fyvie, Emergency Operations Manager, City of San Bernardino Police Department*

Human Act – *Corwin Porter, Assistant Director, San Bernardino County Department of Public Health*

Medical/Hospital Response – *Scott Smith, Emergency Preparedness Coordinator, Arrowhead Regional Medical Center (ARMC)*

Mutual Aid Process – *Donna Mayer, Region VI Disaster Medical Health Specialist, Riverside County Emergency Management Department*

City Perspective - *Fay Glass, Emergency Operations Manager, City of Redlands*

PIO Perspective - *Vicki Cervantes, Public Information Officer, City of San Bernardino*

Victim's Services – *Andrew Gruchy, Deputy Director, San Bernardino County Department of Behavioral Health*

Cost Recove – *Valerie Clay, Deputy Executive Officer, San Bernardino County Administrative Office*

EOC and Post-Disaster Activities – *Mike Antonucci, Emergency Services Manager, San Bernardino County Fire, Office of Emergency Services*





| | | |
|---|---|---|
| 1230 | | **WORKING LUNCH**<br>*Lunch generously provided by the Chino Valley Independent Fire District* |
| 1300 | V. | **Operational Area Grants Update***<br>*Kathleen Gonzalez, Staff Analyst*<br>*San Bernardino County Fire, Office of Emergency Services* |

***For other reports, please refer to the August 2016 OES Quarterly Newsletter**

| | | |
|---|---|---|
| 1305 | VI. | **Hazard Mitigation Plan Update**<br>*Miles Wagner, Emergency Services Officer*<br>*San Bernardino County Fire, Office of Emergency Services* |
| 1310 | VII. | **Active Shooter Awareness Training**<br>*Zack Mullennix, Emergency Services Officer/TLO*<br>*San Bernardino County Fire, Office of Emergency Services* |
| 1530 | VIII. | **Adjourn** |

**Upcoming OACC Meeting:**

**DATE:** Thursday, November 3, 2016
**LOCATION:** San Bernardino County Department of Behavioral Health
Administration Building
303 E. Vanderbilt Way
San Bernardino, CA 92408





EXHIBIT A

SAN BERNARDINO COUNTY

Plan

## Project Management Team Meeting #050

OCTOBER 26, 2016 | 10:00 AM TO 12:00 PM — SBC GOV CTR | COMMUNITY ROOM

| | |
|---|---|
| MEETING CALLED BY | PMT | Jerry Blum |
| MEETING PURPOSE | Safety Background Report |
| PLEASE READ BEFORE | |
| PLEASE PROVIDE BEFORE | – |
| PLEASE BRING | – |
| ATTACHED [ITEM REF#] | - Draft Safety Background Report (forthcoming — not expected to read in advance) |

ATTENDEES (^ not in attendance)

| COUNTY PMT | ANCILLARY COUNTY STAFF | PLACEWORKS |
|---|---|---|
| Jerry Blum | Jeanette Hill | Colin Drukker |
| Suzanne Peterson | Chris Warrick | Brian Judd |
| Tom Hudson | Linda Mawby | Mark Hoffman |
| Terri Rahhal | David Wert | |
| Karen Watkins | *Note: Ancillary staff will be notified individually when their attendance is required.* | |
| Dena Smith | | |
| Bob Page | | |
| Gia Kim | | |
| Aaron Dishno | | |

### AGENDA OUTLINE

| TIME | LEAD | ITEM |
|---|---|---|
| 20 min | PlaceWorks | **1. Follow-up Action Item List** |
| 90 min | PlaceWorks | **2. Draft Safety Background Report** |
| Balance | Team | **3. Conclusions, Assignments, and Next Steps** |

- Land Use Districts
- SOI Agreements and WIB Employment Data
- Community Development Toolkit augment
- State GHG Transportation Sector Strategies
- Geodesign Summit
- Fiscal Interview Data Needs

- Overview and discussion in advance of staff review of report
  - Seismic and Geologic Hazards
  - Flooding Hazards
  - Hazardous Materials
  - Fire Hazards
  - Emergency Preparedness





## San Bernardino County Fire
## Office of Emergency Services

### H P Review/Conference Call

1743 Miro Way
Rialto, CA 92376

Tuesday, July 19, 2016
3:00 p.m. – 4:00 p.m.

I. **Welcome**

II. **Participants**

III. **Website**

IV. **Resource Requests**
   A. County Assessor
   B. CA Energy Commission

V. **Invoice**

VI. **County Department of Public Works**

VII. **Questions/Closing Remarks**

EXHIBIT A

CITY OF ONTARIO 2018 HAZARD MITIGATION PLAN

**San Bernardino County Fire Office of Emergency Services**

**2017 Hazard Mitigation Plan - 5th Strike Holders Meeting**

**Tuesday, March 28, 2017**

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 18 | Name | | | | | | | | | | |
| 19 | Lopez | VD | | | | | | | | | |
| 20 | FAM | Michael | Mgmt Dpt. Sb county. gov | Public Info | Envia | SBCFCA San Bernardino County Fire | 909.387.9820 | | | | MF |
| 21 | | | | | | | 100 9 7 1020 | | | | |
| 22 | V | c | Eric. | RE | ISEV | , COM | EMERGENCY | | SCHOOL J | . ? | EV |
| 23 | | | | | | | | | | | |
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| 30 | | | | | | | | | | | |

**San Bernardino County**
**Operational Area Coordinating Council (OACC)**

**Cit of Hes eria**
Police Department
Community Room
15840 Smoketree
Hesperia, CA 92345

**0930 – 1500 Hours**

| Time | Agenda Item | Action Item |
|---|---|---|
| 0930 | **I. Welcome, Pledge of Allegiance, and Introductions** | |
| 0935 | **II. Program Overview and General Updates**<br>*Michael Antonucci, Emergency Services Manager*<br>*San Bernardino County Fire, Office of Emergency Services* | |
| | **ACTION ITEM:** Approval of the November 5, 2015, OACC meeting minutes and the February 4, 2016, meeting agenda | 2016-001 |
| 0945 | **III. Hesperia Emergency Management Projects/Programs**<br>*Brigit Bennington, Emergency Services Coordinator/CERT Coordinator*<br>*City of Hesperia* | |
| 1000 | **IV. Governor's Office of Emergency Services (Cal OES) Report**<br>*Doug Huls, Deputy Regional Administrator*<br>*California Governor's Office of Emergency Services (Cal OES)* | |
| 1010 | **V. Year in Review: County OES in 2015**<br>*Michael Antonucci, Emergency Services Manager*<br>*San Bernardino County Fire, Office of Emergency Services* | |
| 1030 | **BREAK** | |
| 1045 | **VI. Hazard Mitigation Plan Process Review**<br>*Miles Wagner, Emergency Services Officer*<br>*San Bernardino County Fire, Office of Emergency Services* | |
| 1055 | **VII. Operational Area Grants Update***<br>*Kathleen Gonzalez, Staff Analyst*<br>*Karen Page, Accounting Technician*<br>*Kathryn Kehl, Staff Analyst*<br>*San Bernardino County Fire, Office of Emergency Services* | |





| | |
|---|---|
| 1115 | **VIII. Round Table** |
| 1130 | **IX. Adjourn** |
| 1200 | **WORKING LUNCH**<br>*Lunch generously provided by the City of Hesperia* |
| 1200 | **New Emergency Manager Orientation**<br>*Cindy Serrano, Assistant Emergency Services Manager*<br>*San Bernardino County Fire, Office of Emergency Services* |

***For other reports, please refer to the February 2016 OES Quarterly Newsletter**

**U comin OACC Meetin :**

**DATE:** Thursday, May 5, 2016
**LOCATION:** TBD





EXHIBIT A

**San Bernardino County Fire**
**Office of Emergency Services**

**Local Hazard Mitigation Plan Committee**

1743 Miro Way
Rialto, CA 92376

Tuesday, August, 30th, 2016
1:30 p.m. – 2:30 p.m.

***AGENDA***

Welcome and Introductions
Goals and objectives of this committee

I. HMP projects that are: completed, in progress ,suspended or in process
   - . What current projects
   - new projects since 2010
   - list of completed 2010 projects
   - proposed projects and
   - suspended projects

II. Worksheets and what needs to be done

III. Department updates, new names and staff and other changes since 2011

IV. Public notifications and concerns, and county agencies discussion

V. Next meeting or conference call





**San Bernardino County Fire**
**Office of Emergency Services**

**CERT Symposium on Terrorism**

Victoria Gardens Cultural Center
12505 Cultural Center Drive
Rancho Cucamonga, CA 91739

Saturday, September 24, 2016
8:00 a.m. – 4:00 p.m.

***AGENDA***

I. Check In **(07:30-08:00)**

II. Welcome/HMP Update Announcement **(8:00-8:10)**
*Michael A. Ramirez, Emergency Services Officer, San Bernardino County Fire, Office of Emergency Services*
*Breanna Medina, Emergency Management Coordinator, Rancho Cucamonga Fire Protection District*

III. Pledge of Allegiance and December 2, Memorial **(8:10-8:30)**

IV. Overview of the December 2nd, 2015, Mass Shooting Terrorist Event in San Bernardino **(8:30-9:30)**
*Captain Raymond King, San Bernardino Police Department*

V. Break **(9:30-9:40)**

VI. Counterterrorism Threat Awareness **(9:40-10:40)**
*Claude Jubran, Joint Terrorism Task Force*

VII. Break **(10:40-10:50)**

VIII. A Case Presentation on the Broken Banner Investigation **(10:50-11:50)**
*Wade L. Lee, Special Agent, Federal Bureau of Investigation (FBI) Los Angeles/Riverside*

IX. Lunch **(11:50-1:00)**

X. Active Shooter Awareness **(1:00-4:00)**
*Rancho Cucamonga Police and Fire Protection District*

*Special thanks to the City of Rancho Cucamonga for hosting



EXHIBIT A

1750

**San Bernardino County Fire**
**Office of Emergency Services**

Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) 2016-17 Update
Stakeholder Update Meeting # 5

**In Person Meeting Only**
**1743 Miro Way**
**Rialto, CA 92376**

Tuesday, March 28, 2017
10:00 a.m. – 11:30 a.m.

***AGENDA***

I. **Welcome and Introductions**
II. **Project Updates**
III. **Future Implementation (Section 7 Review)**
IV. **Plan Review and Submittal**
- Draft Plan Review / Checklists
- Public Involvement vs. Review
- Consultant Document Review
- Submitting your plan to FEMA

V. **Upcoming FEMA Hazard Mitigation Training**



CITY OF ONTARIO 2018 HAZARD MITIGATION PLAN

**San Bernardino County Fire**
**Office of Emergency Services**

Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) 2016-17 Update
Stakeholder Update Meeting # 5

**In Person Meeting Only**
**1743 Miro Way**
**Rialto, CA 92376**

Tuesday, March 28, 2017
10:00 a.m. – 11:30 a.m.

***AGENDA***

I. **Welcome and Introductions**
II. **Project Updates**
III. **Future Implementation (Section 7 Review)**
IV. **Plan Review and Submittal**
- Draft Plan Review / Checklists
- Public Involvement vs. Review
- Consultant Document Review
- Submitting your plan to FEMA

V. **Upcoming FEMA Hazard Mitigation Training**



EXHIBIT A

**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**January 12, 2016 – 10:00-11:30 AM**
**Emergency Operations Center**

I. [redacted]

II. Operational Communications

a. Satellite phones, GETS, WPS — Jimmy Chang

b. Public safety dispatching and radio use — Brian Acosta / Liz Morris

c. WebEOC and Everbridge — Ray Cheung

III. EOC Academy

a. Final roster

b. Schedule and flyer

IV. Equipment

a. Bon View warehouse inventory
   i. MREs
   ii. Backpack Kits

V. Roundtable

**Next Meetin**

Date/Time: February 16, 2017 – 10:00-11:30 AM
Location: EOC
Topic: AlertOntario / Everbridge





**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**February 16, 2017 – 10:00-11:30 AM**
**Ovitt Family Community Library**
**215 E. C St, Ontario, CA 91764**

I. Introductions

II. Everbridge

a. City use — Ray Cheung
   i. Ontario PD
   ii. Ontario FD
b. WorkDay integration — Anna Vaca
c. AlertOntario — Ray Cheung
   i. Marketing Plan — Media Team

III. Events – January 20-23 Storm

a. Storm Damage — Roberto Perez
b. Proclamation / Recovery process — Ray Cheung

IV. Training and Exercises — Ray Cheung

a. EOC Academy update
b. CERT training
c. ShakeOut Exercise

V. Roundtable

**Next Meetin**

Date/Time: March 9th, 2017 – 10:00-11:30 AM
Location: EOC
Topic: Walker Fire – Recreation and Comm. Services - "Expect the Unexpected"



EXHIBIT A

1752

**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**April 13, 2017 – 10:00-11:30 AM**
**Ontario Police Department – Community Room**
**2500 S. Archibald Ave, Ontario, CA 91761**

I. Introductions

II. Emergency Management Brief

III. Planning
- a. Satellite Phone Refresh
  - i. May 1-4
- b. Damage Assessment Workgroup
  - i. May 2, 2017, EOC Conf. Room, 2-3:30 PM

IV. Training and Exercises
- a. EOC Academy – Cohort 2 Scheduling
- b. Amgen TOC Exercise

V. Calendar
- a. EMWC Scheduling
- b. National Preparedness Month activities
  - i. City Hall / Library Preparedness Expo
  - ii. Fire Open House – October 7

VI. Roundtable

VII. OPD Tour — Bill Russell

Next Meetin

Date/Time: May 25, 2017 – 10:00-11:30 AM
Location: Ontario EOC
Topic: After Action Conference





**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**April 13, 2017 – 10:00-11:30 AM**
**Ontario Police Department – Community Room**
**2500 S. Archibald Ave, Ontario, CA 91761**

I. Introductions

II. Emergency Management Brief

III. Planning
- a. Satellite Phone Refresh
  - i. May 1-4
- b. Damage Assessment Workgroup
  - i. May 2, 2017, EOC Conf. Room, 2-3:30 PM

IV Training and Exercises
- a. EOC Academy – Cohort 2 Scheduling
- b. Amgen TOC Exercise
  - i. Staffing

V. Calendar
- a. EMWC Scheduling
- b. National Preparedness Month activities
  - City Hall / Library Preparedness Expo
  - iii. Fire Open House October 7

VI. Roundtable

VII. OPD Tour — Bill Russell

Next Meetin

Date/Time: May 25, 2017 – 10:00-11:30 AM
Location: Ontario EOC
Topic: After Action Conference

**EOC Academy Cohort 2 Schedule**





EXHIBIT A

| | |
|---|---|
| June: | SEMS/NIMS Combined<br>Information/Resource Management |
| July: | G-775 EOC Management and Ops |
| August: | G-191 ICS/EOC Interface<br>Mobilization Drill |
| Sept: | G-611 Section/Position Training<br>G-626E Essentials of EOC Action Planning |
| Oct 19: | *ShakeOut Full Scale Exercise* |

| si o | ame |
|---|---|
| E Director | |
| EOC Safety | Dave Coote |
| EOC PIO | |
| O erations Chief | |
| amage ssessmen ni | oe e ousa n ony ega |
| Planning Chief | |
| Situation Analysis Unit | Lorena Mejia |
| Documentation Unit | Marilyn Bonus |
| Lo istics Chief | Michael Johnson |
| e s | |
| omm nit | rian costa |
| IT Unit | Peter Witherow |
| Finance Chief | |
| Cost Recovery | Giancarlo Mezza |
| Cost Analysis | Lilyan Villarreal |
| Comp Claims | Kathy Garozzo |





**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**May 25, 2017 – 10:00-11:30 AM**
**Ontario Emergency Operations Center**
**415 E. B St, Ontario, CA 91764**

I. Introductions

II. Emergency Management Brief

III. Planning

  i. Hazard Mitigation Grant Program - NOI

  ii. ARC Shelter Review

IV. Training and Exercises

  a. Safety Assessment Program Training — Joe De Sousa

  b. EOC Academy – Cohort 2

  c. Ride-EX After Action

V. Roundtable

**Next Meetin**

Date/Time: July 20, 2017 – 10:00-11:30 AM
Location: TBD / Ontario EOC



EXHIBIT A

**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**July 20, 2017 – 10:00-11:30 AM**
**Ontario Emergency Operations Center**
**415 E. B St, Ontario, CA 91764**

I. Introductions

III. Mitigation
  a. PDM and FMA grants

IV. Planning
  i. EM Strategic Plan
  ii. Emergency Operations Plan Revision

V. Training and Exercises
  a. WebEOC – Situation Dashboard
    i. August 8th, 2017 – 1-3 PM
    ii. September 27th, 2017 - 1-3 PM
    iii. October 3rd, 2017 – 1-3 PM

  b. ShakeOut – 10:19 am on October 19, 2017

VI. Events
  a. Route 66 – September 15-17, 2017
  b. Emergency Preparedness Expo – September 21, 2017

VII. Roundtable

Next Meeting

Date/Time: August 16, 2017 – 10:00-11:30 AM
Location: Ontario EOC
Topic: Damage Assessment Annex





**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**August 16, 2017 – 10:00-11:30 AM**
**Ontario Emergency Operations Center**
**415 E. B St, Ontario, CA 91764**

I. Introductions

II. Emergency Management Brief

III. Planning
  i. Damage Assessment Annex Review

IV. Training and Exercises
  a. ShakeOut – 10:19 am on October 19, 2017
    i. Drill Manual Review
    ii. ExDesign Committee – September 5th, 1 PM
  b. Active Shooter Drill Discussion

V. Events
  a. Route 66 – September 15-17, 2017
  b. Emergency Preparedness Expo – September 21, 2017

VI. Roundtable

Next Meeting

Date/Time: September 21, 2017 – 10 AM – 4 PM
Location: Ovitt Family Community Library
Topic: Emergency Preparedness Expo



EXHIBIT A

**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**October 25, 2017 – 10:00-11:30 AM**
**Public Works Conference Room**
**1425 S. Bon View Ave, Ontario, CA 91761**

I. Introductions

II. Emergency Management Brief

III. Planning
  i. Winter Weather Workshop
  ii. GETS cards

IV. Training and Exercises
  a. ShakeOut AAR
  b. EOC Academy
  c. Statewide Medical Health and Training Exercise – November 9th

V. Events
  a. Emergency Preparedness Expo AAR

VI. Roundtable

**Next Meetin**

Date/Time: September 30, 2017 – 10 AM – 11:30 AM
Location: Ontario EOC





**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**November 30, 2017 – 10:00-11:30 AM**
**Ontario EOC**
**415 E. B St., Ontario, CA 91764**

II. Emergency Management Brief

III. Planning
  i. Employee recall policy
  ii. SCAG EQ initiative update
  iii. Functional Annexes
    1. Information Management Annex
      a. Public Information Hotline
    2. Resource Management Annex
    3. Damage Assessment
      a. Workshop

IV. Training and Exercises
  a. EOC Academy Schedule – Cohort 3
  b. Statewide Medical Health and Training Exercise – November 9th
  c. Everbridge Testing

V. Events
  a. Emergency Preparedness Expo Update

VI. Roundtable

**Next Meeting**

Date/Time: December 21, 2017 or January 18, 2018 – 10 AM – 11:30 AM
Location: Ontario EOC



EXHIBIT A

**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**December 21, 2017 – 10:00-11:30 AM**
**Ontario EOC**
**415 E. B St., Ontario, CA 91764**

I. Introductions

II. Emergency Management Brief

III. Planning
   i. SCAG EQ Initiative

IV. Training and Exercises
   a. EOC Academy Schedule – Cohort 3
   b. Senior Leadership Academy
   c. Monthly Communications Testing Schedule
   d. 1st Qtr Exercise - February timeframe

V. Events
   a. High Wind / Nursery Fire Event

VI. Year End Review
   a. OEM Survey

VII. Awards

VIII. Roundtable

Next Meetin

Date/Time: January 18, 2018 – 10 AM – 11:30 AM
Location: Ontario EOC





**City of Ontario**
**Emergency Management Working Committee**
**Minutes**

**January 12, 2017 – 10:00-11:30 AM**
**Emergency Operations Center**

Sousa, David Coote, Charity Hernandez, Mike Pelletier, Anthony Coletta, Brian Acosta, Giancarlo Mezza, Reed Sigler, Pascal Pengestu, Anna Vaca, Nancy Morales, Shanita Simmons, Lilyan Villarreal, Don Meyer, Rudy Zeledon, Lorena Mejia. Kathy Garozzo, Jimmy Chang, and Raymond Cheung.

II. Operational Communications

a. Satellite phones, GETS, WPS – Jimmy Chang presented on emergency communication methods including satellite phones, Government Emergency Telecommunication Service (GETS), and Wireless Priority Service (WPS). Please see presentation for additional details. People who would like to request a GETS card or WPS added to their city phone, please send a department memo to Emergency Management with the request.

b. Public safety dispatching and radio use - Brian Acosta presented on how the city manages 911 call-taking, public safety dispatching, mutual aid response, and radio communications.

c. Amateur Radio, WebEOC and Everbridge – Raymond Cheung presented on amateur radio capabilities, the WebEOC incident management software used for documentation and information sharing, and Everbridge incident notification system that is used for public notifications as well as for city responders.

III. EOC Academy

a. Final roster The final roster for the EOC Academy was reviewed. A total of 20 people will be in the first cohort. Additional room is available if anyone would still like to attend.
b. Schedule and flyer – The flyer with class schedule was reviewed. This flyer along with Outlook invites will be sent to all attendees.

IV Equipment
The inventory at the Bon View warehouse was recent conducted.





EXHIBIT A

i. Heater Meals – Seven pallets of heater meals with a February expiration date were located. If anyone has contacts with non-profits who may be able to receive/utilize these meals, please contact Emergency Management.
ii. Backpack Kits – EM is conducting an inventory of current CERT backpack locations. Also, there are preparedness backpack kits available for department distribution. Please contact Emergency Management to request.

V. Roundtable

Dave Coote shared that the annual city paving work has been scheduled. Also, 200 dead or diseased trees on city property will be removed.

Lilyan Villarreal shared that Management Services will be conducting the city vehicle inventory.

Reed Sigler shared that HR Connect will be used as a city communication tool. Also, Miscellaneous employees will be receiving a 3% pay increase.

Shanita Simmons shared that they are developing new procedures based on new bidding laws that are going into effect..

Kathy Garozzo shared that Risk Management continues to process claims related to storm damage.

Nancy Morales shared that the Library will be upgrading their preparedness kits.

Charity Hernandez shared that the State of the City will be held on March 29th at the Ontario Convention Center.

Don Meyer shared that the recent storms have raised the reservoir levels at Lake Shasta to 120 feet above the level last year and snowpack is 130% of average. However, we are not out of the drought just yet.

Rudy Zeledon shared that 2017 will be a big year for development with 8,000 approved lots with much commercial, hotel, and industrial development.

Lorena Mejia shared that she is working on the Airport Master Plan.

Marilyn Bonus shared that Records is collecting all the claims from Risk Management.

Pam Martinez shared that Fire is conducting an AED inventory and will be rolling out Agency CPR training again.

Action Items





1. Review EOC Academy roster and send additional attendees to EM.
2. Send GETS/WPS request by department memo to EM.
3. Send potential contacts to distribute Heater Meals.
4. Locate CERT backpacks issued/deployed that are hanging on a wall for inventory.
5. Send request to EM if in need of red backpack preparedness kits.

Next Meetin

Date/Time: February 16, 2017 – 10:00-11:30 AM
Location: EOC
Topic: AlertOntario / Everbridge





EXHIBIT A

**City of Ontario**
**Emergency Management Working Committee**
**Minutes**

**February 16, 2017 – 10:00-11:30 AM**
**Ovitt Family Community Library**
**215 E. C St, Ontario, CA 91764**

I. Introductions were made. Attendees included: Pedro Rico, Marilyn Bonus, Joe DeSousa, David Coote, Nick Gonzalez, Tanya Spiegel, Mauricio Diaz, Antonio Alejos, Tony Coletta, Craig Grabow, Michael Johnson, Reed Sigler, Nancy Morales, Alan Saeger, Lilyan Villarreal, Loretha Nwosu, Don Meyer, Joe Minasso, Andy Marquez, Rudy Zeledon, Julie Dorey, Matt Hickey, Roberto Perez, John Hawkins, and Raymond Cheung.

II. Everbridge

a. Ray Cheung shared that both Ontario Police and Ontario Fire are using the Everbridge system for public and internal notifications via phone, email, and txt. The system was demoed to attendees. The system is available for use by any City department or agency – please contact Ray for more information.
b. Ray Cheung shared that IT and HR are progressing on integrating WorkDay with Everbridge. Reed Sigler assured the committee that confidential employee data will be protected through this process.
c. Nick Gonzalez displayed the graphics for the upcoming marketing plan for AlertOntario – the public facing side of Everbridge. Residents and businesses can sign up easily by texting ONTARIO to 888777 or going to www.Read ntario.com to register. Information about road closures, emergency evacuation orders, shelter in place orders, etc. will be disseminated through AlertOntario.

III. Events – January 20-23 Storm

a. Roberto Perez discussed the $140,937 in damage/costs after the January storm.
b. Ray Cheung presented on the typical disaster recovery / proclamation / recovery process and expectations for agency documentation.

IV. Training and Exercises

a. The EOC Academy is continuing with the two-day G775 EOC Management and Operations class coming up next. Attendees are asked to consider how the





Academy is fitting into their schedule and what the next cohort schedule should look like.
b. CERT training is scheduled for April 21-23, 2017. Employees are eligible to attend with supervisor approval. Registration is available on Eventbrite.com.
c. The 2017 ShakeOut Exercise will be held on October 19, 2017. The Committee was asked to begin thinking about how their agency can actively participate in tis year's exercise.

V. Roundtable

- Nick Gonzalez shared that the State of the City is coming up on March 29.
- John Schmidt shared the he is working on the City Hazard Mitigation Plan and may be contacting staff regarding the update.
- Julie Dorey encouraged the Committee to utilize practical exercises for training.
- Lilyan Villarreal shared that she is working on ensuring emergency purchases on credit cards are available and working properly.
- Loretha Nwosu shared that the Museum is updating their emergency kits.
- Craig Grabow shared that Marina Jimenez is starting at Fleet.
- Joe DeSousa shared that the biannual weed abatement campaign is starting with 900-1,000 letters being sent out.
- Dave Coote shared that Parks and Maintenance is hard and work preparing for the upcoming storm and 9 pallets of sandbags are available for deployment.

Next Meetin

Date/Time: March 9th, 2017 – 10:00-11:30 AM
Location: De Anza Community and Teen Center
Topic: Walker Fire – Recreation and Comm. Services - "Expect the Unexpected"





EXHIBIT A

**City of Ontario**
**Emergency Management Working Committee**
**Minutes**

**March 9, 2017 – 10:00-11:30 AM**
**De Anza Community and Teen Center**
**1405 S. Fern Ave, Ontario, CA 91762**

I. Introductions were made.
Pedro Rico, Joe De Sousa, David Coote, Mauricio Diaz, Antonio Alejos, Peter Witherow, Pascal Pangestu, Nancy Morales, Michelle Sifuentes, Don Meyer, Joe Minasso, Rudy Zeledon, Julie Dorey, Pat Birkett, John Schmidt, and Raymond Cheung were in attendance.

II. Emergency Management Brief
Ray Cheung briefed the group on some of the projects Emergency Management has been working on, including:

- Two Partners in Preparedness workshops were held for Faith-Based organizations as well as for Business and Industry in March.
- Five of the six expired pallets of Heater Meals were donated to local charity.
- A ReadyOntario tent and table covers have been purchased for public education events.
- Over 500 people have signed up for AlertOntario via the website or by text message.
- There are spots left for the April CERT class (note: class has since filled up).
- CERT-trained volunteers are being interviewed to form an active team.
- The G191 EOC and ICS Interface class will be held on March 23rd.
- A question was asked about emergency food and water supplies. At this time, departments are responsible for procuring their own supplies for essential staff with a recommended 3-day supply. MREs may be purchased from http://meyerscustomsupply.com/ by the pallet or individual packs of 12.

III. Presentation - Expect the Unexpected
Julie Dorey gave a presentation on the Walker Fire in 2007 and how Recreation and Community Services supported a shelter for both the public and first responders.

IV. Hazard Mitigation Plan Review





John Schmidt reviewed the Ontario Hazard Mitigation Plan. The committee was asked to review the update and send comments to rschmidt ontarioca. ov by April 13th.

V. Training and Exercises

a. Ray Cheung asked the committee for potential Lunch 'n' Learn topics for city employees to attend on a monthly basis. Topics may include: what it means to be a Disaster Service Worker, modules from CERT training including how to shut-off utilities, CPR/AED training, and the phases of a disaster.
b. The Exercise Design Committee will be meeting on March 21 at 3 pm at the EOC to begin planning for the May 18th EOC exercise.
c. The San Bernardino Operational Area is offering Disaster Cost Recovery training. These are classes that will assist the City in ensuring maximum disaster reimbursement and anyone involved in Finance/Admin, Logistics, or Documentation should try to take one of these if they can. Register at htt s://disastercostrecove series.eventbrite.com.
    i. April 11-12 – Disaster Cost Recovery
    ii. April 13 – Purchasing Compliance with Federal Regulations
    iii. April 27 – D umentation Plan and Work Process Flow

VI. Roundtable

- Don Meyer, OMUC, shared that they are working on the budget and going through water rate studies.
- Joe Minasso, OMUC, shared that they are working on routing solid waste services to the developments at Ontario Ranch.
- Joe De Sousa, Code, shared that an illegal medical marijuana facility was given a vacate warrant.
- Mauricio Diaz, Engineering, shared that the Traffic Management Center is coming along and will be complete in 2-3 months.
- John Schmidt, Emergency Management, shared that Simpler Life in Redlands is an excellent source of preparedness items.
- Julie Dorey, Recreation, shared that they are gearing up for a busy summer season and they have several vacancies they are looking to fill.
- Michelle Sifuentes, Museum, shared that they are putting the finishing touches on their new grounds and will have an open call for the Ontario Open Art Exhibition.
- Nancy Morales, Library, shared that they are busy getting ready for summer and updating their emergency manual.



EXHIBIT A

1760

- Dave Coote, Parks and Maintenance, shared that James R. Bryant Park is being renovated with lighting and cameras, the paving schedule is underway, and dead trees are being cleared from Calaveras and Del Norte.
- Lt. Pat Birkett, Police Dept-Airport Bureau, shared they continue to transition from LAWA to the Ontario International Airport Authority.
- Richard Avila, Planning, shared that there is a lot of incoming development for both new lots and in-fill development.
- Peter Witherow, IT, shared that they have been working with the airport transition as well.

VII. Community Center Tour
Recreation staff gave the committee a tour of the De Anza Community and Teen Center

Next Meetin

Date/Time: April 13, 2017 – 10:00-11:30 AM
Location: Ontario Police Dept Community Center






City of Ontario
Emergency Management Working Committee
Minutes

April 13, 2017 – 10:00-11:30 AM
Ontario Police Department – Community Room
2500 S. Archibald Ave, Ontario, CA 91761

I. Introductions were made. The following were in attendance: Pedro Rico, Anthony Vega, David Coote, Charity Hernandez, Mauricio Diaz, Tony Coletta, Reed Sigler, Peter Witherow, Pascal Pangestu, Nina Kaivan-Mehr, Nancy Morales, Lilyan Villarreal, Don Meyer, Joe Minasso, Andy Marquez, Bill Russell, Kathy Garozzo, Jammee Digon, Michael Krouse, Daniel Adamus, John Schmidt, and Raymond Cheung.

rschmidt ontarioca. ov as soon as possible.

III. Planning
a. Satellite Phone Refresh – New sim cards have been purchased for existing satellite phones with local phone numbers. Emails will be sent out to users to bring in their sat phones to get their sim card exchanged during the week of May 1-4.
b. Damage Assessment Workgroup – This workgroup will establish Rapid Damage Assessment, Safety Assessment, Initial Damage Estimate, Preliminary Damage Assessment policy/procedures which will become the Damage Assessment Annex to the Emergency Operations Plan.
May 2, 2017, City Hall – Community Rooms 1 and 2, 2-3:30 PM

IV. Training and Exercises
a. EOC Academy – Cohort 2 Scheduling – Please send names of those interested/able to attend Cohort 2 to Raymond by April 28th. A class schedule will then be established with those attending.
b. Amgen TOC Exercise – The final exercise will take place on May 18th from 9 AM – 3 PM. Please see staffing roster below and confirm attendance to Raymond.

V. Calendar




EXHIBIT A

1761

a. EMWC Scheduling – The Emergency Management Work Committee will move to the 3rd Thursday of the month at the same scheduled time of 10-11:30 AM.
b. National Preparedness Month activities
    i. City Hall / Library Preparedness Fair – The tentative date for the Preparedness Fair is September 21st from 9 AM – 2 PM. City departments are invited to participate with a booth sharing information that may be useful and pertinent to disaster preparedness. David Coote and Joe Minasso volunteered to be on the planning committee for this event.
    ii. Fire Open House – Another opportunity for public outreach is on October 7th at the annual Fire Dept Open House.

VI. Roundtable

- Pedro Rico shared that Building is working on citizens' access and adding the ability to schedule inspections online.
- Charity Hernandez shared the State of the City was successful and that Economic Development staff will be attending the ICSC is May to promote the City.
- Michael Krouse shared that the Convention and Visitors Bureau will also be sending staff to ICSC. He mentioned the concert bookings are going well at the Arena with the Marvel stage show coming to town. The Convention Center and Arena will be receiving vehicle charging stations. A California Welcome Center will be established at the Airport. The Town Square concert series will also be starting soon.
- John Schmidt shared that he continues work on the Hazard Mitigation Plan as well as prepping for the upcoming CERT class.
- Bill Russell shared the police department is recruiting for new officers and continues to work on staffing for the Airport.
- Tony Coletta shared that the Fire Department is also working on the integration plan to staff the Airport and is hiring to meet those needs. The Department is working on a remodel for Fire Station 2 and a bid for a new Fire Station in Ontario Ranch.
- Anthony Vega shared that weed abatement program is underway with approximately 900 properties in the city.
- Joe Minasso shared that Solid Waste is also hiring additional staff. They are also expanding the food waste program.
- Nancy Morales shared the Library is working on the budget and is reviewing its AED program.
- Don Meyer shared that although the drought is officially over, some of the water restrictions will be permanent including not water 48 hours after measureable rainfall.





- Daniel Adamus shared that airport recently completed its FAA Certification Inspection with a Tabletop on April 12. They are reviewing assets and agreements with the American Red Cross and other agencies to pre-deploy material and resources at the airport.
- Pascal Pengestu shared that IT is expanding fiber services to the Mills, Convention Center, and Arena.
- Dave Coote shared that Parks and Maintenance are installing additional lighting at James R. Bryant Park. Staff were just recertified with chainsaw training.
- Kathy Garozzo shared that insurance filings have been picking up at the Airport and they are working physicals for the many new City employees.
- Mauricio Diaz shared that the Transportation Management Center is continuing to be built out with communications to the signals across the City.
- Reed Sigler shared that HR is supporting the many new hires across City Departments and adding new HR analysts as well. He encourages all employees to ensure their emergency contact information is up to date on WorkDay. HR will be negotiating Misc. employee contracts. HR Connect will soon feature promotional opportunities, new hires, and newly promoted employees.

VII. OPD Tour - Bill Russell graciously gave a tour of OPD headquarters to interested committee members.

Next Meetin

Date/Time: May 25, 2017 – 10:00-11:30 AM
Location: Ontario EOC
Topic: After Action Conference

**EOC Academy Cohort 2 Schedule**

June: SEMS/NIMS Combined
Information/Resource Management



EXHIBIT A

**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**May 25, 2017 – 10:00-11:30 AM**
**Ontario Emergency Operations Center**
**415 E. B St, Ontario, CA 91764**

I. Introductions were made. Joe De Sousa, David Coote, Brian Acosta, Reed Sigler, Peter Witherow, Nancy Morales, Lilyan Villarreal, Michelle Sifuentes, Andy Marquez, Bill Russell, Anita Argueta, Kathy Garozzo, Kristen Sten, Mike Machuca, Michael Krouse, Tina Marie Jimenez, Lucia Garcia, Terri Douglas, Eric Richardson, and Raymond Cheung were in attendance.

II. Emergency Management Brief – Raymond Cheung briefed the group on upcoming public outreach events that Emergency Management and CERT volunteers will be attending. He also shared that there are now five Emergency Management volunteers who will be helping out with various duties.

III. Planning

i. Hazard Mitigation Grant Program – Raymond shared that FEMA and CalOES are allowing applications for projects to be funded by the Hazard Mitigation Grant Program (HMGP). The Notice of Interest for potential projects are due by June 15. A city grant-writer is available to assist with the application. Contact Raymond as soon as possible if your department has a project that may qualify for funding.(see PowerPoint).

ii. ARC Shelter Review – Eric Richardson from the American Red Cross discussed that the ARC is updating their shelter database and is looking to reduce the number of shelters listed to make it more manageable. He advised that cities should maintain approximately 6-10 potential shelter locations of varying sizes. Size requirements dictate 20 sqft per person for an evacuation site and 40 sqft for an overnight shelter site. Ontario will be updating the database with refreshed contact info that will be evergreen for city facilities. The Convention Center and Arena expressed interest in being involved as the city builds out the Care and Shelter Annex in the future.

IV. Training and Exercises





a. Safety Assessment Program Training - Joe De Sousa discussed the Safety Assessment Program (SAP) training he is coordinating. The SAP program certifies building inspectors and engineers to "red-tag" damaged structures. The training is also good for staff who may encounter any damaged buildings to have some knowledge about their safety. The anticipated training is being targeted for July 10-11 and July 12-13 to give an opportunity for staff to rotate into the training. If departments are interested in having staff attend, please contact Joe by June 8th.

b. EOC Academy – Cohort 2 – Raymond discussed the upcoming second Cohort of the EOC Academy. The schedule was changed to allow for half-day trainings per survey results. The culminating exercise will be the Shakeout Exercise on October 19. To be added to the roster, please email names to Raymond by June 2nd.

c. Ride-EX After Action – Raymond led the group discussion on the EOC exercise last week. Various improvements were discussed which will be integrated into the After Action Report for the exercise. Exercise participants who have not sent into their feedback, please send it to Raymond by June 15th.

V. Roundtable-

Michael Krouse, Ontario Convention Center, shared that after the Manchester Arena attack, SMG has been reviewing security protocols and perimeter controls. Both the Convention Center and Arena will be conducting additional emergency exercises in collaboration with city staff in order to be more prepared for similar situations.

Reed Sigler, Human Resources, shared that they continue to support the public safety transition at the Airport with an additional 27 firefighters and 8 police officers coming on staff.

Michelle Sifuentes, Museum, shared that the Ontario Open exhibit is closing and the "Beyond Words" exhibit will be opening in July. The "Great Adventure" program will also be starting soon for children.

Peter Witherow, IT, shared that they wrapping up several big projects and are continuing to support the Airport transition.

Kathy Garozzo, Risk Management, shared that they are processing daily liability claims as usual.

Bill Russell, OPD, shared that OPD headquarters is starting their renovation which will take place over the next few weeks and months.



EXHIBIT A

Dave Coote, Parks and Maintenance, shared that 50+ trees at Homer F. Briggs Park have been identified as dead or diseased and will need to be removed.

Lilyan Villareal, Management Services, shared that they have been updating their policies including for OPD, Code, and EOC. A credit card for the EOC with a $1,500 limit has been ordered and a secure location identified.

Brian Acosta, Fire, shared that both OPD and OFD are hiring entry-level dispatchers and the recruitment is currently open.

Joe De Sousa, Code Enforcement, shared that they are wrapping up their weed abatement season, however, there are lots near the Convention Center that have not been touched due to the presence of burrowin owls

**Next Meeting**

| | |
|---|---|
| **Date/Time:** | **July 20, 2017 – 10:00-11:30 AM** |
| **Location:** | **Ontario EOC** |
| **Topic:** | **EM Strategic Plan / Ontario Emergency Operations Plan** |





**City of Ontario**
**Emergency Management Working Committee**
**Minutes**

**July 20, 2017 – 10:00-11:30 AM**
**Ontario Emergency Operations Center**
**435 E. B St, Ontario, CA 91764**

I. Introductions were made. In attendance were: Charity Hernandez, Economic Development; Mauricio Diaz, Engineering; Pascal Pengestu, IT; Nancy Morales, Library; Michelle Sifuentes, Museum; Don Meyer, OMUC; Joe Minasso, OMUC; Melissa Ramirez, OPD; Craig Frame, Chino Valley USD; Mike Machuca, CBB Arena; Tina Marie Jimenez, Ontario Convention Center; John Ayres, Ontario Convention Center; Jennifer Shaw, Southern California Edison; John Schmidt, OFD; Raymond Cheung, OFD.

II. Emergency Management Brief – Raymond Cheung briefed the Committee on the progress of the EOC Academy Cohort-2 and the events that the Emergency Management volunteers are attending or are scheduled to attend, including National Night Out on August 1st. The power outage on July 14th was also discussed where 1,000+ customers and multiple city facilities lost power. The Revenue building's generator backup power did work – Municipal Services is investigating the problem. Jennifer Shaw from SCE explained that the failure was due to the "A-banks" being locked out.

III. Mitigation
   a. PDM and FMA grants – FEMA's Pre-Disaster Mitigation and Flood Mitigation Act grants are currently available. The Notice of Interest (NOI) is due on August 4th. Currently, no agencies or departments have expressed interest in applying.

IV. Planning
   i. The 5-year EM Strategic Plan was reviewed. Final comments should be sent to Raymond Cheung. Approval will be made during the August EMWC.
   ii. The Emergency Operations Plan revision was reviewed by the Committee. Final comments should be sent to Raymond Cheung. Approval will be made during the August EMWC.

V. Training and Exercises



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a. WebEOC – A new board has been developed called the Situation Dashboard. This board will be used to track the status of all city departments, school districts, and partner agencies/utilities throughout the city after an emergency. This is a new training and all EMWC Department Emergency Coordinators should take this training and be familiar with the Situation Dashboard (except for Cohort 2 attendees who have taken this class).

   The following training dates are being offered at the EOC. If you would like to schedule a training for multiple people at your site, please contact Raymond Cheung (RSVPs also go to Raymond).

   i. August 8th, 2017 – 1-3 PM
   ii. September 27th, 2017 - 1-3 PM
   iii. October 3rd, 2017 – 1-3 PM

b. ShakeOut – This year's ShakeOut drill will occur at 10:19 am on October 19, 2017. The Committee discussed last year's drill and what they would like to see this year. The Committee recommended the following:
   i. Use of the PA system to announce the drill in city buildings where it is available.
   ii. Evacuation and accountability drill of City Hall.
   iii. Evacuation and accountability drill for Public Works.
   iv. Use of the WebEOC Situation Dashboard.
   v. Damage Assessment field response.

VI. Events

a. Route 66 – This year's Route 66 event is scheduled for September 15-17, 2017. The EOC will be activated at a Level 3 (lowest level) to support the event, particularly for OPD. Don Meyer, Joe Minasso, and Andy Marquez indicated that they would be available to participate in the activation for training purposes. If others would like to take part, please contact Raymond Cheung.
b. Emergency Preparedness Expo – This first annual expo will take place September 21, 2017 from 10 am – 4 pm between the Library and the Ontario Senior Center. The primary audience will be City employees and Library/Senior Center patrons. Confirmed booths include ReadyOntario/CERT, Fire Prevention, Seismic Simulator, the Mobile Command Post, Southern California Edison, Solid Waste/Utility, and the Library. The Committee suggested to advertise the event in the HR Connect email and to combine it with a city fundraiser.

VII. Roundtable





- Don Meyer, OMUC, shared that a new meter reading system is being developed where readings will be transmitted and available in near real-time.
- Joe Minasso, Solid Waste, shared that they are working on routing operations to Ontario Ranch where development is growing rapidly. The commercial food waste program is also moving forward.
- Charity Hernandez, Econ. Development, shared that they are working on land development and video shorts for city businesses.
- Michelle Sifuentes, Museum, shared that the Beyond Words exhibit is winding down. The Photorealism exhibit is next up. The Museum will also be conducting emergency training in August.
- John Schmidt, OFD, shared that he has been working on the EOP.
- Nancy Morales, Library, shared that the summer reading program will be wrapping up soon and that KinderGo will be starting.
- Mauricio Diaz, Engineering, shared they are working on two signal projects

- Tina Marie Jimenez, Ontario Convention Center, shared that they are also increasing security measures with tent entries for bag check as well.
- Pascal Pengestu, IT, shared that they are supporting OFD's move into the fire station at the airport. Windows 10 and Office 365 are also on the slate for city-wide deployment.
- Craig Frame, Chino Valley USD, shared that the district is implementing a new security system using key fobs and adding more security cameras.
- Melissa Ramirez, OPD, shared that the remodel is going well and event planning for National Night Out is continuing.

Next Meetin

Date/Time: August 16, 2017 – 10:00-11:30 AM (***off schedule meeting***)
Location: Ontario EOC
Topic: Damage Assessment Annex



EXHIBIT A

**City of Ontario**
**Emergency Management Working Committee**
**Minutes**

**August 16, 2017 – 10:00-11:30 AM**
**Ontario Emergency Operations Center**
**415 E. B St, Ontario, CA 91764**

I. Introductions were made. The following attendees were present: Pedro Rico, Building; Joe DeSousa, Code Enforcement; David Coote, Parks/Maintenance; Tanya Spiegel, Economic Development; Tony Coletta, Fire; Mike Johnson, Municipal Services; Reed Sigler, HR; Peter Witherow, IT; Nina Kaivan-Mehr, IT; Nancy Morales, Library; Michelle Sifuentes, Museum; Don Meyer, OMUC; Joe Minasso, OMUC; Andy Marques, OMUC; Melissa Ramirez, OPD; Kristine Scott, SoCalGas; Raymond Cheung, Fire.

II. Emergency Management Brief – Emergency Manager Raymond Cheung briefed the Committee on the CERT Advanced Training held on August 16th, the upcoming CERT Basic Course on October 27-29, the Collaborative Organizations Active In Disaster (COAD) hosted by the City, and the Partners in Preparedness presentations being offered.

III. Planning
   i. The Damage Assessment Annex was reviewed by the Committee. This annex will be used primarily following a large earthquake and many departments will need to work together to achieve a good assessment of damage city-wide. Please review and send comments back by September 29th.

IV. Training and Exercises
   a. ShakeOut – 10:19 am on October 19, 2017 – The EOC will activate for a Functional Exercise for ShakeOut day. Cohort 2 will be filling EOC positions, but OEM will be reaching out to fill additional positions for the exercise.
      i. Drill Manual Review – The committee reviewed the drill manual that will be made available to all departments to use for their ShakeOut participation. The ShakeOut flyer should also be posted prior to the drill.
      ii. The ExDesign Committee will be reconvening to design the disaster that will befall the EOC during the ShakeOut exercise. Don Meyer, Joe Minasso, David Coote, and Andy Marquez volunteered to sit on the committee.



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   b. Active Shooter Drills were discussed. San Bernardino County was awarded a grant that will conduct train-the-trainer sessions and provide drill equipment.

V. Events
   a. Planning for the Route 66 event continues. OPD will be utilizing the EOC during the event from Sept 15-17. EOC staff may conduct a training activation on Saturday, Sept 16.
   b. The inaugural Emergency Preparedness Expo will take place on Sept 21 from 10 am – 4 pm. There will be a dozen city depts., organizations, or vendors participating including the Seismic Simulator from the County. All employees are encouraged to come and learn more about how to become more prepared.

VI. Roundtable

Tony Coletta, Fire, reminded all that September was National Preparedness Month and how it was important to ensure your families are prepared so that you can rest easy and be able to focus on the critical tasks at hand.

Mike Johnson, Municipal Services, shared that they have had several new recruitments including for supervisors and mechanics. They are also assisting with the PD dispatch renovation and replacing the sump pump in City Hall Annex.

Don Meyer, Utilities, shared that they are also filling 7-8 openings from entry-level on up.

Joe Minasso, Solid Waste, shared they are hiring as well, including drivers due to the growth in the Ontario Ranch area.

Pedro Rico, Building, shared that they are busy with the new development and are fully staffed.

Peter Witherow, IT, shared that they continue to be involved in the Airport transition.

Nancy Morales, Library, shared that they have a new montage with vintage pictures of the Model Colony. There is the ability to print out the pictures and add captions to them.

Joe DeSousa, Code Enforcement, shared that they hired four new officers and are conducting operations regarding illegal dumping.

David Coote, Parks and Maintenance, shared that the book drop at the Library was moved to be in a safer location. He also conducted a safety/wellness training in relation to conflict resolution.





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Tanya Spiegel, Economic Development, shared that Econ. Dev. has been busy with new development and projects across the city.

Reed Sigler, HR, shared that they are in hiring mode and will now be supporting the Airport with HR services.

Kristin Scott, SoCalGas, shared that they are replacing valves at Etiwanda and 4th which will allow the ability to shut-off valves automatically in an emergency.

Michelle Sifuentes, Museum, shared they their photorealism exhibit is opening and they will be conducting emergency training for staff.

Melissa Ramirez, OPD, shared they have been hiring sworn and professional staff and are fully taking over law enforcement services at the Airport.

Next Meetin s

| | |
|---|---|
| Date/Time: | September 21, 2017 – 10 AM – 4 PM |
| Location: | Ovitt Family Community Library |
| Topic: | Emergency Preparedness Expo |

| | |
|---|---|
| Date/Time: | October 26, 2017 – 10 AM – 11:30 AM |
| Location: | Ontario EOC |
| Topic: | ShakeOut After-Action and Winter Weather |





**City of Ontario**
**Emergency Management Working Committee**
**Minutes**

**October 25, 2017 – 10:00-11:30 AM**
**Public Works Conference Room**
**1425 S. Bon View Ave, Ontario, CA 91761**

I. Introductions were made. In attendance: Pedro Rico, Building; Joe De Sousa, Code Enforcement; Mike Pelletier, OFD; Anthony Coletta, OFD; Brian Acosta, OFD; Raymond Cheung, OFD; Robert Schmidt, OFD; David Bertola, OFD; Bill Russell, OPD; Nancy Morales, Library; Don Meyer, OMUC; Julie Dorey, Recreation.

II. Emergency Management Brief. Emergency Manager Raymond Cheung briefed on the following items.
- The 2nd CERT class of the year will be held on October 27-29. It is a fully registered class and will be at the Ontario Fire Training Center.
- The City has been participating in the Southern California Association of Government Earthquake Cohort which has the Inland Empire cities working together to increase resiliency to earthquakes in the region. Pedro Rico and Don Meyer volunteered to participate in the Cohort as building and water infrastructure issues are prevalent.
- Emergency Management now has the ability to directly order Government Emergency Telecommunication Service (GETS) cards which prioritize landline network service during an emergency. Please contact Emergency Management if you feel your Department needs GETS cards.
- The International Association of Emergency Manager's conference is taking place in Long Beach from November 12-15. Contact Emergency Management if you are interested in attending.
- A Faith Communities Partners in Preparedness Workshop is being organized for November 29. Julie Dorey recommended utilizing the *promotores* to spread the word about the workshop.

III. Planning
   i. Winter Weather Workshop. Don Meyer briefed the Committee on the National Weather Service predictions for the upcoming winter. Thus far, the modeling has been highly variable with the latest prediction being that there are equal chances for either above or below average precipitation for this rain season.



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IV Training and Exercises

a. ShakeOut AAR – The ShakeOut exercise on October 19th was discussed. Many City departments participated in the Drop, Cover, Hold On drill and the Senior Center conducted an evacuation drill of the facility as well. Next year's exercise may include a component with an Everbridge notification to all City employees as test of the system.
b. EOC Academy – The 2nd Cohort of the EOC Academy graduated 16 individuals. Cohort 3 will start up again in January and run through April to allow for more people with end of fiscal year duties to participate. It will remain on a half-day schedule as participants seem to prefer that option.
c. Statewide Medical Health and Training Exercise – November 16th – The City will be participating in a Chempack exercise along with County Public Health and County Office of Emergency Services. This will test the request and deployment of a Chempack nerve agent antidote to an incident location in Ontario.

V. Events

a. Emergency Preparedness Expo AAR – The Expo that took place on September 21st was discussed. Just over 500 people visited the Expo during opening hours. The Committee recommended to hold it with an already existing event to maximize promotional efforts. Combining it with a Concert in the Park was one of the options presented and will be investigated further.

VI. Roundtable

- Tony Coletta noted that next year's ShakeOut will take place on October 18th at 10:18 AM.
- Julie Dorey shared that her staff would like to see more functional learning opportunities including more drills.
- Pedro Rico announced Building had 12 plan-checkers attend Safety Assessment Program training with CalBO. Another training will be held in February in Anaheim. The new Development Director, Hassan Haghani, is very aggressive about revitalizing the downtown area.
- Joe De Sousa announced that he is a new grandfather.
- Bill Russell shared that construction at OPD should be complete by Thanksgiving. The COPS Division received a grant to enforce alcohol beverage sales to minors. A new street racing enforcement program has also rolled out recently.
- Don Meyer shared that Utilities will be conducting tabletop exercises for field staff.





- John Schmidt shared that he has been reaching out to counterparts in Santa Rosa for lessons learned related to the recent fires and sheltering operations.

Next Meeting

Date/Time: November 30, 2017 – 10 AM – 11:30 AM
Location: Ontario EOC



EXHIBIT A

**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**November 30, 2017 – 10:00-11:30 AM**
**Ontario EOC**
**415 E. B St., Ontario, CA 91764**

I. Introductions were made. In attendance were: Pedro Rico, Building; Anthony Vega, Code Enforcement; David Coote, Community & Public Services; Charity Hernandez, Economic Development; Tanya Spiegel, Economic Development; Tony Colleta, OFD; Brian Acosta, OFD; John Schmidt, OFD; Pam Martinez, OFD; Sylvia Rodriguez, HR; Peter Witherow, IT; Pascal Pengestu, IT; Nancy Morales, Library; Don Meyer, OMUC; Joe Minasso, OMUC.

II. Emergency Management Brief – Raymond briefed on the following topics:

- A Faith Communities Partners in Preparedness Workshop was held on November 29 with 8 attendees. The next meeting will be on February 14 and recur on a quarterly basis.
- Raymond was a Controller/Evaluator at a City of Los Angeles Functional Exercise and complimented the Ontario EOC team on how well perform compared to a much larger city.
- Tony and Raymond attended the International Association of Emergency Manager's conference in Long Beach.
- Southern California Edison held a workshop recently with a couple of key takeaways. An outage map will be emailed if an outage covering 150+ customers is expected to last over 90 minutes. The Estimated Restoration Time on the outage webpage is calculated by a computer and may not be accurate in the first hour.
- SoCalGas also held a workshop with fire and PD reps and emphasized the close partnership between the utility and first responders.
- The Emergency Management Performance Grant is expected to receive final approval within the next week or so.
- Intermedix will release an update for WebEOC to version 8.4 in December. It will be evaluated and if no significant bugs are anticipated, the city server will be upgraded next quarter.
- A hotwash was held with instructors from the October CERT class. One of the changes will be to not schedule the class during the World Series. Additionally, the City CERT program was discussed. Contingent on instructor





availability, City CERT refresher modules will be held as a test ground for further expansion of the program.

III. Planning

i. Employee recall policy - The new employee orientation discusses the need for City employees to respond to the nearest city if they are not able to respond to their work location. The possibility of a City policy to codify this expectation was also discussed.

ii. SCAG EQ Initiative – Three potential project ideas were discussed including: seismic retrofitting of historic buildings in the downtown area, an inventory of URM and soft-story structures, and the installation of seismic valves at two City water reservoirs. Due to several factors, it is likely that the seismic valves will be the most feasible/achievable. Charity Hernandez and Pedro Rico will be coordinating the update of the current URM database.

iii. Functional Annex development was discussed and committee members volunteered to participate in one or more of the annexes.

1. Information Management Annex – Joe Minasso, Tony Coletta, Don Meyer, Nancy Morales.
2. Resource Management Annex – Brian Acosta, Tony Coletta, Charity Hernandez.
3. Damage Assessment Annex – Raymond is reviewing additional data input options for ArcGIS. Following finalization, a seminar and drills/exercises will be held to continue annex familiarization.

IV. Training and Exercises

a. EOC Academy Schedule – Cohort 3 Draft Schedule was disseminated to be reviewed by Committee by December 15 for any city-wide scheduling conflicts. The Task Book was also reviewed for responders who will be submitting for their EOC position credential. Sylvia Rodriguez advised people to enter their CSTI certificates into WorkDay for tracking.

b. Statewide Medical Health and Training Exercise held on November 9 was discussed. This was a communications drill between the field, EOC, and the Operational Area EOC. After action improvements include more radio training, more training on the WebEOC OA server, and communication options with Kaiser Ontario.

c. Everbridge – The Everbridge contract renewal is up at the end of December. A request is in progress to upgrade the account to include additional functionality in order to ease the ability of Police and Fire Dispatch to utilize the system. The system is available to all departments to use for internal notifications as well – If anyone is interested, please contact Emergency Management. Also, the



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Conference Bridge functionality will begin to be tested on a quarterly basis beginning in January.

V. Events

a. Emergency Preparedness Expo Update – The current strategy to increase successful participation is to combine forces with the last scheduled date of the Summer Concerts at Townsquare. A ReadyOntario booth will be setup in each of the preceding concerts to advertise the Expo. Additionally, the Expo will be used to highlight the National Preparedness Month Campaign which will include several events including a disaster scavenger hunt and escape room.

VI. Roundtable was skipped due to time.

**ACTION ITEMS:**

- Review Draft EOC Academy Cohort 3 schedule and return comments by December 15.

**Next Meetin**

**Date/Time:** December 21, 2017 - 10 AM – 11:30 AM
**Location:** Ontario EOC





**City of Ontario**
**Emergency Management Working Committee**
**Minutes**

**December 21, 2017 – 10:00-11:30 AM**
**Ontario EOC**
**415 E. B St., Ontario, CA 91764**

I. Introductions were made. In attendance were Pedro Rico, Building; Joe De Sousa, Code; David Coote, Parks & Maintenance; Mike Pelletier, Fire; Anthony Coletta, Fire; John Schmidt, Fire; Brian Acosta, Fire; Raymond Cheung, Fire; Pascal Pengestu, IT; Nancy Morales, Library; Michelle Sifuentes, Museum; Joe Minasso, Solid Waste; Imee Perius, Chino Valley USD;

II. Emergency Management Brief – Raymond briefed on the following topics:

- The State/County has still not yet given final approval for the FY17 Emergency Management Performance Grant allocations.
- Raymond attended the first week of the FEMA Advanced Academy last week and it has been a very good in-depth training so far covering a wide-variety of topics including leadership principles, communication/collaboration facilitation, and case studies
- The CERT End of Year Volunteer Appreciation meeting was held on December 19 and was very well attended.

III. Planning

i. SCAG EQ Initiative – The final project submitted was the seismic valves for the city reservoirs. Next steps include acquiring cost estimates and researching grant/funding opportunities.

IV. Training and Exercises

a. EOC Academy Schedule – Cohort 3 – The final schedule was discussed which had some minor changes including G-606 going online (decreasing required classroom time) and minor schedule adjustments. Department Coordinators should recruit and submit attendee names to Raymond by January 13.

b. Senior Leadership Academy – OEM is developing a half-day Senior Leadership Academy for senior leaders who do not have the scheduling flexibility to go through the regular EOC Academy. Those who qualify for the Senior Leadership Academy will be Department Heads or Directors responsible for filling a Policy Group role or will be directing staff to the EOC. This class will be certificated, but will not satisfy the state credentialing standard. The Committee recommended

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that a memo from city management also be developed to establish this direction.

c. The Monthly Communications Testing Schedule for 2018 was discussed. The monthly test will occur on the 3rd Wednesday of the month (one day before scheduled EMWC) and disseminated via Everbridge at 9 am by Fire Communications.
   - Everbridge Polling will occur in January, April, July, October
   - Everbridge Conference Calling will occur in February, May, August, November
   - WebEOC Activity Log will occur in March, June, September, December

d. 1st Quarter EOC Exercise – An EOC Functional Exercise will be scheduled for the 1st quarter with a tentative February date to be determined. The Exercise Design Committee will meet on January 10 at 10 am to begin exercise development.

V. Events

a. High Wind / Nursery Fire Event- Deputy Chief Mike Pelletier discussed this event which began around noon on December 5. Fire crews responded to a mulch fire with size of approximately 50 x 100 yards. A city-owned excavator and two water tenders were used during the response. Heavy smoke from the area affected residents along Clover Rd which necessitated multiple Everbridge, Nixle, and Twitter notifications. Everbridge was also used to staff off-duty firefighters on reserve engines. Four dogs were rescued during the incident. The police helicopter downlink was also used to acquire imagery.

VI. Year End Review – Raymond went through a list of the many accomplishments by the Committee this year and is looking forward to an even better 2018.

a. OEM Survey – Raymond shared that a Surveymonkey link (https://www.surveymonkey.com/r/CLF7V33) will be sent out asking for feedback on the quality of Emergency Management services this year.

VII. Awards – Members of the Exercise Design Committee and Damage Assessment Committee were awarded Certificates of Appreciation for their work.

VIII. Roundtable

- Nancy Morales shared that the Library received a $30k grant to develop a Makers' Space which will have 3D printers, sewing machines, and other related equipment for the public to use.
- Joe Minasso shared that Solid Waste conducted their quarterly community cleanup with 350 cars attending the event. With an additional 1,000 new residents recently, additional staff are being hired.





- Charity Hernandez reported that Economic Development is focusing on business retention and attraction. The State of the City sponsorship packages are being sent out. Several incoming high-profile projects are also in the works.
- Pedro Rico shared that he is continuing to work on the list of unreinforced masonry buildings in the city. Many of the buildings no longer exist and many are also considered historical buildings. The Building Dept. is also hiring two college interns for the first time.
- Tony Coletta shared that the new City Manager is interested in the work we are doing and the Committee should expect to see the City Manager attending future trainings and exercises.
- Pascal Pengestu reported that IT is working connecting city facilities to the fiber network in the New Year which will bring faster and more reliable service.
- Michelle Sifuentes shared that the Museum has been very busy with the "Darkness to Light" exhibit closing soon and the "Diversity and Inclusion" exhibit opening soon thereafter. New docent training will be happening in 2018.
- David Coote reported the he, Mark Chase, Roberto Perez, and Raymond Cheung met to discuss the creation of a Parks and Maintenance Department Operations Center and the utilization of WebEOC for DOC response and documentation.
- Brian Acosta shared the LAWA dispatchers from the Airport have moved into Fire Dispatch and will be cross-training Fire Dispatchers in airport operations dispatching as part of the OIA transition.
- Imee Perius reported that she is filling in for Craig Frame as the rep from Chino Valley USD.

ACTION ITEMS

1. Send EOC Academy attendees to Raymond by January 13.
2. Complete OEM Year-End Survey at htt s: www.serve monke .com r CLF7V33.

Next Meetin

Date/Time: January 18, 2018 – 10 AM – 11:30 AM
Location: Ontario EOC



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**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**October 13, 2016 – 10:00-11:30 AM**
**Emergency Operations Center**

II. EMWC Mission Statement
  a. Goals and Objectives, Future Topics
  b. Meeting Dates and Time

III. Department Emergency Coordinator (DEC) Overview
  a. DEC Roles & Responsibilities
  b. DEC Roster
  c. EOC Organization and Activation Rosters

IV. Local Hazard Mitigation Plan (LHMP)
  a. Timeline
  b. Hazard Identification and Risk Assessment
  c. Mitigation Projects

V. Exercises
  a. ShakeOut – October 20 at 10:20 AM

VI. Training and Credentialing
  a. EOC - ICS/SEMS/NIMS, G775, G191, Section/Position
  b. WebEOC

VII. Technology
  a. WebEOC Demo
  b. Everbridge Demo

VIII. Roundtable

Next Meeting

Date/Time: November 10, 2016 – 10:00-11:30 AM
Location: EOC
Topics: LHMP Projects





**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**November 10, 2016 – 10:00-11:30 AM**
**Emergency Operations Center**

II. EMWC Mission Statement
  a. Goals and Objectives

III. Local Hazard Mitigation Plan (LHMP)
  a. Critical Facilities
  b. Mitigation Projects

IV. Events
  a. State St. Fire — Deputy Chief Pelletier
    i. Tabletop

V. Winter Weather Overview — Don Meyer

VI. Training
  a. NIMS certificate uploading in Workday — Reed Sigler

VII. Exercises
  a. ShakeOut – After Action

VIII. EOC / Technology
  a. Meeting Locations
  b. Everbridge - AlertOntario

IX. Roundtable

Next Meetin

Date/Time: December 8, 2016 – 10:00-11:30 AM
Location: TBD
Topic: 2017 Training and Exercise Calendar



EXHIBIT A

**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**December 8, 2016 – 10:00-11:30 AM**
**Emergency Operations Center**

II. Local Hazard Mitigation Plan (LHMP)
   a. Hazard Identification Review

III. Planning
   a. EOC Organization
   b. Position Rosters

IV. Events
   a. Santa Ana Wind Event
      i. Cost/damage tracking discussion

V. Training & Exercises
   a. Training and Exercise Workshop

VI. Roundtable

**Next Meeting**

Date/Time: January 12, 2017 – 10:00-11:30 AM
Location: EOC
Topic: Operational Communications





**City of Ontario**
**Emergency Management Working Committee**
**Minutes**

**October 13, 2016 – 10:00-11:30 AM**
**Emergency Operations Center**

Fierro, Vicki Kasad, Dave Bucholtz, David Coote, Robin Lucero, Andy Narquez, Scott Murphy, Lorena Mejia, Bill Russell, Liz Morris, Delilah Patterson, Anita Argueta, Kathy Garozzo, Nina Kai-van Mehr, Anna Vaca, Nancy Morales, Shanita Simmons, Janny Phan, Michelle Sifuentes, Don Meyer, Joe Minasso, Tanya Spiegel, Mauricio Diaz, Jaime Maciel-Carrerra, Antonio Alejos, Mike Pelletier, Tony Coletta, Brian Acosta, Giancarlo Mezza, Craig Grabow, Reed Sigler, Pascal Pangestu, Raymond Cheung

II. The draft EMWC Mission Statement was announced: "The Emergency Management Working Committee works as a cohesive team to prevent, mitigate, prepare for, respond to, and recover from any disaster in order to save lives, property, and the environment from harm in the City of Ontario and beyond." A phrase including continuity of operations may be added as well.
   a. The goals and objectives of the EMWC for 2017 will need to be drafted. Each member is to submit one SMART objective they would like the committee to tackle.
   b. The committee decided to keep the meetings on the second Thursday of the month starting at 10 AM. Departments who wish to host meetings in the future are invited to do so.

III. Department Emergency Coordinator (DEC) Overview
   a. The roles and responsibilities of the DEC were discussed. Each rep is the primary department contact point, contributes to city-wide planning, and coordinates department planning and preparedness.
   b. DECs were asked to confirm the accuracy of the roster and add their mobile phone numbers to the sheet and to Workday. HR offered to fill-in the employee ID area of the roster which will be used for Everbridge and WebEOC accounts.
   c. The committee discussed the EOC activation roster for Management and General Staff. Agencies were assigned to each position and will be filling out the roster.

IV. Local Hazard Mitigation Plan (LHMP)
   a. The LHMP is tentatively scheduled to be submitted to FEMA by March 2017. The EMWC will be responsible for the Hazard Identification and Risk Assessment,



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Mitigation Strategy and Projects, Vulnerability Assessment, and overall review of the plan. City Clerk / Records will be investigating if the plan has been adopted into the Safety Element of the General Plan per AB 2140. If not, Planning will be assisting in this effort. AB 2140 compliance provides the opportunity for increased disaster reimbursement.

b. The committee worked together on the Hazard Identification and Risk Assessment for the city and graded various hazards on probability, extent, geographic area, and overall significance. This will be the first in "ranking" the hazards facing the city.
c. Next month, the committee will look at updating the mitigation projects in the current plan and add additional ones if needed.

V. Exercises
a. The ShakeOut exercise is going to be held on October 20 at 10:20 AM. It will consist of a drop, cover, hold-on drill, a stand-up meeting to go over emergency procedures, non-structural mitigation assessment, and satellite phone test. An emergency kit contest will be held at the EOC at 11 AM. Flyers and a drill manual were discussed.

VI. Training and Credentialing
a. EOC responders are required to be credentialed for the positions they hold. The training that will be required include: ICS/SEMS/NIMS, G775, G191, Section/Position, and EOC Action Planning training. The committee discussed the best schedule to hold these in-person, multi-day classes and the consensus so far was to hold them one day a week for one month.
b. WebEOC training will only last 1-2 hours and can be held on Wednesday afternoons.

VII. The WebEOC and Everbridge demos were postponed to next month due to available time.

VIII. Roundtable – Departments shared the various initiatives and projects they are working on. The Library has a Dia de los Muertos event coming up. Parks recently opened the Schimmel Dog Park. HR reminded the committee about open enrollment and shared they will be utilizing Workday as a repository for the required NIMS training. Code Enforcement shared that they are going around the city conducting a presentation on the services they provide. The Police Department is engrossed in transition of the Ontario International Airport. PD also advised of many career opportunities at the department. The Museum has a great model colony exhibit on current display. Building shared that they have had $400 million of recent development projects. Solid Waste shared of an upcoming Community Cleanup





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event at City Yard. Water Utilities has a $20 million recycled water project. Planning is getting 3-4 new projects a week with development in the Ontario Ranch area picking up. Engineering is also getting more projects in the city with two major storm drain projects and a grade separation project. Municipal Services has been busy keeping up with city growth including adding additional vehicles to the city fleet.

Action Items -

- Email Ray at least one EMWC objective
- Update EMWC and EOC roster
- Confirm satellite phone list owners and numbers
- Conduct Shakeout drill on 10/20 at 10:20 AM
- Come up with desired topics and meeting locations

Next Meetin

| | |
|---|---|
| Date/Time: | November 10, 2016 – 10:00-11:30 AM |
| Location: | EOC |
| Topics: | LHMP Projects |





EXHIBIT A

**City of Ontario**
**Emergency Management Working Committee**
**Agenda**

**November 10, 2016 – 10:00-11:30 AM**
**Emergency Operations Center**

Joe Minasso, Andy Marquez, Scott Murphy, Anita Argueta, Marilyn Bonus, David Coote, Mauricio Diaz, Mike Pelletier, Tony Coletta, Brian Acosta, Pascal Pangestu, Nancy Morales, Michelle Sifuentes, Lorena Mejia, Bill Russell, Kathy Garozzo, Janet Dorsett, and Raymond Cheung were in attendance.

II. The EMWC Mission Statement was approved by the Committee:
The Emergency Management Working Committee works as a cohesive team to increase the city's disaster resiliency, ensure continuity of city services, and save lives, property, and the environment from harm in the City of Ontario and beyond.

a. A review of submitted goals and objectives was conducted. It was decided that the primary objective for 2017 would be to conduct an extensive training and exercise of EOC and DOC related functions and responsibilities.

III. Local Hazard Mitigation Plan (LHMP)
a. A list of Critical Facilities needs to be updated in order to create an accurate Vulnerability Assessment. Please look over the Excel spreadsheet and contact Ray if any facilities need to be updated or added as soon as possible.
b. The Committee reviewed and updated the status of the Mitigation Projects from the 2011 plan. Several additional projects were identified. Any other projects are due by September 30th.

IV. Events
a. Deputy Chief Pelletier gave an overview of the State St. Fire that occurred on October 19th. 82 personnel responded to that incident with over 4 million gallons of water used to extinguish the blaze.
   i. A tabletop exercise was conducted with a scenario replicating the State St. Fire, but adding Santa Ana winds. Groups were divided into ICS sections to discuss how the EOC would respond to such a situation.

V. Don Meyer gave an overview of what we expecting during the upcoming La Nina winter weather season. The weather service is forecasting our area to receive 33% below normal rainfall and 40% above normal temperature.





VI. Training
a. Reed Sigler gave an overview of the new onboarding procedure all new employees are now receiving through WorkDay. Additionally, all NIMS certificates will be uploaded and tracked in Workday as well.

VII. Exercises
a. The After Action comments for the ShakeOut exercise were reviewed. Ares of success included the Drop, Cover, Hold-on drill, holding an accountability drill and discussing with staff on post-EQ procedures. Additional improvements that could be made were better evacuation maps, the PA system not being heard in many locations, the necessity of a communication plan if cell network unavailable, the need to keep personal emergency kits updated.

VIII. EOC / Technology
a. Additional city meeting locations were identified including the City Library, the City Yard at Bon View, City Community Rooms, and Police Department Community Rooms.
b. The AlertOntario website is where city residents can register their cell phones and email addresses in the city Everbridge emergency notification system. The portal can be accessed off the read ontario.com website.

IX. Roundtable – No comments.

Next Meetin

| | |
|---|---|
| Date/Time: | December 8, 2016 – 10:00-11:30 AM |
| Location: | TBD |
| Topic: | 2017 Training and Exercise Calendar |



EXHIBIT A

**City of Ontario**
**Emergency Management Working Committee**
**Minutes**

**December 8, 2016 – 10:00-11:30 AM**
**Emergency Operations Center**

DeSousa, David Coote, Mauricio Diaz, Antonio Alejos, Mike Pelletier, Brian Acosta, Giancarlo Mezza, Craig Grabow, Reed Sigler, Pascal Pangestu, Anna Vaca, Alan Saegar, Michelle Sifuentes, Don Meyer, Joe Minasso, Andy Marquez, Julie Dorey, Janny Pan, Kathy Garozzo, and Raymond Cheung.

II. Local Hazard Mitigation Plan (LHMP)

a. Hazard Identification Review – The committee reviewed the hazard identification survey results and following a discussion, approved the following top five hazards:

1. Earthquake
2. Extreme Weather (High winds, Severe Storm, Flooding, Climate Change)
3. Hazardous Materials
4. Transportation Accident (Aircraft, Train)
5. Urban Fire

III. Planning

a. EOC Organization – The committee approved changing the name of the Health and Welfare Branch to the Care and Shelter Branch and added a Medical Branch and a Volunteer/Donations Management Unit.

b. Position Rosters – The committee was advised that Raymond will be reaching out to individual departments to gather names for the EOC position rosters. **Position assignments are due by December 22nd.**

IV. Events

a. Santa Ana Wind Event – The wind event on December 2nd was discussed. The city experienced three power failures at city well pumps. In addition, 40 city trees were felled by the winds, costing approximately $18,000 in cleanup costs. One fire engine was also damaged by a fallen tree.

i. Cost/damage tracking discussion – Fiscal Services informed the committee that response costs can be assigned a program code for tracking purposes. Further discussion will be needed to create a system to initiate and document emerging incident costs.





V. Training & Exercises

a. Training and Exercise Workshop – After discussion, the committee decided to establish a six-month cycle for training EOC responders. Each cohort will take all the trainings together and at the end will fulfill most of the general requirements for credentialing by the California Governor's Office of Emergency Services (CalOES). **Attendees for this first cohort are due by December 22nd.** The following schedule was set by the committee (the January Information/Resource Management training was changed due to a conflict).

**EOC Academy Training Schedule – Cohort 1**

| | |
|---|---|
| **January 25** | Information/Resource Management - WebEOC |
| **January 26** | G-606 SEMS/NIMS Combined |
| **February 22-23** | G-775 EOC Management and Ops |
| **March 23** | G-191 ICS/EOC Interface / Mobilization Drill |
| **April 20** | G-626E Essentials of EOC Action Planning |
| **April 24-27** | G-611 Section Training<br>April 24 – Management / Finance<br>April 25 – Operations<br>April 26 – Logistics<br>April 27 - Planning |
| **May 18** | Tour of California Functional Exercise |

VI. Roundtable

**Next Meeting**

**Date/Time:** January 12, 2017 – 10:00-11:30 AM
**Location:** TBD
**Topic:** Operational Communications





EXHIBIT A

**November 29, 2017**

**10:00 - 11:30 AM**

**Ovitt Family Community Library**

**Agenda**

1. **Welcome and Introductions**
2. **Purpose**
3. **Introduction to City of Ontario – Office of Emergency Management**
4. **Resources and Readiness Tools**
5. **Roundtable Discussion**
6. **Next Steps**





*uld like to invite you to join us for our Partners in*
*where you can learn how to best prepare your House*
*as well as how you can help the City respond and*
*recover from any kind of emergency.*

0 MBER 29, 2017
10:00 AM 11:30 AM

OVITT FAMILY COMMUNITY LIBRARY
215 E. C STREET
ONTARIO, CA 91764

The workshop will cover the following topics:

- Individual and Family Preparedness within your House of Worship
- How the City operates during an emergency or disaster and where you fit in
- Getting involved in disaster response and recovery
- How to develop an Emergency Operations Plan for your House of Worship
- Connecting with partners and resources to help your House of Worship prepare for emergencies

*Register for FREE today at www.ontariofaith.eventbrite.com*

CITY OF ONTARIO

BE READY ONTARIO

Mayor Paul S. Leon • Mayor pro Tem Alan D. Wapner
Council Members Jim W. Bowman, Debra Dorst-Porada and Ruben Valencia



EXHIBIT A

1777

# EXHIBIT A

# APPENDIX P

# COUNTY OF SAN BERNARDINO'S MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

# SAN BERNARDINO COUNTY

## MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

**FEMA Approved: July 13, 2017**

San Bernardino County Unincorporated Area
San Bernardino County Fire Protection District
San Bernardino County Flood Control District
San Bernardino County Special Districts Department

This document was supported by HSGP Grant No. 2015-0078 awarded by the U.S. Department of Homeland Security (DHS) Federal Emergency Management Agency (FEMA). Points of view, opinions, findings, and conclusions expressed in this document are those of the authors and do not necessarily represent the official position of policies of FEMA or DHS. DHS/FEMA reserves a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, and use these materials and to authorize others to do so.

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EXHIBIT A

**RESOLUTION NO. 2017-_____**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ADOPTING THE SAN BERNARDINO COUNTY UNINCORPORATED AREA MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN DATED MARCH 2017, AND AUTHORIZING FUTURE NON-SUBSTANTIVE AMENDMENTS TO THE PLAN**

On Tuesday, _____, 2017, on motion of Supervisor _____, duly seconded by Supervisor _____ and carried, the following resolution is adopted by the Board of Supervisors of San Bernardino County, State of California.

**WHEREAS,** the preservation of life and property is an inherent responsibility of local, state and federal government, including the County of San Bernardino, and the San Bernardino County Office of Emergency Services, to prepare a local Multi-Jurisdictional Hazard Mitigation Plan (HMP) for the unincorporated area of San Bernardino County to define hazard mitigation measures to reduce or eliminate loss of life and/or property; and

**WHEREAS,** this HMP represents a comprehensive description of the County's commitment to reducing, preventing or eliminating potential impacts of disasters caused by natural hazards; and

**WHEREAS,** the HMP is a Federal requirement under the Disaster Mitigation Act of 2000 for the County to be eligible to apply for federal funds for disaster recovery and mitigation assistance; and

**WHEREAS,** the HMP established a coordinated effort to support mitigation activities, identifies measures to combat natural hazards within our County; and

**WHEREAS,** the HMP is an extension of the State of California Multi-Hazard Mitigation Plan, and will be reviewed periodically and revised as necessary to meet changing conditions; and

**WHEREAS,** the Board of Supervisors agrees to adopt this HMP and urges all officials, employees, public and private organizations, and citizens, individually and collectively, to do their share in furthering the preparation of hazard mitigation within the County of San Bernardino;

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Board of Supervisors of the County of San Bernardino, a public entity established under the laws of the State of California, hereby authorizes this HMP to be adopted, that the San Bernardino County Fire Protection District Office of Emergency Services Division Manager is hereby authorized to implement future non-substantive amendments, recommended by the Federal Emergency Management Agency upon their review, to the HMP, that a copy of the Board of Supervisors' approved San Bernardino County Unincorporated Area Hazard Mitigation Plan be forwarded to the Federal Emergency Management Agency and CalOES, that once approved the HMP will be considered to be incorporated into the County's General Plan, and this plan become effective immediately.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, by the following vote:

AYES: SUPERVISORS:





NOES: SUPERVISORS:

ABSENT: SUPERVISORS:

* * * * *

STATE OF CALIFORNIA )
) ss.
COUNTY OF SAN BERNARDINO )

I, **LAURA H. WELCH,** Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of _____, 2017.

LAURA H. WELCH
Clerk of the Board of Supervisors

By _____
Deputy

EXHIBIT A

**RESOLUTION NO. 2017-_____**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, STATE OF CALIFORNIA, ADOPTING THE SAN BERNARDINO COUNTY UNINCORPORATED AREA MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN DATED MARCH 2017, AND AUTHORIZING FUTURE NON-SUBSTANTIVE AMENDMENTS TO THE PLAN**

On Tuesday, _____, 2017, on motion of Supervisor _____, duly seconded by Supervisor _____ and carried, the following resolution is adopted by the Board of Supervisors of the San Bernardino County Flood Control District, State of California.

**WHEREAS,** the preservation of life and property is an inherent responsibility of local, state and federal government, including the County of San Bernardino, and the San Bernardino County Office of Emergency Services, to prepare a local Multi-Jurisdictional Hazard Mitigation Plan (HMP) for the unincorporated area of San Bernardino County to define hazard mitigation measures to reduce or eliminate loss of life and/or property; and

**WHEREAS,** this HMP represents a comprehensive description of the County's commitment to reducing, preventing or eliminating potential impacts of disasters caused by natural hazards; and

**WHEREAS,** the HMP is a Federal requirement under the Disaster Mitigation Act of 2000 for the County to be eligible to apply for federal funds for disaster recovery and mitigation assistance; and

**WHEREAS,** the HMP established a coordinated effort to support mitigation activities, identifies measures to combat natural hazards within our County; and

**WHEREAS,** the HMP is an extension of the State of California Multi-Hazard Mitigation Plan, and will be reviewed periodically and revised as necessary to meet changing conditions; and

**WHEREAS,** the Board of Supervisors agrees to adopt this HMP and urges all officials, employees, public and private organizations, and citizens, individually and collectively, to do their share in furthering the preparation of hazard mitigation within the County of San Bernardino

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Board of Supervisors of the San Bernardino County Flood Control District, a public entity established under the laws of the State of California, hereby authorizes this HMP to be adopted, that the San Bernardino County Fire Protection District Office of Emergency Services Division Manager is hereby authorized to implement future non-substantive amendments, recommended by the Federal Emergency Management Agency upon their review, to the HMP, that a copy of the Board of Supervisors' approved San Bernardino County Unincorporated Area Hazard Mitigation Plan be forwarded to the Federal Emergency Management Agency and the CalOES, that once





approved the HMP will be considered to be incorporated into the County's General Plan, and this plan become effective immediately.

PASSED AND ADOPTED by the Board of Supervisors of the San Bernardino County Flood Control District, State of California, by the following vote:

AYES: SUPERVISORS:

NOES: SUPERVISORS:

ABSENT: SUPERVISORS:

* * * * *

STATE OF CALIFORNIA )
) ss.
COUNTY OF SAN BERNARDINO )

I, **LAURA H. WELCH,** Clerk of the Board of Supervisors of the San Bernardino County Flood Control District, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of _____, 2017.

LAURA H. WELCH
Clerk

By _____
Deputy

EXHIBIT A

**RESOLUTION NO. 2017-**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BOARD GOVERNED COUNTY SERVICE AREAS ADOPTING THE SAN BERNARDINO COUNTY UNINCORPORATED AREA MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN DATED MARCH 2017, AND AUTHORIZING FUTURE NON-SUBSTANTIVE AMENDMENTS TO THE PLAN**

On Tuesday, , 2017, on motion of Director , duly seconded by Director and carried, the following resolution is adopted by the Board of Directors of the Board Governed County Service Areas and their Zones.

**WHEREAS,** the preservation of life and property is an inherent responsibility of local, state and federal government, including the County of San Bernardino, and the San Bernardino County Office of Emergency Services, to prepare a local Multi-Jurisdictional Hazard Mitigation Plan (HMP) for the unincorporated area of San Bernardino County to define hazard mitigation measures to reduce or eliminate loss of life and/or property; and

**WHEREAS,** this HMP represents a comprehensive description of the County's commitment to reducing, preventing or eliminating potential impacts of disasters caused by natural hazards; and

**WHEREAS,** the HMP is a Federal requirement under the Disaster Mitigation Act of 2000 for the County to be eligible to apply for federal funds for disaster recovery and mitigation assistance; and

**WHEREAS,** the HMP established a coordinated effort to support mitigation activities, identifies measures to combat natural hazards within our County; and

**WHEREAS,** the HMP is an extension of the State of California Multi-Hazard Mitigation Plan, and will be reviewed periodically and revised as necessary to meet changing conditions; and

**WHEREAS,** the Board of Directors agrees to adopt this HMP and urges all officials, employees, public and private organizations, and citizens, individually and collectively, to do their share in furthering the preparation of hazard mitigation within the County of San Bernardino;

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Board of Directors of the Board Governed County Service Areas and their Zones, a public entity established under the laws of the State of California, hereby authorizes this HMP to be adopted, that the San Bernardino County Fire Protection District Office of Emergency Services Division Manager is hereby authorized to implement future non-substantive amendments, recommended by the Federal Emergency Management Agency upon their review, to the HMP, that a copy of the Board of Directors' approved San Bernardino County Unincorporated Area Hazard Mitigation Plan be forwarded to the Federal Emergency Management Agency and CalOES, that





once approved the HMP will be considered to be incorporated into the County's General Plan, and this plan become effective immediately.

PASSED AND ADOPTED by the Board of Directors of the Board Governed County Service Areas and their Zones by the following vote:

AYES: DIRECTORS:

NOES: DIRECTORS:

ABSENT: DIRECTORS:

* * * * *

STATE OF CALIFORNIA )
) ss.
COUNTY OF SAN BERNARDINO )

I, **LAURA H. WELCH,** Secretary of Board of Directors of the Board Governed County Service Areas and their Zones, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board of Directors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of Tuesday, , 2017.

LAURA H. WELCH
Secretary

By _____
Deputy

EXHIBIT A

**RESOLUTION NO. 2017-**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT ADOPTING THE SAN BERNARDINO COUNTY UNINCORPORATED AREA MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN DATED MARCH 2017, AND AUTHORIZING FUTURE NON-SUBSTANTIVE AMENDMENTS TO THE PLAN**

On Tuesday, , 2017, on motion of Director , duly seconded by Director and carried, the following resolution is adopted by the Board of Directors of San Bernardino County Fire Protection District.

**WHEREAS,** the preservation of life and property is an inherent responsibility of local, state and federal government, including the County of San Bernardino, and the San Bernardino County Office of Emergency Services, to prepare a local Multi-Jurisdictional Hazard Mitigation Plan (HMP) for the unincorporated area of San Bernardino County to define hazard mitigation measures to reduce or eliminate loss of life and/or property; and

**WHEREAS,** this HMP represents a comprehensive description of the County's commitment to reducing, preventing or eliminating potential impacts of disasters caused by natural hazards; and

**WHEREAS,** the HMP is a Federal requirement under the Disaster Mitigation Act of 2000 for the County to be eligible to apply for federal funds for disaster recovery and mitigation assistance; and

**WHEREAS,** the HMP established a coordinated effort to support mitigation activities, identifies measures to combat natural hazards within our County; and

**WHEREAS,** the HMP is an extension of the State of California Multi-Hazard Mitigation Plan, and will be reviewed periodically and revised as necessary to meet changing conditions; and

**WHEREAS,** the Board of Directors agrees to adopt this HMP and urges all officials, employees, public and private organizations, and citizens, individually and collectively, to do their share in furthering the preparation of hazard mitigation within the County of San Bernardino;

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Board of Directors of the San Bernardino County Fire Protection District, a public entity established under the laws of the State of California, hereby authorizes this HMP to be adopted, that the San Bernardino County Fire Protection District Office of Emergency Services Division Manager is hereby authorized to implement future non-substantive amendments, recommended by the Federal Emergency Management Agency upon their review, to the HMP, that a copy of the Board of Directors' approved San Bernardino County Unincorporated Area Hazard Mitigation Plan be forwarded to the Federal Emergency Management Agency and CalOES, that once approved





the HMP will be considered to be incorporated into the County's General Plan, and this plan become effective immediately.

PASSED AND ADOPTED by the Board of Directors of the San Bernardino County Fire Protection District by the following vote:

AYES: DIRECTORS:

NOES: DIRECTORS:

ABSENT: DIRECTORS:

* * * * *

STATE OF CALIFORNIA )
) ss.
COUNTY OF SAN BERNARDINO )

I, **LAURA H. WELCH,** Secretary of Board of Directors of the San Bernardino County Fire Protection District, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board of Directors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of Tuesday, , 2017.

LAURA H. WELCH
Secretary

By _____
Deputy

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# Section 1. Introduction

The Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) update is a "living document" that should be reviewed, monitored, and updated to reflect changing conditions and new information. As required, the MJHMP must be updated every five (5) years to remain in compliance with regulations and Federal mitigation grant conditions. In that spirit, this MJHMP is an update of the San Bernardino County Unincorporated Area MJHMP approved by FEMA on October 11, 2011. This MJHMP presents updated information regarding hazards being faced by the County, the San Bernardino County Fire Protection District, the San Bernardino County Flood Control District, and those Board-governed Special Districts administered by the San Bernardino County Special Districts Department.

These Board-Governed Special Districts were formed by the Board of Supervisors to provide a specific service for a specific area of San Bernardino County. Additionally, these Special Districts are treated as an all-inclusive County Organization, not as separate or independent entities. Each Special District is governed cooperatively by the San Bernardino County Board of Supervisors acting as the Board of Supervisors for each of the individual districts.

The County of San Bernardino is governed by five (5) Supervisors; one for each supervisorial district who collectively make up the County Board of Supervisors. The Board of Supervisors is responsible for the County department and agencies, including Board Governed Special Districts, providing services to the unincorporated area.

The Board of Supervisors acts as the Board of Directors for the County Fire Protection District, the County Flood Control District, and the Special Districts Department as part of their responsibilities as an elected member of the County of San Bernardino Board of Supervisors.

The San Bernardino County Organizational Chart clearly shows the relationships between these Board-governed Special Districts and other County departments as one of equal relationship Departments/Districts. See Figure 1-1.



COUNTY OF SAN BERNARDINO - Hazard Mitigation Plan Update

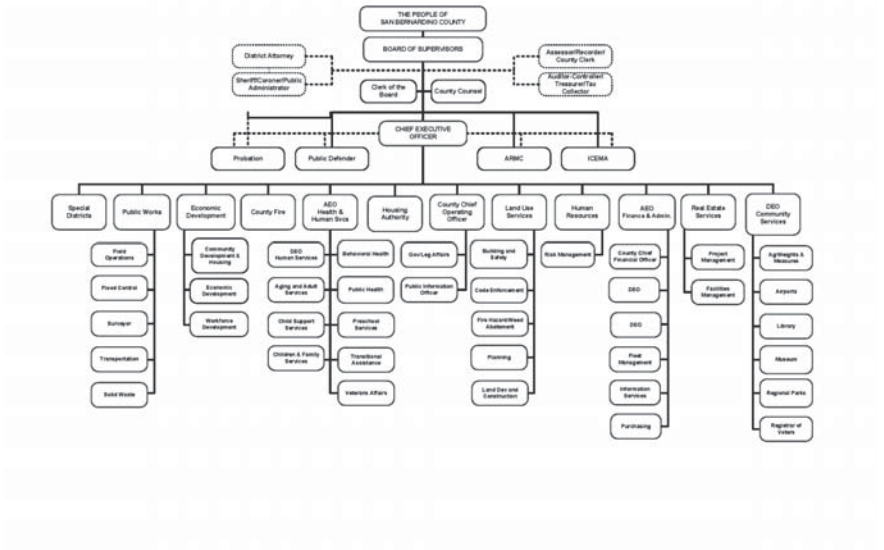


Figure 1-1: Organizational Chart for San Bernardino County

## 1.1 San Bernardino County Unincorporated Area

The Unincorporated Area of San Bernardino County has a population of 309,759 persons (14.48%) of the entire County Population) and covers 19,233 square miles (95.67% of the entire County land area). There are approximately 61 unincorporated communities within the unincorporated County. San Bernardino County is the largest County in the continental United States. San Bernardino County provides basic services to the residents and citizens of the unincorporated areas. These services include Law Enforcement, Fire Protection, Building and Safety Services, Public Health Services, Library, and Human Services (social services). Five Interstate Highways and four inter-continental railroad lines cross the County, providing vital transportation links from southern California to the remainder of the United States.



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### 1.1.1 San Bernardino County Fire Protection District

San Bernardino County Fire Protection District is a community based all-risk emergency services organization dedicated to the health and well-being of the citizens of San Bernardino County through a balance of regionalized services delivery and accountability to the local community. On July 1, 2008, twenty-seven separate fire districts were merged into one single board governed fire protection district with four regional service zones. The reorganization was not only an administrative advancement but also a significant advancement in operations and delivery of emergency response services.

It has resulted in simplified budgeting and fiscal operations, greater flexibility in the use in the use of department resources and assets and more effective use of day-to-day operations. The reorganization will continue to improve the delivery of fire services and overall operating efficiency.

The San Bernardino County Fire Protection District (County Fire) covers 19,278 square miles, operates 85 fire stations and facilities within 6 Regional Service Zones (Mountain, North Desert, South Desert, High Desert, West Valley and East Valley), and serves 64 unincorporated communities, the City of Grand Terrace, and the Town of Yucca Valley. There are also 6 ambulance enterprise operations that provide service within these Regional Service Zones. In addition, 7 cities are Independent Fire Protection Districts that contract with County Fire: Adelanto, Fontana, Hesperia, Needles, Twentynine Palms, San Bernardino and Victorville. County Fire's executive management is provided by the Fire Chief/County Fire Warden, Deputy Chief, Assistant Chief of Operations as well as Division Managers and Division Chiefs.

County Fire is an all-risk department providing emergency mitigation and management for fire suppression, emergency medical services (paramedic and non-paramedic), ambulance services, HAZMAT response, arson investigation, technical rescue including water borne, flooding and mudslide, winter rescue operations, terrorism and weapons of mass destruction. As part of disaster preparation, response, and mitigation, the department's Office of Emergency Services specifically provides support and assistance to the 24 cities and towns, as well as, all the unincorporated portions of the county. The field functions are supported by a countywide management system that includes organizational business practices, human resources, financial and accounting services, vehicles services and support, and equipment warehousing and distribution. County Fire also provides for the management of community safety services such as: fire prevention, building construction plans and permits, household hazardous waste, Local Oversight Program for hazardous materials, HAZMAT facility inspections, planning and engineering, and public education and outreach.





San Bernardino County Fire Protection District
San Bernardino County, California

Figure 1-2: San Bernardino County Fire Protection District

### 1.1.2 San Bernardino County Flood Control District

#### 1.1.2.1 Description of Major Services

The San Bernardino County Flood Control District (District) was created in 1939 under special state legislation. Since its inception, the District has developed a very extensive system of flood control and water conservation facilities, including dams, conservation basins, debris basins, channels and storm drains. The purpose of these facilities is to intercept and convey flood flows through and away from developed areas of the county, as well as to promote water conservation and improved water quality.

The District covers the entire county, including all of the incorporated cities. The District is divided into six geographic flood zones (in recognition of the different characteristics and flood control needs in various areas).

- Zone 1 encompasses the county's West End, from the Los Angeles and Riverside County lines to West Fontana.
- Zone 2 encompasses the central area of the San Bernardino Valley easterly of Zone 1 to approximately the Santa Ana River and City Creek demarcations.
- Zone 3 covers the east end of San Bernardino valley, east of Zone 2.



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- Zone 4 covers the Mojave River valley region, from the San Bernardino Mountains to Silver Lakes.
- Zone 5 primarily includes the San Bernardino Mountains.
- Zone 6 encompasses the remainder of the county not covered by other zones.

The District has also established a countywide administrative zone (Zone 7)

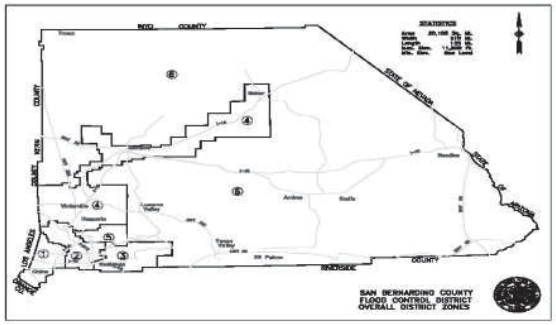


**Figure 1-3: Map of San Bernardino County Flood Control District**

The District's funding is primarily derived from property taxes, federal and state aid on specific projects, subdivision and permit fees, rents and royalties, and revenue from local water agencies for water spreading services. The District's principal functions are as follows:

- **Flood Protection on Major Streams:** In cooperation with the federal government, the District conducts programs for channel and levee construction, floodwater retention, and debris basin maintenance. Programs or projects are often done in cooperation with the incorporated cities, the U.S. Army Corps of Engineers, and the U.S. Bureau of Reclamation.

- **Water Conservation:** The District operates and maintains water conservation basins and spreading grounds. Water from the local mountains and northern California is spread and percolated into the groundwater basins underlying the county. The District has numerous joint use agreements with water districts allowing use of District facilities for groundwater recharge.

- **Storm Drain Construction:** The District is active in comprehensive storm drain master





planning/construction and cooperates with incorporated cities and other agencies in storm drain projects.

- **Facility Maintenance:** The District has a proactive maintenance program for its facilities. Regular inspections of the storm drains, channels, and basins are made as required by various state and federal agencies.

- **National Pollution Discharge Elimination System (NPDES):** The District is the lead permittee in the San Bernardino valley area-wide NPDES permit with 16 cities as co-permittees. The NPDES program, through the State Water Quality Management Board, regulates storm water quality through very detailed and complex permits, which affect everyone within the Santa Ana River Watershed and is expanding into the high desert area of the Victor Valley under Phase II of the permit.

- **State Water Quality Management Board:** regulates storm water quality through very detailed and complex permits, which affect everyone within the Santa Ana River Watershed and is expanding into the high desert area of the Victor Valley under Phase II of the permit.

- **Flood Operations:** During the flood season, the District maintains telemetry systems for monitoring rainfall and runoff and dispatches storm patrols as dictated by the projected severity of a storm. The District has access to a weather satellite data delivery system to provide state-of-the-art weather information. The system provides advance warning of major storm activity.

- **Flood Area Safety Task Force (FAST):** As a result of the October/November fires of 2003, the FAST organization was created. The District is a key component of this task force, which is meant to respond to the elevated flood risk associated with the aftermath of these devastating fires.

### 1.1.3 Special Districts Department

***The Special Districts Department promotes safe, healthy, enjoyable and dynamic communities by providing essential programs and municipal services that meet the current and future needs of the communities served.***

The San Bernardino County Board of Supervisors is the governing body for all Board governed Districts, County Service Areas (CSA), and Improvement Zones. The day-to-day management and administration is done through the Special Districts Department. The County Board of Supervisors and the Special Districts Department depend quite heavily on input from the community. The successful operation of a District, CSA and Improvement Zone is a team effort between County staff and property owners. Where needed, the Board of Supervisors will set up a



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property owner Advisory Commission or Municipal Advisory Council (MAC) to work with and make recommendations to the Board and County staff.

The formation process begins with a request from property owners and then involves a feasibility study performed by the Special District Department with the assistance of many other County Departments. The final approval of the District, CSA and Improvement Zone is done by the County Board of Supervisors at a public hearing. Depending on the complexity of the issues, the process can take from three (3) months to one (1) year to complete.

There are various forms of financial mechanisms that can be used to fund services such as fees, special taxes, assessments, etc. Prior to a new funding source being implemented, it must receive approval from either the property owners or the registered voters in the area. It is important to understand that all funding is generated through the Districts, CSAs, and Improvement Zones. No County general funds are used or are available.

Special Districts Department is responsible for operating the Board-governed Special Districts within San Bernardino County. There are 102 special districts managed by the Special Districts Department:

**Table 1-1: Special Districts Department District Listing**

| | District Type | Number |
|---|---|---|
| **1** | Special Revenue Districts | 11 |
| **2** | Enterprise Funds (Airport and Refuse) | 3 |
| **3** | Parks Districts | 19 |
| **4** | Road Districts | 41 |
| **5** | Enterprise Funds (Sewer) | 9 |
| **6** | Street Light Districts | 11 |
| **7** | Enterprise Funds (Water) | 8 |
| **Total Special Districts** | | 102 |

- **Special Revenue Districts** were created to provide a service to the property owners within the Special Revenue District.
- **Enterprise Funds Districts** derive their funds through fees collected for delivery of a service or good such as water, sewer, refuse or airport fees from the users within the individual District.
- **Parks Districts** derive their funds through property taxes levied on property owners





within the individual Park District.

- **Road Districts** derive their funds through property taxes levied on property owners within the Road District.
- **Street Light Districts** derive their funds through property taxes levied on property owners within the Street Light District.

The two Special Districts listed below were formed differently than the other special districts listed above managed by the Special Districts Department. These two districts were formed with a Board of Directors. (San Bernardino County Board of Supervisors) and are not independently elected. All governance actions are by the elected members of the Board of Supervisors acting as the Board of Directors for the Recreation and Park District.

**Big Bear Valley Recreation and Parks District**

Big Bear Valley Recreation and Park District currently maintains 6 developed parks, 2 undeveloped parks, several community buildings including the Big Bear Valley Senior Center, 3 ball fields, and a swim beach. Moonridge Animal Park is administered by the Big Bear Valley Recreation and Park District. The Zoo is open year round for visitors to see alpine species on exhibit. The Zoo receives approximately 99,600 visitors annually.

**Bloomington Recreation and Parks District**

Bloomington Recreation and Park District maintains two community parks, an equestrian arena, sports fields, and a community center.

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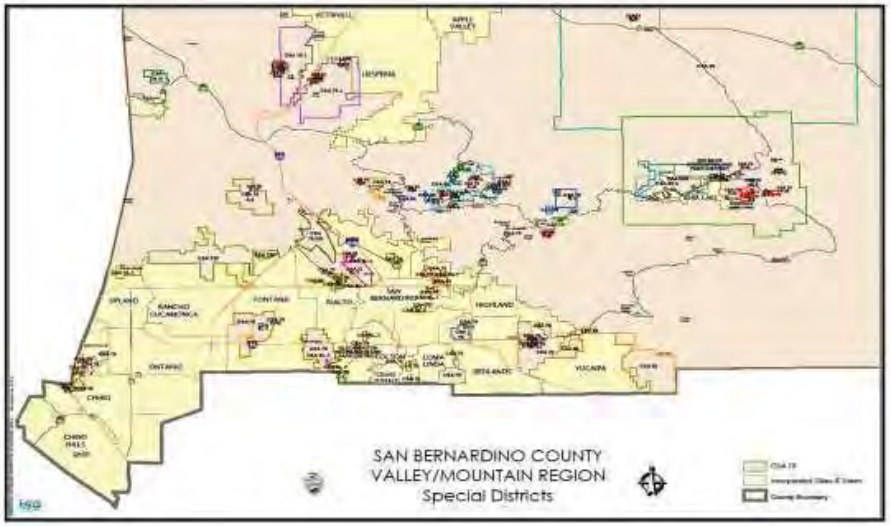


Figure 1-4: Map of Special District Department Districts

Figure 1-5: Special Districts Valley/Mountain Region

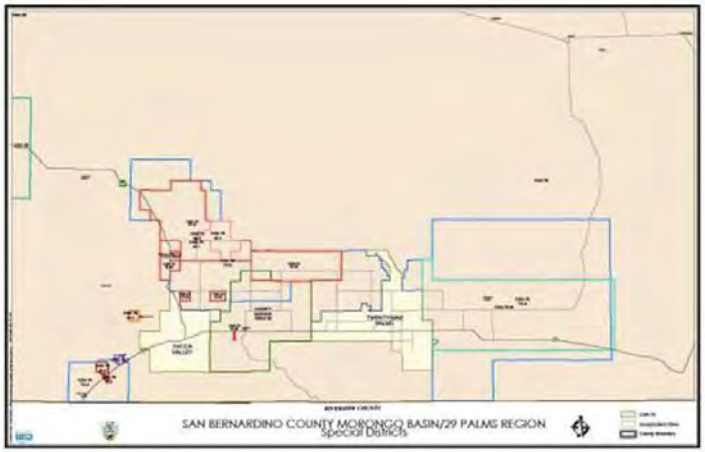


Figure 1-6: Morongo Basin/Twentynine Palms Region



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Figure 1-7: Special Districts Victor Valley/Barstow Region

## 1.2 Purpose of the Plan

The intent of hazard mitigation is to reduce and/or eliminate loss of life and property. Hazard mitigation is defined by FEMA as "any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards." A "hazard" is defined by FEMA as "any event or condition with the potential to cause fatalities, injuries, property damage, infrastructure damage, agricultural loss, environmental damage, business interruption, or other loss."

The purpose of the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) is to demonstrate the plan for reducing and/or eliminating risk in the unincorporated area of the County and within areas overseen or managed by the Flood Control District, Fire District and Special Districts Department. The MJHMP process encourages communities within the unincorporated county to develop goals and projects that will reduce risk and build a more disaster resilient community by analyzing potential hazards. By cooperatively and jointly together as a Multi-Jurisdictional Planning team, the partners were able to develop common goals and objectives for mitigation efforts. The individual stakeholders can then take the goals and objectives back to their individual Special Districts for discussion, ranking and project development, and then bring the resulting projects back to the Multi-Jurisdictional Planning Team. The Multi-Jurisdictional Planning Team can then





integrate all projects into the appropriate project listing to be acted upon by the most appropriate managing department or district for the listed projects.

After disasters, repairs and reconstruction are often completed in such a way as to simply restore to pre-disaster conditions. Such efforts expedite a return to normalcy; however, the restoring of things to pre-disaster conditions sometimes result in feeding the disaster cycle; damage, reconstruction, and repeated damage. Mitigation is one of the primary phases of emergency management specifically dedicated to breaking the cycle of damage. Hazard mitigation is distinguished from other disaster management functions by measures that make County development and the natural environment safer and more disaster resilient. Mitigation generally involves alteration of physical environments, significantly reducing risks and vulnerability to hazards by altering the built environment so that life and property losses can be avoided or reduced. Mitigation also makes it easier and less expensive to respond to and recover from disasters.

## 1.3 Authority

In 2000, FEMA adopted revisions to the Code of Federal Regulations. This revision is known as "Disaster Mitigation Act (DMA)." DMA 2000, Section 322 (a-d) requires that local governments, as a condition of receiving federal disaster mitigation funds, have a Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) that describes the process for assessing hazards, risks and vulnerabilities, identifying and prioritizing mitigation actions, and engaging/soliciting input from the community (public), key stakeholders, and adjacent jurisdictions/agencies.

With an approved (and adopted) MJHMP, the County and participating jurisdictions are eligible for federal disaster mitigation funds/grants (Hazard Mitigation Grant Program, Pre-Disaster Mitigation, and Flood Management Assistance) aimed to reduce and/or eliminate risk.

## 1.4 What's New

The 2011 San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) contained a detailed description of the planning process, a risk assessment of identified hazards for the San Bernardino County Planning Area and an overall mitigation strategy for reducing the risk and vulnerability from these hazards. Since approval of the plan by FEMA, much progress has been made by San Bernardino County and the participating County Districts on implementation of the mitigation strategy. As part of this 2016 MJHMP Update, a thorough review and update of the 2011 plan was conducted to ensure that this update reflects current community conditions and priorities in order to realign the overall mitigation strategy for the next five-year planning period. This section of the plan includes the following:

- **What's New in the Plan Update** This section provides an overview of the approach to updating the plan and identifies new analyses, data and information included in this Plan Update to reflect current community conditions. This includes a summary of new hazard and risk assessment data as it relates to the San Bernardino Planning Area as well as information on current and future development trends affecting community vulnerability



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and related issues. The actual updated data, discussions, and associated analyses are contained in their respected sections within this 2016 MJHMP Update.

- **Summary of Significant Changes to Current Conditions and Hazard Mitigation Program Priorities.** This section provides a summary of significant changes in current conditions, changes in vulnerability, and any resulting modifications to the community's mitigation program priorities.

- **2011 Mitigation Strategy Status and Successes.** This section provides a description of the status of mitigation actions from the 2011 plan and also indicates whether a project is no longer relevant or is recommended for inclusion in the updated 2016 mitigation strategy. This section also highlights key mitigation success stories of the County and participating jurisdictions since the 2011 MJHMP.

This What's New section provides documentation of San Bernardino County Planning Area's progress or changes in their risk and vulnerability to hazards and their overall hazard mitigation program. Completion of this 2016 MJHMP Update further provides documentation of the San Bernardino County community's continued commitment and engagement in the mitigation planning process.

### 1.4.1 Updates to the Current Plan

This MJHMP update involved a comprehensive review and update of each section of the 2011 plan and includes an assessment of the success of the participating County Districts in evaluating, monitoring and implementing the mitigation strategy outlined in the initial plan. Only the information and data still valid from the 2011 plan was carried forward as applicable into this MJHMP update. In fact, based in part on the issuance of new 2011 and 2013 planning guidance, this 2016 plan has been significantly updated and rewritten.

The San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan (2011) focused on integrating the MJHMP with the County General Plan goals and policies as well as incorporating specific flood mitigation projects that were programmed for completion over the five (5) year period. The Plan did not clearly identify mitigation projects the County would focus on for all priority hazards identified in the plan. However, the County has been very active and engaged in implementing and supporting projects and programs designed to reduce and/or eliminate risk in the County. The list of successful projects in this section represents the activities that the County has undertaken and/or supported to reduce the risks from Wildfire, Earthquake, Flood, Drought, Terrorism, and Climate Change.

### 1.4.2 New Jurisdictional Annexes

Newly refined and reconfigured Jurisdictional Annexes detail the hazard mitigation planning elements specific to the participating jurisdiction to the San Bernardino County MJHMP Update.





The Annexes are not intended to be a standalone document, but appends to and supplements the information contained in the 2016 base plan document. As such, all sections of the base plan, including the planning process and other procedural requirements apply to and were met by the participating jurisdictions. The newly refined Jurisdictional Annexes provide additional information specific to county participating special district or departments, with a focus on providing additional details on the mitigation strategies for the Fire Protection District, Flood Control District and Special Districts Department. The three annexes provide more detail on mitigation strategies, mitigation projects and existing implementation mechanism for each participating jurisdiction.

The 2011 MJHMP included the Big Bear Valley Recreation and Parks District and Bloomington Recreation and Parks District as standalone jurisdictions. For purposes of this 2016 plan update, Big Bear Valley Recreation and Parks District, and Bloomington Recreation and Parks District hazard mitigation planning efforts are included under the supervision of the Special Districts hazard mitigation planning efforts.

### 1.4.3 New Risk Assessment

As part of its comprehensive review and update of each section of the plan, San Bernardino County and participating jurisdictions recognized that updated data, if available, would enhance the analysis presented in the risk assessment and utilized in the development of the updated mitigation strategy. Highlights of new data used for this Plan Update is identified below in this Section and is also sourced in context within Chapter 4, Risk Assessment. Specific data used is sourced throughout this plan document. This new data and associated analysis provided valuable input for the development of the mitigation strategy presented in Chapter 5 of this plan. A highlight of new information and analyses contained in this plan update includes the following:

- A new assessment of updated hazards affecting the San Bernardino Planning Area was completed resulting in additional hazards added to planning documents the new hazards include climate change, drought and terrorism.

- The drought hazard was expanded to include water shortage impacts to the County, to better align with the State of California Hazard Mitigation Plan and to reflect the significant issues related to drought conditions resulting from the current and ongoing drought within the County and State of California.

- The climate change hazard was added to include to comply and align with the State of California Hazard Mitigation Plan and to reflect recent SB 379 initiatives. Climate change is affecting and will continue to affect the frequency and severity of natural hazard events, a trend that is of concern across the United States.

- An entire rework of the risk assessment for each identified hazard. This included reworking the hazard profile and adding new hazard event occurrences; redoing the entire vulnerability analysis to add items identified below and updating the vulnerability assessment based on more recent hazard data as well as using the most current parcel and assessor data for the existing built environment.

- An update of the flood hazard analysis to include an updated analysis of the 100-year flood, an analysis of the 500-year flood, including the use the new and updated DFIRMs.
- Utilizing updated critical facility GIS mapping for the Planning Area to provide an updated inventory of critical facilities by jurisdiction (including all municipalities) and a GIS analysis of critical facilities vulnerable to hazards with spatial footprints which include: flood, wildfire, and earthquake.
- An enhanced vulnerability assessment which added a GIS analysis of updated future development areas in the Planning Area and specific to each of the mapped hazards.
- Incorporation and analysis of the new 2010 Census data was utilized for this LHMP update. Census data was used in an intersect analysis to determine how much of the population is exposed to flood, wildfire and earthquake hazards.
- Also, as required by current FEMA planning guidance, an analysis of the County's ongoing and continued compliance with the NFIP is included in the Flood Hazard profile.
- Terrorism is now a reoccurring possibility within the United States, due to the terror attack in San Bernardino County in December of 2015, a hazard profile on this matter has been added to this plan.

## 1.4.4 Successful Wildfire Mitigation Implementation

### 1.4.4.1 Fire Safe Councils (FSC) Fuel Reduction Program Success

Fire Safe Councils have received and implemented millions of dollars in grant money for fuels reduction and for public education. Of note recently the Arrowhead Communities FSC developed a grant that did fuels reduction but used the existing staff at the County Tree Removal Program rather than pay additional consultants to do the same work. The benefit of this is that the FSC was able to maximize their expenditure and give the contractor a check upon completion of the project. This way 100% of their grant money went directly to the contractor and none went to administrative overhead.

### 1.4.4.2 Red Cross Grant Fuel Reduction Success

Although this grant was just recently started, the ARC has successfully removed and reduced fuels on several properties. They have also met with County Roads Sign Division and created the correct number of evacuation directional signs. Fifty signs will be posted in the Moon Ridge area of Big Bear Lake in 2010 and 2011. During an emergency, these directional signs will direct people out of a very confusing network of streets.





### 1.4.4.3 USFS Grants ARRA and Otherwise and Chipping Program Success

San Bernardino County and its Special Districts were successful in obtaining $3 million in American Recovery and Reinvestment Act funding to support ongoing fuel reduction programs and to create new jobs for the recovering economy. The USFS also funded an additional $13 million to carry on after the NRCS projects were closed out.

Project design, contracting and operations are managed by the County's Public Works Department but the priorities are set by local fire chiefs in monthly MAST Operations Meetings. It is the oldest and most significant program for reducing wildfire threat on a mountain wide basis. Table 1-2 shows current and planned fuels reduction Projects for the San Bernardino County Mountain areas.

**Table 1-2: Hazardous Tree Removal Project and Fuel Modification Projects**

| Project Name | Contract No | Funding | Cost | Project Stage |
|---|---|---|---|---|
| Mojave view | FM179USFS | USFS | $23,840.00 | Complete 2013 |
| Strawberry Lodge | n/a | USFS | n/a | Complete 2013 |
| Harich | n/a | USFS | n/a | Complete 2013 |
| Camp Oaks | n/a | USFS | n/a | Complete 2013 |
| Swinson/Arrowbear | n/a | USFS | n/a | Complete 2013 |
| Osito Rancho/Cedar | n/a | USFS* | n/a | Complete 2013 |
| BBV286SP | n/a | USFS | n/a | Complete 2013 |
| BBV287SP | n/a | USFS | n/a | Complete 2013 |
| BBV280SP | n/a | USFS | n/a | Complete 2013 |
| FF288SP | n/a | USFS | n/a | Complete 2013 |
| LA291SP | n/a | USFS | n/a | Complete 2013 |
| RS292SP | n/a | USFS | n/a | Complete 2013 |
| GVL293SP | n/a | USFS | n/a | Complete 2013 |
| AB294SP | n/a | USFS | n/a | Complete 2013 |
| BBV295SP | n/a | USFS | n/a | Complete 2013 |
| Green Briar | FM100ARRA | ARRA** | $88,000.00 | Complete 2013 |
| West Hook Creek | n/a | ARRA | $14,700.00 | Complete 2013 |
| Silverwood Lake | n/a | ARRA | $21,000.00 | Complete 2013 |
| Weesha | n/a | ARRA | n/a | Complete 2013 |
| Erwin Lake | n/a | ARRA | n/a | Complete 2013 |
| Wrightwood | n/a | ARRA | n/a | Complete 2013 |
| Camp Tahquitz | n/a | ARRA | n/a | Complete 2013 |



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| Project Name | Contract No | Funding | Cost | Project Stage |
|---|---|---|---|---|
| West Cajon | n/a | ARRA | n/a | Complete 2013 |
| LA285SP | n/a | ARRA | n/a | Complete 2013 |
| WW290SP | n/a | ARRA | n/a | Complete 2013 |
| CL289SP | n/a | ARRA | n/a | Complete 2013 |
| Rob Roy | n/a | ARRA | n/a | Complete 2013 |
| Santa's Village | n/a | ARRA | n/a | Complete 2013 |
| Saw Pitt II | n/a | ARRA | n/a | Complete 2013 |
| Oak Hills | n/a | ARRA | n/a | Complete 2013 |
| Fawnskin | n/a | ARRA | n/a | Complete 2013 |
| Heaps Peak | n/a | ARRA | n/a | Complete 2013 |
| Houston | n/a | ARRA | n/a | Complete 2013 |
| Calvary | n/a | ARRA | n/a | Complete 2013 |
| WW298SP | n/a | ARRA | n/a | Complete 2013 |
| LG299SP | n/a | ARRA | n/a | Complete 2013 |
| **Project Name** | **Contract No** | **Funding** | **Cost** | Complete 2013 |
| Waterman Canyon | n/a | ARRA | n/a | Complete 2013 |
| Willow Creek | FM6501AFSC | ACFSC*** | $11,900.00 | Complete 2013 |
| LA191EVA | EVA191AFSC | ACFSC | n/a | Complete 2013 |
| NorthBay | FM192AFCS | ACFSC | n/a | Complete 2013 |
| **LA215EVA** | **n/a** | **ACFSC** | **n/a** | **Complete 2013** |

** Funded by United States Forest Service*
*** Funder by American Reinvestment and Recovery Act of 2009*
**** Funded by Arrowhead Communities Fire Safe Council*

#### 1.4.4.4 NRCS Fuel Reduction Project Success

San Bernardino County was the recipient of 72 million dollars that were granted from the National Resource Conservation Service (NRCS) to San Bernardino County Fire Protection District to reduce the amount of fuel and the potential for ignitability. In February of 2010, the grant was successfully closed out one month in advance of the target date. The $72,000,000 provided for almost 1,000 projects substantially reducing heavy fuels on tens of thousands of properties at risk across all mountain communities. Within that grant, $6.7million was provided to the USFS to conduct fuel modifications on Federal land and $7.2 million was provided to Cal Trans to remove fuels along evacuation routes. An additional $2 million was forwarded to San Diego to assist them. The activities funded under this program represent the first of their kind to be accomplished by local/state governments with federal grant funding.





To date the Fuel Management Program has removed over 450,000 trees, improving the overall health of the forested areas in the San Bernardino Mountains and reduced the overall fire threat. On several occasions completed projects have resulted in assisting fire suppression efforts and allowing fire to be contained before it threatens a local community, including Deer Lodge Park in Lake Arrowhead and Nob Hill in Running Springs during the Grass Valley and Slide Fires of 2007.

### 1.4.5 Flood Hazard Mitigation Success

#### 1.4.5.1 2011 General Plan Amendments

A General Plan Amendment to the Safety Element of the County of San Bernardino 2007 General Plan amended the Flood Plain Overlay District, which became effective on March 11, 2010. The Safety Element includes several layers of hazard overlays that are included in the General Plan mapping system to inform the public of potential hazards to development of property within certain areas of the County and to enable the County to mitigate the risks presented to property owners by these hazards. These overlays include potential flood hazards. Over the past twenty years, certain federal and state agencies have been in the process of digitizing much of this hazard data. The digitization of this data has allowed for greater accuracy as well as more timely updates. In recognition of the new data from various federal and state agencies, the County updated the Flood Hazard Overlay Maps contained within the Safety Element of the General Plan. The Flood Plain Safety Overlay District is amended to incorporate revised FEMA (Federal Emergency Management Agency) Flood Plain data, modifying 47 detail and seven regional General Plan Quad Maps. The FEMA Digital Flood Insurance Rate Map database was adopted in the General Plan Amendment as released by FEMA as it exists as of February 9, 2010 and will updated in the future for the County, by integrating automatic map updates as new data is published by FEMA.

Below is a list of the updated Flood Plain Safety Overlay District Maps effective March 11, 2010.

| Map | Quad Name | Map # | Quad Name | Map | Quad Name |
|---|---|---|---|---|---|
| DI16B | Baker | FH12B | Telegraph Peak | FH21 | Devore |
| EH07 | Hinkley | FH13B | Cajon | FH22 | San Bernardino N. |
| EH14 | Wild Crossing | FH14B | Silverwood Lake | FH23 | Harrison Mtn. |
| EH15 | Hodge | /FJ B | S Portion of County | FH28 | Guasti |
| EH16 | Barstow SE | FH11B | Mt. San Antonio | FH29 | Fontana |
| EH22 | Helendale | CK/DK | NE Portion of County | FH30 | San Bernardino S. |
| EH29 | Adelanto | EH/FH | SW Portion of County | FH31 | Redlands |
| EH30 | Victorville | EI/FI B | S Portion of County | FH32 | Yucaipa |
| EH31 | Apple Valley N. | EK/FK B | SW Portion of County | FI09B | Fawnskin |
| EI01B | Nebo | FH06B | Hesperia | FI10B | Big Bear City |
| EI02B | Yermo | FH07B | Apple Valley S. | FI17B | Big Bear Lake |



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| Map | Quad Name | Map # | Quad Name | Map | Quad Name |
|---|---|---|---|---|---|
| EI03B | Harvard Hill | CH/DH | NW Portion of County | FI18B | Moonridge |
| EI04B | Manix | CI/DI B | N Portion of County | FH15 | Lake Arrowhead |
| EI09B | Daggett | FH03B | Mescal Creek | FH19 | Mt. Baldy |
| EK03 | Needles NW | FH04B | Phelan | FH20 | Cucamonga Peak |
| EK11 | Needles SW | FI30B | Joshua Tree S. | FI23B | Sunfair |
| EK12 | Needles | FI32B | Queen Mountain | FI25B | Forest Falls |
| **EK20** | **Whale Mountain** | **FI28B** | **Morongo Valley** | | |

Completed Flood Control Projects with Mitigation Characteristics

**Table 1-3: Completed Flood Control Projects**

| Project Number | Completion Date | Total Cost | Total Funding |
|---|---|---|---|
| F02527 | 2016 | $392,885 | $392,885 |
| F00282 | 2016 | $4,100,000 | $4,100,000 |
| 1- | 2010 | $7,770,000 | $7,700,000 |
| F01761 | 2016 | $4,000,000 | $4,000,000 |
| F02234 | 2016 | $1,100,000 | $1,100,000 |
| F01767 | 2014 | $3,700,000 | $3,700,000 |
| F01389- | 2008 | $1,300,000 | $1,300,000 |
| F01545 | 2009 | $1,500,000 | $1,500,000 |
| F01566- | 2010 | $3,300,000 | $3,300,000 |

#### 1.4.5.2 F02527 29TH Street Basin Levee Certification Restoration Project - Completed

*Ensure that the surrounding residential and commercial areas will not be re-mapped as floodplain areas.*
*Status: Completed*
*Completion Date: March 2016*
*Local Priority: High*
*Total Cost: $392,885*
*Funding Description: From Flood Control District Budget through Property Tax*
*Project Selected for: Public safety: history of flood damage at this location*
*Hazard Mitigated: Potential flooding*
*Resources to Implement: High*





*Cost to Implement: High*
*Time to Implement: High*

#### 1.4.5.3 F00282 Alabama at City Creek - Completed

*Construct RCB and channel improvements to increase capacity and minimize the possibility of road closures and flood damage.*
*Status: Completed*
*Completion Date: January 2016*
*Local Priority: High*
*Total Cost: $4.1 million*
*Funding Description: San Bernardino County Flood Control Tax Revenues*
*Project Selected for: Public safety & convenience*
*Hazard Mitigated: Flooding, flood damage, road closures and road damage*
*Resources to Implement: Low*
*Cost to Implement: High*
*Time to Implement: Medium*

#### 1.4.5.1 F02234 Wilson Creek - Completed

*Status: Completed June, 2016*
*Local Priority: Low*
*Total Cost: $1.1 million*
*Funding Description: San Bernardino County Flood Control Property Taxes, City of Yucaipa*
*Project Selected for: public safety and infrastructure protection*
*Hazard Mitigated: attenuation of high velocities (50 fps); slope protection*
*Resources to Implement: Low*
*Cost to Implement: High*
*Time to Implement: High*

#### 1.4.5.2 F01767 Lytle Cajon – Completed

Replacement of damaged concrete invert
Status: completed
Completion Date: 2014
Local Priority: High
Total Cost: $3.7million
Funding Description: San Bernardino County Flood Control
Project Selected for: Public safety and to prevent additional channel damage
Hazard Mitigated: Additional damage to invert and walls; potential flooding and washouts of nearby area
Resources to Implement: Medium
Cost to Implement: High
Time to Implement: High



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#### 1.4.5.3 F01761 Kitchen Wash – Completed

To intercept flows upstream of Rimrock Road to capture headwaters and re-route them to the Mojave River
Status: In preliminary design process
Completion Date: Estimated 2017/2018
Local Priority: Low
Total Cost: $4.0 million
Funding Description: San Bernardino County Flood Control Property Taxes
Project Selected for: Public safety; protection of commercial center
Hazard Mitigated: local flooding, road damage
Resources to Implement: Low
Cost to Implement: High
Time to Implement: High

#### 1.4.5.4 Successful "Finalization" of Drainage Feasibility Study Report

The final Drainage Feasibility Study has been completed to evaluate the continuing landslide hazard within Rimforest and the role of concentrated storm runoff in propagating slope failure. The village of Rimforest has eroding cliff-side property and bluff retreat in the Southern part of the village.

This problem is primarily caused by storm runoff from either rainstorms or snowmelt after winter storms. The runoff flows to the south side of Rimforest and is discharged over the cliff at two principal locations. This study report evaluated a number of options to re-direct the majority of the runoff to other discharge locations for the purpose of reducing and mostly eliminating the cliff-side erosion. Two options presented the study appear to be feasible if new conventional storm drain systems are installed. One of the options is now included as potential future mitigation action presented in Section 6 of this plan.

### 1.4.6 Geologic Hazard Mitigation Success

#### 1.4.6.1 Successful Geologic Hazard Prevention General Plan Amendments

Twenty two overlay maps were completed as part of the 2007 General Plan Amendment which became effective on March 11th, 2010. For more information on the overlay maps, see Section 6.2.2.3.

#### 1.4.6.2 Amendment to Title 6 County Code to Adopt by Reference the 2010 Editions of the California Building Standards Codes

An amendment to Title 6 of the County of San Bernardino Code to adopt by reference the 2010 Editions of the California Building Standards Codes went before the Board of Supervisors on November 2, 2010 and was continued for a second reading on November 16, 2010 and approved unanimously. The amendment became effective on January 1, 2011.





The County of San Bernardino amendment to Title 6 of the County Code to adopt by reference the 2010 Editions of the California Building Standards Codes repealed the current chapters of Division 3 of Title 6 that reflect the 1994/1995 editions of the California Building Standards Codes and adopt the 2010 editions of these codes by reference.

The California Building Standards Commission approved the California Building Standards Code (Code) for a statewide effective date of January 1, 2011 and requires this Code apply in all parts of the state. This Code consists of the California Building, Residential, Plumbing, Mechanical, Electrical, Energy, Historical Buildings, Existing Building (Unreinforced Masonry) and the Green Building Standards Codes. Since this 2010 Edition was adopted by local ordinance, the prior editions of this code will be repealed and the most recent editions of the codes with applicable amendments requiring express findings and certain appendices necessary for the health and safety of the citizens of this County will be in effect within the unincorporated areas of San Bernardino County. The benefit of adopting this Code is that it provides consistency and clarification for the building community as well as building inspectors and plans examiners. State law (Health & Safety Code 18941.5 and 17958.7) requires the local government make express findings in order to amend building standards and the amendments must be necessary due to local climatic, geological, or topographical conditions.

Those amendments and findings are included in the County's ordinance and were filed with the California Building Standards Commission.

The recommended modifications not requiring express findings are administrative or procedural in nature and concern the local implementation issues that are not covered by building standards.

An example of this type of modification is to the California Residential Code, Section R105.3.1.1 which requires the Board of Appeals to confirm substantial valuations in the flood plain. The traditional purpose of the Board of Appeals has been reserved for a contested decision of the Building Official, and it is felt that it should remain as such.

With respect to grading and excavation regulations found in Appendix J of the 2010 State published code, the 2001 California Building Code dealt with grading with more clarity in regards to what activities require a permit and set forth rules to ensure large grading projects are scrutinized in greater detail than smaller projects by requiring more reporting and inspection of such work. The grading chapter in the 2001 Code has been trusted and in use in its primary form for years. The 2010 Appendix J grading chapter needs substantial amendment and modification to address all grading issues and is not recommended for adoption in its present form. The Board adopted the 2001 Appendix Chapter 33 regulations as part of this proposed ordinance. Relocation permit requirements have been moved to a new section of the Code, and it retains specific standards for relocation procedures in details not found in the 2010 State-published code. Clarification of the types of buildings affected by the new regulations has also been made.

Administrative changes to the 2010 California Existing Building Code (Part 10 of Title 24) were approved to outline the procedures required to set allowable time limits for the retrofit and repair



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of unreinforced masonry buildings. Staff is also recommending that authorization be given to the Building and Safety Division of the Land Use Services Department to issue Administrative Citations as an alternative means of enforcement of the County Code provisions.

Express findings are made for changes to the California Plumbing Code, Appendix K regarding the soil conditions that exist in this county. These changes are supported by the Environmental Health Division. These express findings are iterated in the ordinance and will be filed with the Building Standards Commission as required by law in order to become effective.

## 1.5 Community Profile

### 1.5.1 Physical Setting

The County is bounded by the states of Arizona and Nevada on the east, Inyo County on the north, Kern and Los Angeles Counties on the west, and Orange and Riverside Counties on the south.

San Bernardino County covers 20,102 square miles and is geographically the largest county in the continental United States. The States of Hawaii, Connecticut, Delaware, and Rhode Island and the District of Columbia could all fit inside the County boundary at the same time. The unincorporated area of San Bernardino County covers approximately 19,848 square miles; this is 98.7% of the entire County.

The remaining 1.3% of acreage (254 square miles) is under the jurisdiction of incorporated cities or towns. Figure 7 displays the unincorporated area and the cities/towns. The cities/towns on the map are concentrated in the south/west portion of the county and are color-coded.

San Bernardino County is characterized by three (3) distinct geographic areas: Valley, Mountains, and Desert: the Valley Region contains the majority of the county's incorporated areas and is the most populous region; the

Mountain Region is primarily comprised of public lands owned and managed by federal and state agencies; and, the Desert Region is the largest region (over 93% of the county's land area) and includes parts of the Mojave Desert.4 Aside from open or undeveloped land, the largest land use in the county is for military purposes.

The mountains stretch across the south end of the county. The mountain elevations range from 2,000 feet along the foothills to the 11,502-foot summit of Mount San Gorgonio, the highest peak in Southern California. Figure 8 displays the terrain/topographic features throughout San Bernardino County.

The San Bernardino Mountains feature four (4) large lakes (Big Bear Lake, Silverwood Lake, Lake Arrowhead, and Lake Gregory), and many smaller lakes. The majority of the lakes are the headwaters of the Santa Ana River and the Mojave River.





The Santa Ana River originates in the San Bernardino Mountains and flows southwest to the ocean. The Santa Ana Watershed includes streams flowing south from the San Gabriel Mountains and streams flowing north and west from the San Jacinto Mountains in Riverside County.

The desert area contains low mountains, valleys, and dry lakebeds. The elevations within the valley range of the County is from about 500 feet on the valley floor to 1,700 feet in Live Oak Canyon, and to about 5,400 feet in the hills in Yucaipa. The desert area is an assemblage of mountain ranges interspersed with long, broad valleys that often contain dry lakes. Many of these mountains rise from 1,000 to 4,000 feet above the valleys. Due to the persistent winds that blow throughout the year, large portions of the desert surface have been modified into a mosaic of pebbles and stones known as desert pavement.

A major physical resource of the desert area is the Mojave River, a critical water source for many of its residents. Among the few rivers that both flow north and do not empty into an ocean, the Mojave River travels north and east away from its watershed in the San Bernardino Mountains. The major part of it is over 100-mile length is marked by a dry riverbed that only on occasion reveals the water within it. Except in exceedingly wet years, the Mojave River ends its flow at Soda Dry Lake near Baker. The Colorado River, at the California and Arizona border, borders the County on the east. Streams in the eastern areas of the County area flow into the Colorado River which eventually ends at the Gulf of California.

The densely urban southern part of the County is at the headwaters of the Santa Ana River with its tributaries crossing the valley floor. With the construction of the Seven Oaks Dam the main river source has been controlled. However, Mill Creek, City Creek, Lytle Creek, and Cajon Creek still have the potential to flood areas of the valley if levees fail. A similar potential occurs with the high desert portion of the County with the Mojave River, which is controlled by the Mojave River Falls Dam that flows north from the San Bernardino Mountains to the city of Barstow. The San Antonio Dam on the southwest side of the county provides more than 100-year flood protection to the west end of the San Bernardino Valley. The Colorado River is on the eastern border of the County. The dams along the river have controlled the flow but bank erosion and damage to roads in the area have been experienced during periods of high water.



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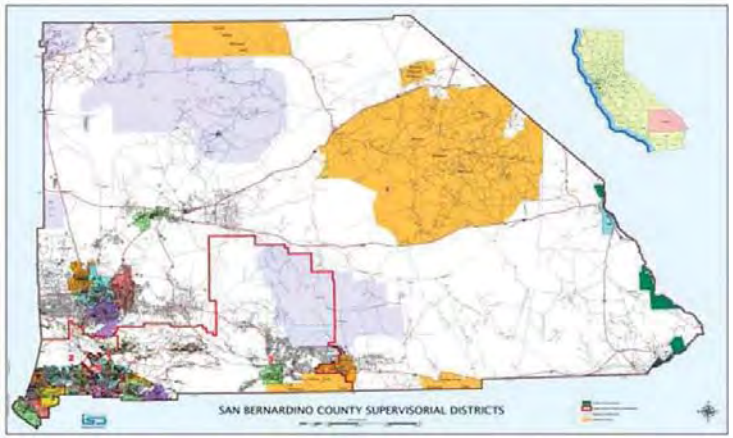


Figure 1-8: Unincorporated and Corporate Areas in San Bernardino County

Figure 1-9: Topographic Features in San Bernardino County





## 1.5.2 History

Paleo-Indian sites dating from c. 10,000 BC show that the San Bernardino County area has been inhabited for at least 12,000 years. Artifacts in the Calico area suggest much earlier human occupation, but this has not been confirmed. In the past three thousand years, various Indian tribes flourished in the area: the Gabrielenos occupied the West Valley; the Serranos lived in the foothills of the San Bernardino Mountains; the Vanyumes lived along the Mojave River; the Mohave lived along the Colorado River; and the Chemehuevi occupied the Mojave Desert.

The first European explorers to enter the area were Pedro Fages, Military Commander of California, in 1772 and Fr. Francisco Garces, a missionary priest, in 1774. On May 20, 1810, Franciscan missionary Francisco Dumatz, of the San Gabriel Mission, led his company into a valley. In observance of the feast day of St. Bernardine of Siena, Dumatz named the valley San Bernardino. This name was later given to the nearby mountain range, and later the city and county.

In 1842 the Lugo family was granted the Rancho San Bernardino, a holding of 37,700 acres encompassing the entire San Bernardino Valley. Captain Jefferson Hunt, of the Mormon Battalion, led a group of settlers into San Bernardino and founded a Mormon Colony. In 1851 the Mormon Colony purchased the Rancho from the Lugo family.

In 1850 California was admitted into the United States. On April 26, 1853, San Bernardino County was created from parts of Los Angeles, San Diego, and Mariposa Counties. In 1854 the City of San Bernardino was incorporated as the county seat.
In 1857, three orange trees were set out on a farm in Old San Bernardino. By 1882 a rail car load of oranges and lemons grown in the East Valley was shipped to Denver, Colorado. As early as the 1840s, vineyards were planted in the Cucamonga area and in the 1870 census; San Bernardino County was credited with producing 48,720 gallons of wine.

In 1860, gold was discovered in Holcomb and Bear Valleys in the San Bernardino Mountains, and placer mining began in Lytle Creek. Silver was being mined at Ivanpah in 1870, and the rich silver mines of the Calico district were developed in the 1880s. Borax was first discovered in 1761 at Searles Dry Lake near Trona, and transported out by twelve-, eighteen- or twenty-mule team wagons.

As a county, San Bernardino has been uniquely endowed with rich mineral deposits. Large deposits of gold have been mined at Stedman and Vanderbilt, with smaller but still important deposits at Alvord, Oro Grande, Old Dad Mountain, Dale and Nantan, Calico, Ivanpah, Waterman and Providence were the largest silver deposits, with lesser, but important deposits in the Mescal Mountains and at the Death Valley Mine. The most important copper mines are the Copper World and the Bagdad Chase (known usually for its gold production).

Except for a brief period after World War I when silver prices were high, low metal prices and inflation put a damper on mining in the 1920s. However, with the Great Depression of the 1930's



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and an increase in the price of gold by nearly $15 an ounce, many small operators reactivated old mines. The region around Barstow, Vanderbilt, Stedman, and Dale were the principal centers of mining activity until World War II.

During World War II, iron was extracted from the Vulcan Mine in the Providence Mountains, and the Bagdad Chase Mine remained active. Since the war, there has been sporadic mining of gold, silver, and tungsten in the county. A major new mine opened during the 1950s, the Mountain Pass rare earth mine. Recently, exploration has outlined potential large tonnage molybdenum properties in the New York and Ord Mountains, copper in the Cooper Basin area of the Whipple Mountains and gold in the Clark Mountains.

After World War II, the citrus industry slowly declined. However, dairies relocating out of Los Angeles County settled in the Chino Valley area, creating a robust dairy industry in San Bernardino County.

Elsewhere in the Valley region, suburbs grew as moderate priced housing developments were built. By the late 1980's, the county had grown into bedroom communities and warehousing for southern California.

### 1.5.3 Climate

The valleys between mountain ranges experience very high temperatures, while the adjacent mountains often experience much cooler temperatures, particularly at their summits. Rainfall and humidity are low. The annual average precipitation for the area is approximately 30 inches. The differences in elevation and topography are in part responsible for variations in temperature and precipitation from the Valley and Desert areas.

Winter temperatures in some areas of the Desert range near zero, the cold often compounded by the wind-chill factor. In the summer, temperatures can reach as high as 134°F in the lower elevations and along the Colorado River area. Temperatures in the San Bernardino valley area range from an average high of 80ºF and an average low of 53ºF. The record high for the area is 117ºF and the record low is 17ºF. The annual average rainfall for the area is 15.6 inches. During the fall and winter months, strong "Santa Ana" winds blow across the area.

The mountains experience a four-season climate. Temperatures in the Mountain area range from an average high of 62ºF and an average low of 36ºF. The record high for the area is 106ºF and the record low is -25ºF. With the possible exception of some of the higher elevations in the mountains, precipitation throughout the Desert area is less than four inches per year, usually of short duration and high intensity. The resulting flash floods rapidly modify the terrain that is exposed to the erosive surface runoff. Unusually heavy or persistent rains often result in the temporary filling of a number of dry lakes until the surface water evaporates or infiltrates the soil. Persistent winds blow throughout the year





### 1.5.4 Demographics

The total population of San Bernardino County is approximately 2,139,570 people *(State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2016, with 2010 Census Benchmark. Sacramento, California, May 2016)*. Most of the County's population is in the valley areas located in the south west portion of the County. The County's population has grown by 4.13%, 84,835 people, since 2011 (population in 2011 was 2,054,735 people).

The population of the unincorporated area of the County in 2011 was 294,753 people. In 2016, the population is 309,759; an increase of 14,976 persons (or 1.05%) *(State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2016, with 2010 Census Benchmark. Sacramento, California, May 2016)*

**Population Growth 2011 - 2016**

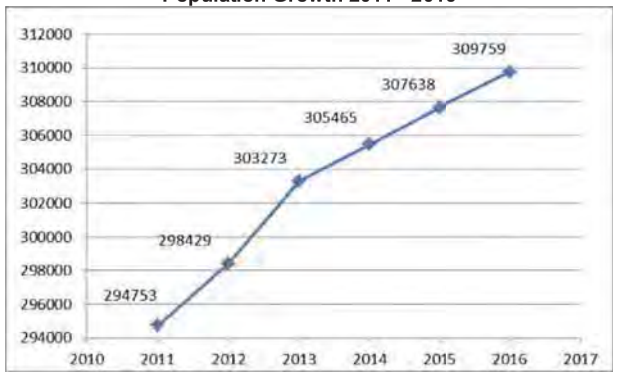


**Figure 1-10: San Bernardino County Unincorporated Area Population Changes 2011 - 2016**

Source: California Department of Finance E-4

Ethnic composition includes Hispanics (48%) who form the largest share of the County's population, followed by Whites (34%). Blacks (9%) and Asians (5%) form a relatively lower share of the total population. It should be noted that the Hispanic population is growing at the fastest rate among all ethnic groups. From 2000 to 2010, the Hispanic population increased by 44%. This trend is consistent with that of the neighboring counties of Riverside and Orange, where the

Latino population grew by 63% and 24%, respectively. During this period, the Asian population grew by 38%, whereas the Black population grew by 15%. The population of Whites declined in



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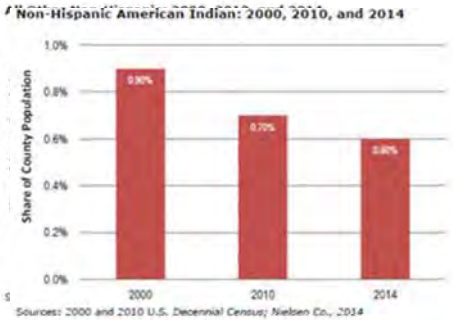
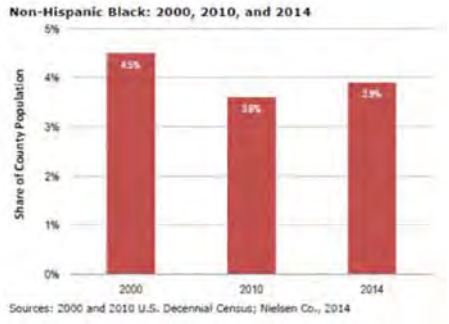
all the six counties in Southern California; San Bernardino County experienced a decline of 7% in its White population. Changes in Ethnicity are from the California Department of Finance, Demographics Unit.



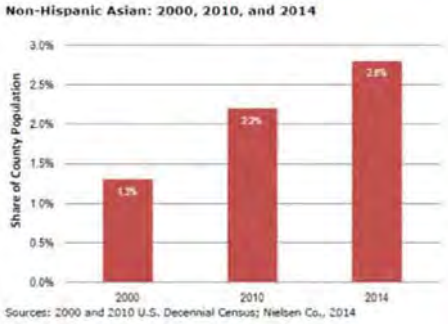




**Figure 1-11: San Bernardino County Unincorporated Area 2014 Population by Ethnicity**





### 1.5.5 Existing Land Use

The County has adopted a “one-map approach.” The “one-map approach” permits the use of a single map showing both General Plan land use designations and zoning classifications. The one-map approach assures that there will always be land use consistency between the County's General Plan and its Zoning Code.

There are 18 land use zoning districts that apply only to privately owned lands in the County and not to the lands controlled by other jurisdictions. Lands that are controlled by other jurisdictions, including lands controlled by federal and state agencies as well as incorporated cities, are mapped to identify the public agencies that control them. The 18 land use zoning districts are as follows:

- Resource Conservation (RC)
- Agriculture (AG)
- Rural Living (RL),
- Single Residential (RS),
- Multiple Residential (RM),
- Office Commercial (CO),
- Neighborhood Commercial (CN),
- Rural Commercial (CR),
- Highway Commercial (CH),
- General Commercial (CG),
- Service Commercial (CS),
- Community Industrial (IC),
- Regional Industrial (IR),
- Institutional (IN),
- Special Development (SD),
- Floodway (FW),
- Specific Plan (SP), and
- Open Space (OS).

Resource Conservation (RC) comprises the majority (55.98 percent) of the designated land uses in the County. This land use designation covers over 1 million acres, or about 1,500 square miles of land. Most of the land within this designation is publicly owned (federal and state) and includes national parks, military bases, conservation areas, and lands owned by other federal and state agencies. The County has designated approximately 681,500 acres or 1,065 square miles (37.92 percent) for residential uses. Out of this, about 587,535 acres (32.76 percent of total unincorporated area) are designated Rural Living, 67,691 acres are designated Single Residential, while 4,986 acres are designated Multiple Residential.

Commercial land use zoning districts (Office Commercial, Neighborhood Commercial, Rural Commercial, Highway Commercial, General Commercial, and Service Commercial) occupy a total of 12,177 acres or 0.68 percent of the total unincorporated area. Industrial land use zoning districts (including Community Industrial and Regional Industrial) occupy 21,834 acres or 1.21



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percent of the total unincorporated area. Other land use designations include Agriculture occupying 41,793 acres (2.32 percent), Institutional occupying 8,567.51 acres (0.48 percent), Floodway occupying 20,281 acres (1.13 percent), and Specific Plan occupying 4,861.37 acres (0.27 percent).

Because of the size of the County, the San Bernardino County General Plan divides the county into 8 quadrants (Figure 1-12). The "one-map approach" allows the quadrant maps to be used for many different planning and development purposes. Figure 1-13 presents the Land Use Zoning for each quadrant. The Land Use Zoning identifies the type of construction and growth that exists or may occurs in area.

County designated Land Use Zoning Districts do not apply to Federal, State, or incorporated owned property.

The County's General Plan can be found at: http://countywideplan.com/home/about/

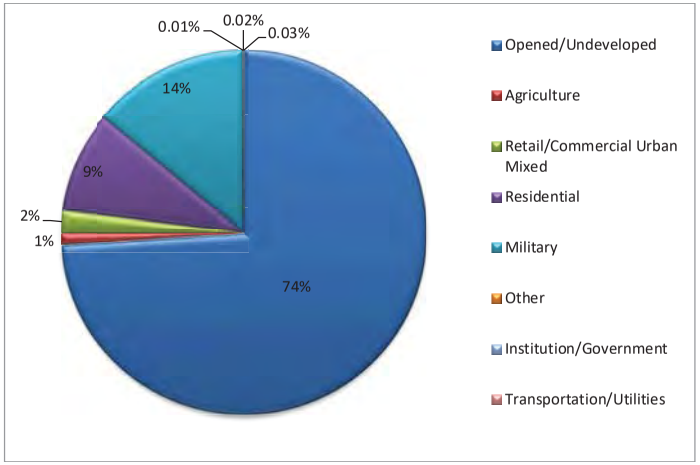


**Figure 1-12: San Bernardino County Land Use**





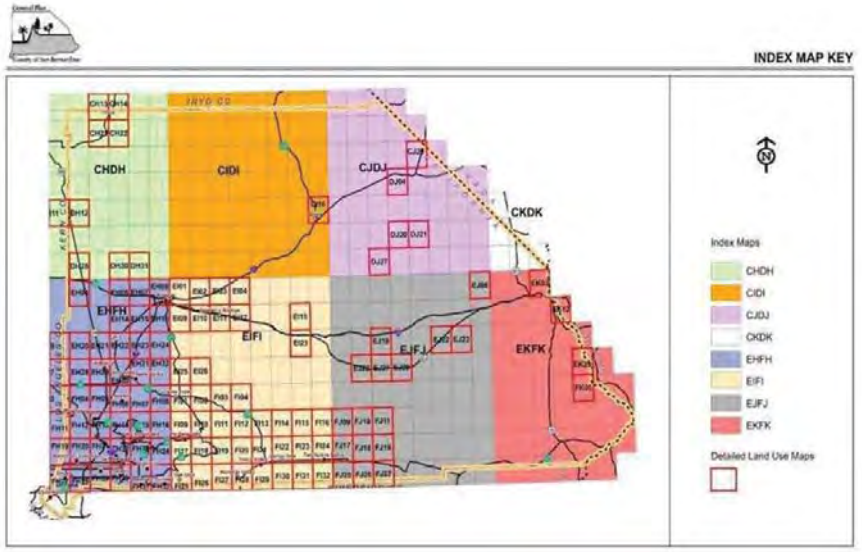


**Figure 1-13: San Bernardino County Land Use Map**

## 1.5.6 Development Trends

No major developments occurred in the unincorporated area of the county since the 2010 MJHMP was adopted. The limited development that did occur was scattered throughout the unincorporated area; with no one area being singled out. All development was in accordance with the pre-designated Land Use Zones development zones and complied with all Fire, Flood, and Seismic codes of the County and State at the time of development. This includes commercial, industrial, and residential developments.

The County is optimistic about the potential for future development. The High Desert area of San Bernardino County is one of the best places in the world for solar energy development because of its high altitude, the number of sunny days each year and existing power infrastructure.



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- Many large solar energy projects are being proposed in California's desert area on federal Bureau of Land Management (BLM) land. BLM has received right-of-way requests encompassing more than 300,000 acres for the development of approximately 34 large solar thermal power plants totaling approximately 24,000 megawatts. This number of projects has not yet reached the stage of an Application for Certification (AFC) with the California Energy Commission.
- California's electric utility companies are required to use renewable energy to produce 20 percent of their power by 2010 and 33 percent by 2020. A main source of renewable power will be solar energy. Within the County of San Bernardino a Hybrid Power Project has been approved in the Victor Valley area. As of August 2010, three large Solar Projects to be placed in the County are in review by the California Energy Commission.

Once built, these projects will not impact the area to a great extent. Minimal staffing is required to operate these facilities and their very nature places them in remote locations of the County.

Additionally, with the completion of the Alameda Corridor and the emergence of the Ports of Los Angeles and Long Beach as the largest ports in the U.S., shipping trans-Pacific goods from the booming Asian economies, San Bernardino County has evolved as the logistics and distribution hub for the 20 million resident Southern California market and into the rest of the nation. As the international economy recovers amidst tightening land availability for warehousing and transit, San Bernardino County is better positioned than other areas in the region to harness the opportunity to become an even more important logistics hub.

The County has also started development of a bullet train. The bullet train will connect Victorville, CA and Las Vegas NV generally following the I-15 corridor (NOTE: There are discussions of additional bullet trains connecting San Bernardino with Los Angeles and San Diego and San Bernardino County and San Francisco/Sacramento).

While all of these development trends may not be recognized over the next 5 years, all future development that will take place is planned to occur in accordance with the General Plan Land Use Zones and will consider all potential hazards identified within this plan. Additionally, all development will be in compliance with all Fire, Flood, and Seismic codes of the County and State at the time of development.



COUNTY OF SAN BERNARDINO - Hazard Mitigation Plan Update

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# Section 2. Plan Adoption

## 2.1 Adoption by Local Governing Body

The San Bernardino County Board of Supervisors created "districts" to provide a specific service to an area / population of San Bernardino County. These Districts are Board Governed in that the Board of Supervisors has direct control and legislative oversight of the Districts. The Board of Supervisors acts on behalf of each District whenever governance items are necessary. The participating jurisdictions listed in this plan are separate legal entities from the County of San Bernardino. For tax/revenue purposes the Board of Supervisors, acting as the Board of Directors for each participating jurisdiction or "District", will be adopting the Multi-Jurisdictional Hazard Mitigation Plan on behalf of each District. The Districts are not independent from San Bernardino County but are controlled and administered as any other County Department is administered.

This plan represents mitigation efforts for the unincorporated portions of the County and the efforts of three jurisdictions participating in this Multi-Jurisdictional Hazard Mitigation planning effort. The participating jurisdictional special districts include:

**San Bernardino County Fire District**
**San Bernardino County Flood Control District**
**San Bernardino County Special Districts Department**

San Bernardino County Board of Supervisors is responsible for the review, approval, and adoption of the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) update for the unincorporated area of San Bernardino County, the San Bernardino County Fire Protection District, the San Bernardino County Flood Control District, and for the County's Board Governed Special Districts Department. It is also the intent of the San Bernardino County Board of Supervisors to take appropriate actions to incorporate the MJHMP update into the San Bernardino County General Plan.

## 2.2 Promulgation Authority

The Promulgator Authority for the adoption of the Multi-Jurisdictional Hazard Mitigation Plan by the unincorporated area of San Bernardino County, the San Bernardino County Fire Protection District, the San Bernardino County Flood Control District, and for the County's Board Governed Special Districts Department and incorporation of the MJHMP into the San Bernardino County General Plan is:





- Chairman Robert A. Lovingood First District
- Janice Rutherford Second District Supervisor
- James Ramos Third District Supervisor
- Vice Chairman Curt Hagman Fourth District Supervisor
- Josie Gonzales Fifth District Supervisor

**The Point of Contact for information regarding this MJHMP is:**

Michael Antonucci, Emergency Services Manager
San Bernardino County Fire
Office of Emergency Services
1743 Miro Way
Rialto, CA 92376
(909) 356-3998

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# Section 3. Planning Process

## 3.1 Preparing the Plan

Multi-Jurisdictional Hazard Mitigation Planning is a process State, Tribal, and local governments use to identify risks and vulnerabilities associated with natural disasters, and to develop long-term strategies for protecting people and property from future hazard events.

Planning creates a way to solicit and consider input from diverse interests. Involving stakeholders is essential to building community-wide support for the plan. In addition to emergency managers, the planning process involves other government agencies (e.g., zoning, floodplain management, public works, community, and economic development), businesses, civic groups, environmental groups, and schools.

To assist with the updating of the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), a Multi-Jurisdictional Planning Team (Planning Team) was established. The Planning Team was the lynchpin for all activities to update the MJHMP. The Planning Team was established to define and identify the strategies, goals, activities, and development of the MJHMP. The Planning Team represents a comprehensive team of subject matter experts from a range of areas that the team felt was affected by the plan or could provide great benefit to the team. Members of the Planning Team were drawn from San Bernardino County Departments, the San Bernardino County Fire Protection District, the San Bernardino County Flood Control District, and the San Bernardino County Special Districts Department.

The Multi-Jurisdictional Planning Team members worked together to jointly determine and rank the risks facing the six participating agencies, develop goals and objectives to mitigate the risks, and identify which of the participating jurisdictions would be most appropriate for leading any particular project area identified by the Multi-Jurisdictional Planning Team. The individual Planning Team members then returned to their respective Special Districts where discussions were held, input sought, and potential projects developed and ranked for each of the Planning Team identified risks and projects relevant to the Special District. The Planning Team members then returned to the Multi-Jurisdictional Planning Team and provided the Planning Team with their vetted, prioritized list of potential projects and budgets to include in the Multi-Jurisdictional Hazard Mitigation Plan. These projects and budgets were integrated into the Multi-Jurisdictional Hazard Mitigation Plan. Upon approval, each participating jurisdiction would then be able to apply for grant funding for their prioritized projects without interference from another participating jurisdiction as funding became available.

The Planning Team was led by a representative from the San Bernardino County Fire Protection District-Office of Emergency Service. This representative took on the responsibilities of a Project Manager and facilitated and coordinated activates.

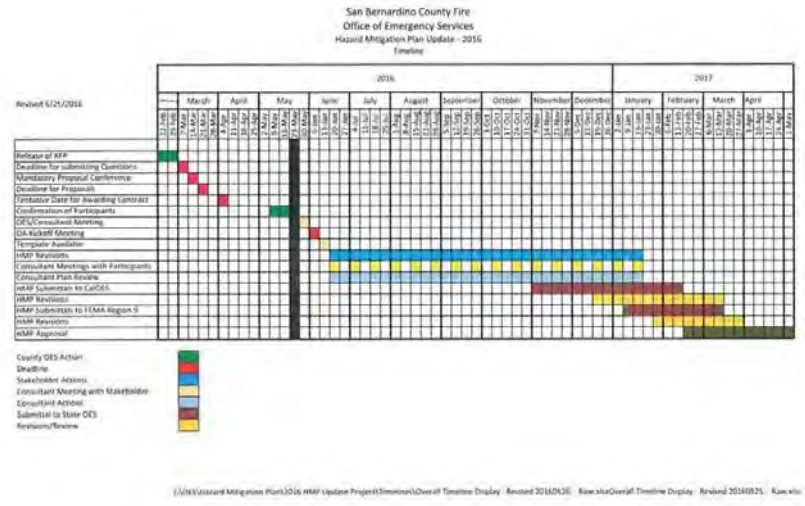




The Project Manager also represented the Unincorporated County at the San Bernardino County Operational Area (OA) Stakeholder meetings. San Bernardino County OES led the effort to coordinate Stakeholder in the Operational Area update their local MJHMP. This effort included: proving technical support, establishing a platform to encourage the exchange of ideas, and help coordination among neighboring stakeholders. The Project Manager was responsible for attending these meetings and incorporating the material into their planning process. One of the resource materials provided through the OA Stakeholder meetings was a suggested Table of Contents (TOC) the purpose of the TOC was to ensure all aspect of the MJHMP requirements were being met and could be found in similar sections in each of the Stakeholders updated MJHMPs.

This sample TOC was reviewed by the Planning Team and incorporated into the unincorporated county's MJHMP update efforts. Using the TOC, the Planning Team decided to conduct a section by section; page by page review of the 2016 MJHMP. To assist with this effort, a proposed project timeline was developed. The proposed Project Timeline illustrates the windows when each section of the 2016 MJHMP will be reviewed and the section revised.

**Table 3-1: Proposed Project Timeline**




Based on the TOC, the Planning Team divided the update process into seven (7) phases; one for each section of the TOC. This approach allowed for a much focused review of the material and



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provided an organized method to introduce new or updated material. The Project Manager led the discussion, solicited comments, took notes, and incorporated results in the MJHMP. Additionally, the Project Manager collected and summarized material provide by Planning Team members. During the Planning Team meetings some members were assigned tasks or action items which were to be completed prior to the next meeting.

Staff assigned to the MJHMP Update reviewed the 2016 MJHMP and provided comments referencing updated information such as current population statistics, new HAZUS-MH MR3 analysis of floods and earthquakes, and provide suggestions for updating the MJHMP. The Planning Team then reviewed the update information and validated/identified Goals, Objectives, and Projects. This step included discussion of how the projects would be prioritized.

### 3.1.1 Project Prioritization Involved Comprehensive Consideration of Criteria/Factors

While there is not a standard process followed by each of San Bernardino County Departments, and Districts; they all considered social, technological, administrative, political, legal, economic, and environmental factors. The County and each district participated on the Planning Team, and then took the risks, goals, objectives and projects back to their respective jurisdiction for discussion and vetting. After vetting, the individual Planning Team members returned to the Multi-Jurisdictional Planning Team where the individual materials were combined into a single Multi-Jurisdictional Hazard Mitigation Plan. This Multi-Jurisdictional effort resulted in goals, objectives and projects for all participants being listed under the appropriate hazard sections and not by individual participants. This reflects the overall County philosophy of allowing the department/district with the most expertise to suggest and/or manage a project that may affect another participant who does not have expertise in the hazard.

### 3.1.2 Planning Team

Much of the Planning Team is composed of representatives who were part of the development of the 2010 Unincorporated Area County MJHMP. This provided added value to the team in that they were familiar with the process and provided continuity in the updating of the 2010 MJHMP.

The Planning Team is comprised of representatives from San Bernardino County Departments, the San Bernardino County Fire Protection District, the San Bernardino County Flood Control District, and the San Bernardino County Special Districts Department who specialize in mitigation type activities/planning.

The Planning Team members represented select aspects of the community and were thought of as liaisons to the greater community. Each Planning Team member was responsible for communicating the direction and status of the planning effort to their outside members and in return they are expected to bring to the team outside perspectives. Additionally, the individual Planning Team members acted as liaisons for their respective Special Districts and were responsible for ensuring that the Special Districts provide appropriate input from their respective internal planning processes. Potential projects/budget meetings were held where alternative mitigation actions were discussed and potential mitigation projects were developed and prioritized along with budget development for the individual participating Special Districts and Departments. Additional prioritization after budgets were developed to ensure proper Benefit Cost Analysis (BCA) techniques were applied.

Representation was present on the Multi-Jurisdictional Planning Team from various County Departments and the three participating jurisdictional departments. Planning Team included representatives from all the participating San Bernardino County Special Districts and Departments. See Table 3-2 and Table 3-3.

**Table 3-2: Multi-Jurisdictional Planning Team**

| Multi-Jurisdictional Planning Team Members | Title / Role |
|---|---|
| **Unincorporated County** | |
| *Suzanne Peterson* | *Countywide Plan Coordinator / Land Use Services / Mitigation Review* |
| *Jerry Blum* | *Countywide Plan Coordinator /* |
| *Brent Rolf* | *County GIS / Hazus Data Coordinator / Information Services* |
| *Frank Jordan* | *Land Use Services / Mitigation Review* |
| *Jim Sowers* | *Building and Safety / Risk Assessment Review and Mitigation Action Plan Development* |
| *Patricia Cole* | *Economic Development Agency / Implementation and Funding Review* |
| *Carl Alban* | *Architecture and Engineering Department* |
| *John Amrhein* | *Sherriff's Corner Department Rep. / Mitigation Action Review* |
| *Mazin Kasey* | *Public Works Dept. /Transportation Division* |
| *Art Rivera* | *Solid Waste Management Division* |
| *Norma Spencer* | *Superintendent of Schools* |
| **Fire Protection District** | |
| *Michael Antonucci* | *OES Director / MJHMP Plan Representative* |
| *Cindy Serrano,* | *Project Manager for Planning Process* |
| *Miles Wagner* | *Emergency Services Officer, GIS Representative and Stakeholder Coordination.* |
| *David Davis* | *Emergency Services Officer / Fire District Representative and Technical Writer* |
| *Mary Barnett* | *Technical Writer / Plan Update and Edits* |



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| Multi-Jurisdictional Planning Team Members | Title / Role |
|---|---|
| *Cheryl Nagy* | *Emergency Services Officer* |
| *Carrie Cruz* | *Emergency Services Officer* |
| *Elli Maldonado* | *Elli Maldonado – Office Assistant* |
| *Michael Horton* | *Michael Horton – Fire Marshal* |
| **Flood Control District** | |
| *Kevin Blakeslee, Deputy Director – Flood Control* | *Deputy Director – Flood Control* |
| *Kenneth Eke, Chief, Flood Control Planning/ Water Resources Division* | *Chief, Flood Control Planning/ Water Resources Division* |
| *Michael Fam* | *Flood Control Planning* |
| *Mona Sadek* | *Flood Control Planning* |
| *Marjorie Schrage* | *Flood Control Planning* |
| **Special Districts Department** | |
| *Jeff Rigney* | *Special Districts Dept. Director* |
| *Steve Samaras* | *Special Districts Dept. Acting Deputy Director* |
| *Erin Opliger* | *Big Bear Valley Recreation and Parks District Rep.* |
| *Erin Opliger* | *Bloomington Recreation and Parks District Rep.* |

**Table 3-3: Stakeholder List**

| Stakeholder Members | Name | Title / Role |
|---|---|---|
| **Municipal Partners** | | |
| *City of Barstow* | *Jamie Williams* | *Fire Chief* |
| *City of San Bernardino* | *Eric Fyvie* | *Sergeant* |
| *City of Chino* | *Chris Wolff* | *Administrative Services Manager* |
| *City of Chino Hills* | *Bonnie Michaels* | *Emergency Services Analyst* |
| *City of Colton* | *Shannon Kendall* | *Emergency Services Coordinator* |
| *City of Fontana* | *Cheryl Nagy/ Mary* | *Emergency Services Officer* |
| *City of Grand Terrace* | *Haide Aguirre* | *Management Analyst* |
| *City of Hesperia* | *Rachel Molina* | *Public Information Officer* |
| *City of Loma Linda* | *Shannon Kendall* | *Emergency Services Coordinator* |
| *City of Montclair* | *Angelic Bird* | *Emergency Services Coordinator* |
| *City of Ontario* | *Raymond Cheung* | *New Emergency Manager* |
| *City of Rancho Cucamonga* | *Breanna Medina/ Denise School* | *Emergency Manager* |
| *City of Redlands* | *Fay Glass/ Wanda Viser* | *Emergency Operations Manager* |





| Stakeholder Members | Name | Title / Role |
|---|---|---|
| *City of Rialto* | *Art Podeska* | *Battalion Chief* |
| *City of Upland* | *Angelic Bird* | *Emergency Services Coordinator* |
| *City of Victorville* | *Dana Wellborn* | *Emergency Services Manager* |
| *Town of Apple Valley* | *Joseph Ramos* | *Emergency Services Officer* |
| *Town of Yucca Valley* | *Jessica Rice* | *Management Analyst* |
| **School District Partners** | | |
| *Apple Valley Unified School District* | *Janet Gould* | *Director, Risk Management* |
| *Chino Valley Unified School District* | *Dr. Grace Park* | *Assistant Superintendent* |
| *San Bernardino County Superintendent of Schools* | *Norma Spencer* | *Risk Management Analyst* |
| *Snowline Joint Unified School District* | *Robert Chacon* | *Director of Risk Management* |
| **Special District Partners** | | |
| *Inland Empire Utilities Agency District Headquarters* | *Claudia Neighbors/ Tony Arellano* | *Safety Officer* |
| *Newberry Community Services District* | *Stephen Miller* | *Fire Chief- Barstow Fire Protection District* |
| *Omnitrans* | *Mark Crosby* | *Security and Emergency Preparedness Coordinator* |
| *Santa Ana Watershed Project Authority* | *Richard Haller/ Carlos Quintero* | *Exec. Manager of Engineering and Operations* |
| **Water District Partners** | | |
| *Crestline Village Water District* | *Larrie Ann Davis* | *Office Manager* |
| *Cucamonga Valley Water District* | *Rosanna Ammari / Maria Kennedy* | *Maria Kennedy Consultant Representative* |
| *East Valley Water District* | *Cecilia Contreras / Gary Sturdivan* | *Administrative Assistant* |
| *Monte Vista Water District* | *Jonathon Dizon* | *Engineering Technician* |
| *San Bernardino Valley Municipal Water District* | *Dan Borrell/ Brent Adair* | *Project manager- Construction* |
| *Twenty-nine Palms Water District* | *Gary Sturdivan* | *Consultant Rep.* |
| *Yucaipa Valley Water District* | *John Hull* | *Public Works Management* |
| **CERT Teams** | | |
| *Wrightwood* | | *CERT Citizens* |
| *Phelan/Pinion Hills* | | *CERT Citizens* |
| *Angelus Oaks* | | *CERT Citizens* |
| *Big Bear Valley* | | *CERT Citizens* |
| *Helendale* | | *CERT Citizens* |
| *Lucerne Valley* | | *CERT Citizens* |
| *Lytle Creek* | | *CERT Citizens* |
| *Mill Creek Canyon* | | *CERT Citizens* |



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| Stakeholder Members | Name | Title / Role |
|---|---|---|
| *Morongo Basin* | | *CERT Citizens* |
| *Mountain* | | *CERT Citizens* |
| *Oak Hills* | | *CERT Citizens* |
| *Rosena Ranch* | | *CERT Citizens* |
| *San Antonio Heights* | | *CERT Citizens* |
| *Silver Valley* | | *CERT Citizens* |
| **Public Representatives** | | |
| - | *Destiny Davis* | *Interested Citizen* |
| - | *John Ferdon* | *Interested Citizen* |
| **Other Partner Agencies** | | |
| *San Manuel Band of Mission Indians* | *Michael Russ* | *Disaster Services Manager* |
| *Arrowhead Regional Medical Center* | *Weston Scott Smith* | *Emergency Preparedness* |
| *United States Forest Service* | *Marc Stamer* | *San Bernardino National Forest and Angeles National Forest Rep.* |
| *Wrightwood Fire Safe Council* | *John Aziz* | *Fire Safe Council* |
| *Rim of the World Mountain Mutual Aid Association* | *Aaron Scullin* | *President* |

There were a series of meetings held with the Planning Team. Each meeting had a primary focus and provided an opportunity to discuss updates and exchange ideas. Below is a list of the Planning Team meetings:

**Table 3-4: Planning Team Meetings**

| Date | Activity |
|---|---|
| February 4, 2016 | In person meeting to discuss revisions and additions to the Planning Process, Risk Assessment, Community Capability Assessment, Mitigation Strategies, Plan Maintenance, Fiscal Resources, and Public Outreach. Each section was reviewed and discussed by the Team. Additions and corrections will be forwarded to OES for inclusion into the plan. |
| June 23, 2016 | Organizational Meeting for County Unincorporated Area Planning team. Planning Team members were introduced to the project and assigned to review 2016 MJHMP and update risks and mitigation projects as needed. |
| July 19,2016 | Conference Call with participants to discuss revisions and additions to the Planning Process, risk Assessment, Community capability Assessment, Mitigation Strategies, Plan maintenance, fiscal Resources, and Public Outreach. Each section was reviewed and discussed by the Team. Additions and corrections will be forwarded to OES for inclusion into the plan. |





| | |
|---|---|
| August 4, 2010 | In person meeting to discuss revisions and additions to the Planning Process, risk Assessment, Community capability Assessment, Mitigation Strategies, Plan maintenance, fiscal Resources, and Public Outreach. Each section was reviewed and discussed by the Team. Additions and corrections will be forwarded to OES for inclusion into the plan |
| August 30, 2016 | In person meeting to discuss revisions and additions to the Planning Process, risk Assessment, Community Capability Assessment, Mitigation Strategies, Plan Maintenance, Fiscal Resources, and Public Outreach. Each section was reviewed and discussed by the Team. Additions and corrections will be forwarded to OES for inclusion in the plan. |
| September 14, 2016 | In Person meeting of the Morongo Basin COAD Community Organizations Active in Disaster. Hazard Mitigations Plan Discussion and outreach for public input on the update of the Hazard Mitigation Plan, and contact information given to the public. |
| September 20, 2016 | In person meeting to discuss changes suggestions with the Fire Safe Council for the following communities: Wrightwood, Phelan, Pinion hills, West Cajon Valley, and Baldy Mesa. The first item on the agenda was the discussion of the LHMP update and explained how to review the current HMP and instructions were given on who and how to contact OES and about 79 persons of the public were present |
| September 21, 2016 | Rim of the World Mountains Mutual Aid Association in Person meeting to discuss Planning Team Goals and Objectives, and any public concerns and contact information was given and it was the first item on the agenda for the meeting. And continuing fire fuel thinning programs (MAST) and Bark Beetle tree removal. |
| September 24, 2016 | In Person meeting of CERT Training on Terrorism, The hazard Mitigation Plan was brought up and discussed and contact information given to the public, a few topics and subjects were brought up. |

## 3.2 Coordination with Other External Jurisdictions, Agencies and Organizations

### 3.2.1 Internal Coordination

Because of the size and geographical location of Unincorporated County area, there are many jurisdictions, agencies, and organizations that are affected by or have influence on the county and the mitigation planning process. As part of the planning process, the Planning Team, and particularly the Project Manager, took great efforts to engage and include as many members as possible. These members were drawn from San Bernardino County Departments, the San Bernardino County Fire Protection District, the San Bernardino County Flood Control District, and the San Bernardino County Special Districts Department.

One of the first efforts that were made was when the Planning Team was being established. The Planning Team members gave special considerations as to what they thought needed to be in the MJHMP and attempted to identify a person who could representative that area. This consideration went beyond the county departments.

As mentioned above, in addition to being required to participate in the Planning Team meetings, the Planning Team members were also required to liaison with other groups including their own



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department/districts planning and project staff and with cooperating agencies to provide updates on the project and to bring to the team the different perspectives and comments. The Planning Team conducted a very extensive outreach effort.

This was done mostly through leveraging of existing meetings and efforts. In this liaison role, the Planning Team members coordinated with CalFire; the United States Forest Service, San Bernardino National Forest and Angeles National Forest; Natural Resource Conservation Service, Special Districts, and the 24 cities and towns within the County. This allowed for the Planning Team to capture a larger perspective; while keeping the Planning Team at a manageable level. The information was then brought back to the Multi-Jurisdictional Planning Team by the individual Planning Team members. At these meeting, potential cooperative projects were discussed, categorized, and prioritized for inclusion in the Multi-Jurisdictional Hazard Mitigation Plan.

As previously mentioned, the Unincorporated County and special districts were also active members of the San Bernardino OA Stakeholder Group meetings. These meetings provided an opportunity to coordinate with all cities/towns and special districts in the county. Through this venue, the Planning Team and the Project Manager reached out to adjacent jurisdictions and associated special districts to ensure that their efforts and findings were not in conflict. Stakeholder Meetings include the primary, alternate, and any consultants for all the participating jurisdictions.

As part of this effort, an OA Stakeholder Web Portal was developed to assist the jurisdictions update their MJHMPs, and encouraged sharing information, resources, and ideas necessary to complete the update process. Meetings, attended by the County Project Manager, were both in person and by conference call; many including a webinar. The Project Manager then brought the materials and discussions held at these meetings back to the Planning Team for review and action wherever applicable to the MJHMP effort. Participating Stakeholders are listed in Annex 5. A list of the OA Stakeholder Meetings is listed below:

- September 21, 2016
  Stakeholders Conference Call/Webinar at OES Headquarters
  1:30 p.m. to 2:30 p.m.

  8 participants in MJHMP Update Project Portal Rollout participated in the Conference Call and Webinar to introduce MJHMP Update Portal. Portal has public and stakeholder sections. During this conference call participants were shown the portal and walked through the log-in process to access the stakeholders' side of the website. Also discussed having weekly and some occasions office calls to update plan progress and needs for information.





- September 28, 2016
  Production team conference call OES Headquarters
  1:30 p.m. to 2:30 p.m.

  This meeting presented the website updates, progress chart and needs from other stakeholder departments to provide data such as proposed, in progress and completed hazard mitigating projects. The MJHMP Resource material was also reviewed. The tentative schedule of Production group meetings was reviewed.

- October 5, 2016
  Production Group Conference Call
  1:30 p.m. to 2:30 a.m.

  Stakeholders discussed MJHMP progress of the MJHMP updates. Revised timelines for updates were presented. New Reference Materials now available on the Web Portal were presented. Questions from the participants were discussed and answered.

- October 12, 2016
  Production team conference call
  OES Headquarters
  1:30 p.m. to 2:30 p.m.

  This meeting presented the website updates, progress chart and needs from other stakeholder departments to provide data such as proposed, in progress and completed hazard mitigating projects. The MJHMP Resource material was also reviewed. The tentative schedule of Production group meetings was reviewed.

- October 19, 2016
  OES Headquarters
  1:30 p.m. to 2:30 p.m.

  This meeting presented the website updates, progress chart and needs from other stakeholder departments to provide data such as proposed, in progress and completed hazard mitigating projects. The MJHMP Resource material was also reviewed. The tentative schedule of Production group meetings was reviewed.

- October 26, CISN
  Project Management Team Meeting
  San Bernardino County Government Center Community Room,
  10:00 a.m. to 12:00 a.m.

  This meeting was with 12 county members and any public to go over changes in the general plan and updates the County Hazard Mitigation plan with current and proposed and approved projects as well as code updates and ordinance changes and draft safety proposals.

- October 26, 2016
  Entire project Teams representatives via in person or video and voice call in
  Video Conference Call
  2 p.m. to 4 p.m.

  All project team stakeholder representatives discussed progress of the MJHMP updates. And timelines were discussed. Questions from the participants were discussed and answered. Also a live meeting in conjunction with Land Use representatives and Fire also consultant staff. 32 in attendance and 108 called in or video linked. Internal and External groups

### 3.2.2 External Coordination

The unincorporated county also had representation on the OA Working Group team. The Working Group is a small group of OA Stakeholders with experience in developing Multi-Jurisdictional Hazard Mitigation Plans. Members are drawn from the 24 cities/towns, 33 special districts, and the County. The goal of the Working Group is to vet the direction and material being provided to the larger Stakeholder Group such as crosswalk, Web Portal, use of maps, and a method to prioritize and rank the existing and any new hazards. The Working Group also discusses problems and solutions that arise during the MJHMP update process. Meetings were either in person or by conference call.

- June 23, 2016
  Stakeholders Meeting
  San Bernardino Unified School District Community Room, San Bernardino, CA
  2:00 p.m. to 4:00 p.m.

  54 Participants representing 24 cities/towns, 30 special districts, and the unincorporated area of participated. This Stakeholders Meeting introduced the Web Portal and the process to develop a current MJHMP from the 2010 MJHMP. Timelines were presented as well as templates for use in updating the project. Copies of the 2010 MJHMP for the jurisdictions were made available on the Web Portal to use as a starting point in the update process.

- August 30, 2016
  Stakeholders Meeting at OES Headquarters 1:30 p.m. to 2:30 p.m.

  In person meeting to discuss revisions and additions to the Planning Process, risk Assessment, Community capability Assessment, Mitigation Strategies, Plan maintenance, fiscal Resources, and Public Outreach. Each section was reviewed and discussed by the Team. Additions and corrections will be forwarded to OES for inclusion in the plan.





- October 26, 2016
  Entire project Teams representatives via in person, video or voice call in
  Video Conference Call
  2 p.m. to 4 p.m.

  All project team stakeholder representatives discussed progress of the MJHMP updates.
  Timelines were discussed.
  Questions from the participants were discussed and answered. Also a live meeting in conjunction with Land Use representatives and Fire also consultant staff. 32 in attendance and 108 called in or video linked.

## 3.3 Public Involvement/Outreach

Public involvement was solicited throughout the process. Since the 2016 MJHMP approval, the County and its special districts have taken several steps to educate the public on the hazards facing the county and had several public forums where mitigation projects were discussed and identified. At all events, public opinion and comments are solicited.

The Planning Team also considered the possibility of including public members on the Planning Team. However, because of the vast size of the county and the volume of possibilities, it was determined that having the Planning Team members liaison with the public would better serve and capture the public interest.

During this process, the County and Special Districts also used several platforms to reach out and inform the public of the MJHMP update. Wherever possible, a joint effort was made by the Planning Team members to include discussion for each participating jurisdictions hazards, goals, and objectives. These joint meetings of the Special Districts and County resulted in joint leverage of the planning effort and a resulting joint benefit of goals/objectives, and project development for the MJHMP development. Public Involvement consisted of meetings for County Departments or Special Districts which gave the public the direct opportunity to comment on the County Unincorporated Area MJHMP, meetings of County Department or Special District advisory committees where hazard specific information and possible projects were discussed, updates on the County website, press releases regarding the MJHMP, and public hearing regarding the MJHMP. All participants collectively supported the following public outreach meetings. Below is a summary list of the public outreach:

### 3.3.1 Public Meetings

- Wrightwood Fire Safe Council
  Wrightwood Museum, Wrightwood, CA
  July 19, 2016
  7:00 p.m. to 9:00 p.m.

17 community members and 7 Wrightwood Fire Safe Council members attended. A demonstration of Thermo-Gel and various application methods was demonstrated by a private vendor.

Reports of activities were given by the Angeles National Forest and the San Bernardino National Forest.
San Bernardino County Fire Protection District Office of Emergency Services presented a PowerPoint presentation on the effort to update the MJHMP for the unincorporated area of the County. A copy of this PowerPoint is in Annex 9 of the MJHMP.

- Rim of the World Mutual Aid Association
  100 W. Meadow Lane, Big Bear City, CA
  August 21, 2016
  6:00 p.m. to 7:30 a.m.

  24 representatives of local agencies, special districts, utilities, and the public in the Big Bear Valley attended the meeting. The City of Big Bear Lake and the Big Bear City CSD reported on the status of their MJHMP Update efforts. Both are proceeding with the goal of submitting the plan following the Group 1 timelines. Both agencies made presentations to their residents explaining the MJHMP Update Process, public involvement, and timelines.

  San Bernardino County Fire Protection District Office of Emergency Services presented a PowerPoint presentation on the effort to update the MJHMP for the unincorporated area of the County.

- Morongo Basin COAD Community Organizations Active in Disasters
  September 14, 2016
  10:00 a.m. to 12:00 p.m.

  This was a public meeting to discuss volunteers in disasters and the Local Hazard Mitigation Plan and the future of volunteer organizations in active disasters in the areas of Morongo and the entire county of San Bernardino County.

- Wrightwood Fire Safe Council
  Wrightwood Elementary School, Wrightwood, Ca
  September 20, 2016

  Community meeting of the fire safe council for the communities of Wrightwood, Pinion Hills, Phelan, West Cajon Valley, Baldy mesa the meeting covered topics of Emergency Alert System and notifications, repopulation and evacuation pans as well as the Local Hazard Mitigation Plan Update





- Rim of the World Mountain Mutual Aid Association
  September 21, 2016

  Rim of the World Mountains Mutual Aid Association in Person meeting to discuss Planning Team Goals and Objectives, and any public concerns and contact information was given and it was the first item on the agenda for the meeting; continuing on with fire fuel thinning programs (MAST) and Bark Beetle tree removal.

- CERT Terrorism Meeting/Training
  Victoria Gardens Community Center Rancho Cucamonga, CA
  September 24, 2016
  8:00 a.m. to 4:00 p.m.

  This was a CERT Symposium on Terrorism that covered the December 2nd Terror Attack and mass shooting incidents and how to react. An Active Shooter Awareness Course and discussion on the Local Hazard Mitigation Plan Update and Counter Terrorism Awareness courses were all presented to 100 CERT Members and public attendees.

### 3.3.2 Ready SB County Preparedness App Message/Web Postings

An App message was sent out to alert the public about the hazard mitigation process. The message was sent to over 15,000 people via the SB County Preparedness Mobile App and it is attached to the San Bernardino County Fire Website https://sbcfire.org as referenced in Annex 6. Ready SB County Preparedness Mobile App can be used on either an Android or iPhone. This app provides multiple resources for our residents that will assist them in preparing for a disaster and enhancing the recovery process. Protect yourself and your loved ones before, during and after a disaster.

In addition to hazard mitigation plan updates the public can get the Latest News from SBCounty.gov, CalTrans, National Weather Service, and San Bernardino County Fire Office of Emergency Services. This app provides the public with emergency supply kit lists, grocery lists and checklists tailored to an individual. The public can access and update preparedness plans as needed. Learn all you need to plan for and respond to natural disasters, terrorism and pandemic flu in San Bernardino County.

### 3.3.3 CERT Teams

The Press Release and Executive Summary were forwarded to the CERT Team leaders for those CERT Teams located in the unincorporated County area. The Team Leaders forwarded the MJHMP Press Release and Executive summary to their team members with the request for comments on the MJHMP. The fourteen (14) CERT Teams within the unincorporated County include:

| | | |
|---|---|---|
| Angelus Oaks CERT | Big Bear Valley CERT | Helendale CERT |
| Lucerne Valley CERT | Lytle Creek CERT | Mill Creek Canyon CERT |
| Morongo Basin CERT | Mountain CERT | Oak Hills CERT |
| Phelan/Pinon Hills CERT | Rosena Beach CERT | San Antonio Heights CERT |
| Silver Valley CERT | Wrightwood CERT | |

### 3.3.4 Public Hearing Process (to be completed upon FEMA Approval)

Once FEMA "approval pending adoption" notification is received, the Board of Supervisors reviewed, approved, and adopted the Unincorporated Area Multi-Jurisdictional Hazard Mitigation Plan for the County and its Special Districts at the Public Hearing meeting **(date to be determined)**. The Board of Supervisors issued a Letter of Promulgation and Resolution denoting approval of the Multi-Jurisdictional Hazard Mitigation Plan for the County and its special Districts.

Prior to the Public Adoption Hearing Date (date to be determined), the Plan will be posted on the San Bernardino County website as part of the Agenda for the meeting. The Agenda with all attachments is posted the Wednesday prior to the hearing date as a public review requirement. Members of the public were invited to review and make comments at the meeting on (date to be determined). The Multi-Jurisdictional Hazard Mitigation Plan for the County and its Special Districts was on the Board of Supervisors agenda for review and adoption at their regularly scheduled meeting on (date to be determined).Residents of the County were requested to make comments or request information on the Multi-Jurisdictional Hazard Mitigation Plan during the regularly scheduled meeting. After the public had an opportunity to review and comment on the Plan the Board of Supervisors took action on the Board Agenda items.

## 3.4 Planning Process

As discussed, the planning process followed FEMA How to guides which includes; organizing resources, conducting the risk assessment, developing a capabilities assessment, developing a mitigation strategy and providing implementation measures for continued mitigation success, The Risk Assessment process includes four (4) basic step; 1) hazard identification and screening; 2) hazard profiling; 3) hazard exposure; and, 4) hazard vulnerability. The Project Manager, working with the Planning Team, facilitated discussions around these steps.
The first step in this process was to identify all natural hazards present in the community. The Planning Team started with the 2010 MJHMP and augmented as necessary. This augmentation





considered both adding and removing of hazards to develop a list of potential natural hazards in the community. The Planning Team utilized several sources to ensure they were considering all potential hazards. Material reviewed included the following: 2010 San Bernardino County Operational Area MJHMP, State of California MJHMP, FEMA "How-to Guides," and several surround community MJHMPs. After the list of potential hazards in the community is generated, the hazards were screened. For a full listing of documents see Section 5.1.1

### 3.4.1 Hazard Screening

The intent of screening hazards is to help prioritize which hazard creates the greatest concern in the community. In 2010, the MJHMP process used Critical Priority Risk Index (CPRI) software to evaluate hazards. In 2016 an alternative approach was implemented. The Planning Team agreed to utilize a non-numerical ranking system for the MJHMP update process. This process consists of generating a qualitative ranking (High, Medium, or Low) rating for: 1) probability; and, 2) impact from each hazard. To further assist with the process, the following definition of "High", "Medium", and "Low" probability and impacts are being provided (NOTE: these definitions we utilized in the 2010 MJHMP process):

**Probability**
High-Highly Likely/Likely
Medium-Possible
Low-Unlikely
**Impact**
High-Catastrophic/Critical
Medium-Limited
Low-Negligible

The hazards were then placed into a matrix with the appropriate/corresponding box/cell. The table below is an example of how the process will capture the results.

| | | Impact | | |
|---|---|---|---|---|
| | | High | Medium | Low |
| Probability | High | | | |
| | Medium | | | |
| | Low | | | |



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After all hazards had been analyzed, the Planning Team then determined which Probability and Impact category (i.e., High Impact; High Probability, Medium Impact) the community will focus on over the next five (5) years. An example of how the hazards may be prioritized is below (Red equaling high priority):

| | | Impact | | |
|---|---|---|---|---|
| | | High | Medium | Low |
| Probability | High | | | |
| | Medium | | | |
| | Low | | | |

After identifying the "higher" priority hazards in the community, each of the "high" priority hazards were profiled. The hazard profiling include the incorporation of all new information, material, and reports to better help the Planning Team and the community understand the hazard.

Additionally, for each of the profiled hazards, the Planning Team then analyzed the community's exposure to each hazard (inventory of assets) and the potential impact under scenario events. The Planning Team used HAZUS and hazards intersect analyses recently completed within San Bernardino County to produce this information. See Section 4 for more information.

### 3.4.2 Set Goals

Goal setting was approached by the Planning Team as a two layered process. The first layer involved the stakeholders acting together as the Planning Team. The second layer involved the individual Special Districts working internally to coordinate those goals identified by the Planning Team with the goals identified internally by the Special Districts. The Planning Team validated and identified new Goals and Objectives for the MJHMP update in 2016. The Planning Team reviewed the hazard exposure and scenario impacts developed during the Risk Assessment portion of the process. With a firm understanding of the risk the community is potentially facing, the Planning Team then re-evaluated the 2010 Multi-Jurisdictional Hazard Mitigation Plan Goals and Objectives; assessed their status and effectiveness in meeting the 2010 Mitigation Measures and identified new Goals and Objectives.

As part of this process, the Planning Team also reviewed the County's General Plan, the State of California MJHMP, Floodplain Management Plans, Task Force After Action, and/or documents, and adjacent local jurisdiction MJHMPs to ensure the Goals and Objectives were comprehensive and compatible with those outlined in this plan.





### 3.4.3 Review and Propose Mitigation Measures

After the Goals and Objectives were established, the Planning Team then turned to identifying projects under each Goal and Objective that could be implemented to help reduce and/or eliminate the impacts from the priority hazards. As part of this process, the Planning Team reviewed the projects in the 2010 MJHMP to determine which are completed, which are ongoing, and which were deferred. For projects that were not completed the Planning Team validated whether or not the project was necessary.

With a firm understanding of past accomplishments and a good understanding of the potential exposure and scenario impacts from the Risk Assessment section, the Planning Team then started to identify projects that will help reduce and/or eliminate the risk for the high priority hazards. Again, a two-layer approach was used. The Planning Team as a whole identified common projects. These common projects were then coordinated internally by the Special Districts and the County to develop a common list of projects. After a list of all possible projects has been identified, the Planning Team then went through the process of prioritizing the projects.

To assist with this effort the Planning Team adopted the STAPLEE methodology. STAPLEE stands for:

- Social - The public must support the overall implementation strategy and specific mitigation actions. Therefore, the projects will have to be evaluated in terms of community acceptance.
- Technology - It is important to determine if the proposed action is technically feasible, will help to reduce losses in the long term, and has minimal secondary impacts. Determine whether the alternative action is a whole or partial solution, or not a solution at all.
- Administrative - Under this part of the evaluation criteria, examine the anticipated staffing, funding, and maintenance requirements for the mitigation action to determine if the jurisdiction/special district has the personnel and administrative capabilities necessary to implement the action or whether outside help will be needed
- Political - Understanding how your current community and State political leadership feel's about issues related to the environment, economic development, safety, and emergency management. This will provide valuable insight into the level of political support you may have for the mitigation activities and programs. Proposed mitigation objectives sometimes fail because of a lack of political acceptability.
- Legal - Without the appropriate legal authority, the action cannot lawfully be undertaken. When considering this criterion, determine whether your jurisdiction has the legal authority at the State, or local level to implement the action, or whether the jurisdiction must pass new laws or regulations. Each level of government operates under a specific source of delegated authority. As a general rule, most local governments operate under enabling legislation that gives them the power to engage in different activities. Identify the unit of government undertaking the mitigation action, and include an analysis of the interrelationships between local, regional, State, and Federal governments. Legal authority is likely to have a significant role later in the process when your State, or community will



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have to determine how mitigation activities can best be carried out, and to what extent mitigation policies and programs can be enforced.

- Economic - Every local government experiences budget constraints at one time or another. Cost effective mitigation actions that can be funded in current or upcoming budget cycles are much more likely to be implemented than mitigation actions requiring general obligation bonds or other instruments that would incur long-term debt to a community. Local communities with tight budgets or budget shortfalls may be more willing to undertake a mitigation initiative if it can be funded, at least in part, by outside sources. "Big ticket" mitigation actions, such as large-scale acquisitions and relocation, are often considered for implementation in a post-disaster scenario when additional Federal and State funding for mitigation is available.
- Environmental - Impact on the environment is an important consideration because of public desire for sustainable and environmentally healthy communities and the many statutory considerations, such as NEPA, to keep in mind when using Federal funds. The Planning Team needed to evaluate whether, when implementing mitigation actions, there would be negative consequences to environmental assets such as threatened and endangered species, wetlands, and other protected natural resources.

In addition to the STAPLEE methodology, the Planning Team incorporated other criteria/factor questions into the process to help engage and solicit input from members. Examples of these criteria/factor questions are:

- Does the Action:
  - Solve the problem?
  - Address Vulnerability Assessment?
  - Reduce the exposure or vulnerability to the highest priority hazard?
  - Address multiple hazards?
  - Address more than one (1) Goal/Objective?
  - Benefits equal or exceed costs?

- Can the Action:
  - Be implemented with existing funds?
  - Be implemented by existing state or federal grant programs?
  - Be completed within the 5-year life cycle of the LMJHMP?
  - Be implemented with currently available technologies?

- Will the Action:
  - Be accepted by the community?
  - Be supported by community leaders?
  - Adversely impact segments of the population or neighborhoods?
  - Require a change in local ordinances or zoning laws?
  - Result in legal action such as a lawsuit?
  - Positively or negatively impact the environment?
  - Comply with all local, state, and federal environmental laws and regulations?





- Is there:
  - Sufficient staffing to undertake the project?
  - Existing authority to undertake the project?

After going through the above mentioned process for each project, the Planning Team identified higher priority projects.

### 3.4.4 Draft the Multi-Jurisdictional Hazard Mitigation Plan

The Multi-Jurisdictional Hazard Mitigation Plan Update was drafted by the Project Manager, based on input and comments provided by the Planning Team. As indicated previously, the Planning Team used the 2010 MJHMP as a starting point but revised it to reflect updated information). The 2016 MJHMP format and is similar to the 2010 plan with slight heading changes and differences in content. In addition to the heading changes and improved risk assessment information, the Planning Team also uses the FEMA Guidance and materials provided by the consultant hired to coordinate the Operational Area MJHMP and Stakeholder groups. This material aided in the Planning Team's understanding of the level of detail and type of information that is excepting in each section.

This process started with the Special Districts and County providing information to the Planning Team through their liaison on the planning team. After the Planning Team ranked and prioritized the materials, the liaisons returned to their respective Special Districts to vet the Planning Team's work. The Planning Team then worked together with the vetted materials to produce the draft MJHMP. As mentioned earlier, each section was reviewed and updated as necessary. While some Planning Team members are responsible for the updating select sections, all members are responsible for reviewing and commenting on the entire MJHMP. The Planning Team Project Manager was responsible for version control and distribution of the final MJHMP for review.

Once the MJHMP update was drafted, the Planning Team provided opportunities for the public to review and comment on the plan. After the public comment period was closed, the Planning Team finalized the plan and forwarded to Cal EMA and FEMA for approval.

### 3.4.5 Adopt the Plan

The San Bernardino County Board of Supervisors created each of the Special Districts to provide a specific service to a particular area/population of San Bernardino County. These Special Districts are Board Governed in that the Board of Supervisors has direct control and legislative oversight of the Special Districts. The Board of Supervisors takes action on behalf of each Special District whenever governance items are necessary. As the Five special districts are separate legal entities from the County of San Bernardino for tax/revenue purposes the Board of supervisors, acting as the Board of Directors for each Special District, will be adopting the Multi-

Jurisdictional Hazard Mitigation Plan on behalf of each Special District. The Special Districts are not independent from San Bernardino County but are controlled and administered as any other County Department is administered. In order to comply with legal requirement for each of the five Special Districts, separate resolutions are required. Copies of these resolutions are attached at the front of this MJHMP.

San Bernardino County Board of Supervisors is responsible for the review, approval, and adoption of the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) update for the unincorporated area of San Bernardino County, the San Bernardino County Fire Protection District, the San Bernardino County Flood Control District, the Big Bear Valley Recreation and Park District, Bloomington Recreation and Park District and for the County's board governed Special Districts Department. It is also the intent of the San Bernardino County Board of Supervisors to take appropriate actions to incorporate the MJHMP update into the San Bernardino County General Plan.

After Cal EMA and FEMA have approved the HMP update, it will be adopted by the San Bernardino County Board of Supervisors. Currently, the adoption process is scheduled for **(date to be determined)**. The item will be part of the consent calendar subject to a public hearing if necessary. The HMP will be listed on the agenda with the plan being made available electronically to the general public for at least three (3) business days prior to the Board of Supervisor's meeting date. Any member of the public can make comments on the Plan during the meeting prior to any action by the Board of Supervisors.





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# Section 4. Risk Assessment

The goal of mitigation is to reduce and/or eliminate the future impacts of a hazard including property damage, disruption to local and regional economies, and the amount of public and private funds spent to assist with recovery. However, mitigation should be based on an assessment of the risk.

This Risk Assessment Section evaluates the potential loss from a hazard event by assessing the vulnerability of buildings, infrastructure, and people. It identifies the characteristics and potential consequences of hazards, how much of the unincorporated areas of the County could be affected by a hazard, and the impact on unincorporated County area assets. The Risk Assessment approach consists of three (3) components:

- ***Hazard Identification*** – *Identification and screening of hazards (Section 4.1)*
- ***Hazard Profiles*** – *Review of historic occurrences and assessment of the potential for future events (Section 4.2)*
- ***Vulnerability Assessment*** – *Determination of potential losses or impacts to buildings, infrastructure and population (Section 4.3)*

## 4.1 Hazard Identification

### 4.1.1 Hazard Screening Criteria

Per FEMA Guidance, the first step in developing the Risk Assessment is identifying the hazards. The County's HMP Planning Team reviewed a number of previously prepared hazard mitigation plans and other relevant documents to determine the universe of natural hazards that have the potential to affect the County and the nearby region. Table 4-1 provides a crosswalk of hazards identified in the 2010 San Bernardino County Multijurisdictional Hazard Mitigation Plan Update, the County of San Bernardino 2007 General Plan Safety Element, Single Jurisdictional Plans and the 2013 CA State Hazard Mitigation Plan. Seventeen different hazards were identified based on a thorough document review. The crosswalk was used to develop a preliminary hazards list providing a framework for County HMP Planning Team members to evaluate which hazards were truly relevant to the County and which ones are not. For example, volcanic activity was considered to be of little relevance to the County, while earthquake, flooding, and wildfire were indicated in almost all hazard documentation.





**Table 4-1: Document Review Crosswalk**

| Hazards | 2010 San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan | County of San Bernardino 2007 General Plan Safety Element | Single Jurisdictional Plans | 2013 CA State Hazard Mitigation Plan |
|---|---|---|---|---|
| Climate Change | | | | ■ |
| Dam Inundation | | | ■ | ■ |
| Drought | | | ■ | ■ |
| Earthquake/ Geologic Hazards | ■ | ■ | ■ | ■ |
| Extreme Heat | | | | ■ |
| Extreme Cold | | | | ■ |
| Flood | ■ | ■ | ■ | ■ |
| Hazardous Waste | | ■ | ■ | ■ |
| High Winds/ Straight Line Winds | | ■ | ■ | |
| Hail | | | | |
| Infestation | | | | |
| Lightning | | | | |
| Terrorism | | | ■ | ■ |
| Tornado | | | | |
| Volcanic Activity | | ■ | | ■ |
| Wildfire | ■ | ■ | ■ | ■ |
| Winter Storm (Heavy Snowfall) | | | | ■ |

In addition to a document review, previous hazard occurrences were used to identify hazards for this hazard mitigation plan. Previous hazard occurrences provide a historical view of hazards that have affected the County in the past, and thus provide a window into the potential hazards that can affect the County in the future. Information about federal and state disaster declarations in San Bernardino County (declarations are declared by County) was compiled from FEMA and Cal EMA's databases, as shown in Table 4-2. Though not a complete snapshot of hazard incidences in the County (since not all hazard events are federally or state declared), Table 4-2 provided the County HMP Planning Team with solidified accounts of the types and extent of disasters that have affected the County dating back to 1965 when flooding affected entire regions of San Bernardino County. As indicated in Table 4-2 large regional incidents have affected San Bernardino County, including the California Wildfires of 1999. Most recently, disasters for terrorist attacks (2015), flood (2011) and severe storms (2010) were declared in San Bernardino County. The disaster declarations in Table 4-2 provide a baseline for consideration in the hazard prioritization process.



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**Table 4-2: Federal, State and County Declared Disasters**

| Disaster Number | Declaration Date | Disaster Type | Incident Type | Title |
|---|---|---|---|---|
| **Federal Declarations** | | | | |
| **Major Disaster Declarations** | | | | |
| **1952** | 1/26/2011 | DR | Flood | Severe Winter Storms, Flooding, and Debris and Mud Flows |
| **1884** | 3/8/2010 | DR | Severe Storm(s) | Severe Winter Storms, Flooding, and Debris and Mud Flows |
| **1731** | 10/24/2007 | DR | Fire | Wildfires, Flooding, Mud Flows, and Debris Flows |
| **1689** | 3/13/2007 | DR | Freezing | Severe Freeze |
| **1585** | 4/14/2005 | DR | Severe Storm(s) | Severe Storms, Flooding, Landslides, and Mud and Debris Flows |
| **1577** | 2/4/2005 | DR | Severe Storm(s) | Severe Storms, Flooding, Debris Flows, and Mudslides |
| **1498** | 10/27/2003 | DR | Fire | Wildfires, Flooding, Mudflow and Debris Flow Directly Related T |
| **1203** | 2/9/1998 | DR | Severe Storm(s) | Severe Winter Storms and Flooding |
| **1046** | 3/12/1995 | DR | Severe Storm(s) | Severe Winter Storms, Flooding Landslides, Mud Flow |
| **1044** | 1/10/1995 | DR | Severe Storm(s) | Severe Winter Storms, Flooding, Landslides, Mud Flows |
| **1005** | 10/28/1993 | DR | Fire | Fires, Mud/Landslides, Flooding, Soil Erosion |
| **979** | 2/3/1993 | DR | Flood | Severe Winter Storm, Mud & Land Slides, & Flooding |
| **947** | 7/2/1992 | DR | Earthquake | Earthquake & Aftershocks |
| **935** | 2/25/1992 | DR | Flood | Rain/Snow/Wind Storms, Flooding, Mudslides |
| **894** | 2/11/1991 | DR | Freezing | Severe Freeze |
| **872** | 6/30/1990 | DR | Fire | Fires |
| **690** | 9/22/1983 | DR | Flood | Flash Flooding |
| **687** | 7/1/1983 | DR | Flood | Flooding |
| **677** | 2/9/1983 | DR | Coastal Storm | Coastal Storms, Floods, Slides & Tornadoes |
| **635** | 11/27/1980 | DR | Fire | Brush & Timber Fires |
| **615** | 2/21/1980 | DR | Flood | Severe Storms, Mudslides & Flooding |
| **547** | 2/15/1978 | DR | Flood | Coastal Storms, Mudslides & Flooding |
| **521** | 9/21/1976 | DR | Flood | Flooding, Tropical Storm Kathleen |
| **295** | 9/29/1970 | DR | Fire | Forest & Brush Fires |
| **253** | 1/26/1969 | DR | Flood | Severe Storms & Flooding |
| **223** | 1/2/1967 | DR | Flood | Severe Storms & Flooding |
| **211** | 12/7/1965 | DR | Flood | Heavy Rains & Flooding |
| **Fire Management Assistance Declarations** | | | | |
| **2955** | 9/2/2011 | FM | Fire | Hill Fire |
| **2841** | 10/4/2009 | FM | Fire | Sheep Fire |
| **2836** | 9/1/2009 | FM | Fire | Pendleton Fire |
| **2833** | 8/31/2009 | FM | Fire | Oak Glen Fire |
| **2792** | 11/15/2008 | FM | Fire | Freeway Fire Complex |
| **3279** | 10/23/2007 | EM | Fire | Wildfires |
| **2738** | 10/22/2007 | FM | Fire | Grass Valley Fire |
| **2728** | 9/15/2007 | FM | Fire | Butler 2 Fire |
| **2653** | 7/12/2006 | FM | Fire | Sawtooth Fire Complex |





| Disaster Number | Declaration Date | Disaster Type | Incident Type | Title |
|---|---|---|---|---|
| **3248** | 9/13/2005 | EM | Hurricane | Hurricane Katrina Evacuation |
| **2503** | 10/25/2003 | FM | Fire | Old Fire |
| **2501** | 10/23/2003 | FM | Fire | Ca-Grand Prix Fire-10-23-2003 |
| **2497** | 9/6/2003 | FM | Fire | Ca-Bridge Fire-09-05-2003 |
| **2491** | 8/19/2003 | FM | Fire | Ca-Locust Wildfire-08-19-2003 |
| **Emergency Declarations** | | | | |
| **3140** | 9/1/1999 | EM | Fire | Ca-Wildfires-08/25/1999 |
| **CALOES Emergency and Disaster Proclamations/ Executive Orders** | | | | |
| **Other Disasters** | | | | |
| **2464** | 9/24/2002 | FS | Fire | Williams Fire |
| **2433** | 6/27/2002 | FS | Fire | Louisiana Fire |
| **2425** | 6/17/2002 | FS | Fire | Blue Cut Fire |
| **###** | 12/18/2015 | EM | Terrorist Attack | Mass Shooting |
| **State Declarations** | | | | |
| **145** | 2/14/1963 | | Severe Storms | California Severe Storms, Heavy Rains, & Flooding |
| **47** | 12/22/1955 | | Flood | California Flood |
| **15** | 2/5/1954 | | Flood | California Flood & Erosion |
| **County Declarations** | | | | |
| | 3/13/1990 | | Earthquake | Upland Earthquake |
| | 10/31/1988 | | Fire | Texas Fire (Watershed Damage) |
| | 9/3/1987 | | Fire | Wildland Fires |
| | 7/13/1984 | | Weather | Unstable Weather Conditions (City of Big Bear Lake, CSD, Co. Flood Control, Victor Valley Waste Water Authority, Juniper Riviera County Water District) |
| | 9/29/1979 | | Gasoline Shortage | Gasoline Shortage Emergency |
| | 6/28/1979 | | Water Shortage | Water Shortage (Lake Gregory) |
| | 7/22/1960 | | Fire | Major and Widespread Fires |



EXHIBIT A

### 4.1.2 Hazard Prioritization

The Planning Team determined that the County and its Special Districts should focus over the next five (5) years on hazards that fell within the HIGH and MEDIUM "Probability" and "Impact" categories. While all the hazards present a potential problem in the County, the Planning Team felt that if they were able to reduce or eliminate the risk from these hazards, it would provide a greater service to the people within the jurisdiction. Table 4-3 illustrates how the final prioritization of the hazard; the "Green" colored box represents the highest priority hazards; and the "White" colored boxes represent lower (second and third tier) priority hazards.

| | | Impact | | |
|---|---|---|---|---|
| | | High | Medium | Low |
| Probability | High | Wildfire<br>Flood<br>Earthquake/ Geologic Hazards | Drought | |
| | Medium | Terrorism | Climate Change (Extreme Heat and other) | Hail<br>Infestation |
| | Low | | Dam Inundation | Tornado<br>High Winds<br>Winter Storm<br>Lightning<br>Extreme Cold |

Table 4-3: Prioritized Hazard Assessment Matrix

## 4.2 Hazard Profiles

Although the County faces the risk of experiencing many natural and manmade hazards, this section profiles only the County's highest priority natural hazards the unincorporated County areas and Special District areas are expected to experience; earthquake, wildfire, flood, drought, terrorism and climate change. The priority hazards are based on the Calculated Priority Risk Index (CPRI) explained in Section 4.1.2.





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EXHIBIT A

## 4.3 Earthquake Geologic Hazards

An earthquake is a sudden, rapid shaking of the earth caused by the breaking and shifting of rock beneath the earth's surface. For hundreds of millions of years, the forces of plate tectonics have shaped the earth as the huge plates that form the earth's surface move slowly over, under, and past each other. Sometimes the movement is gradual. At other times, the plates are locked together, unable to release the accumulating energy. When the accumulated energy grows strong enough, the plates break free, causing the ground to shake. Most earthquakes occur at the boundaries where the plates meet; however, some earthquakes occur in the middle of plates.

Ground shaking from earthquakes can collapse buildings and bridges; disrupt gas, electric, and phone service; and sometimes trigger landslides, avalanches, flash floods, fires, and huge, destructive ocean waves (tsunamis). Buildings with foundations resting on unconsolidated landfill and other unstable soil, and trailers and homes not tied to their foundations are at risk because they can be shaken off their mountings during an earthquake. When an earthquake occurs in a populated area, it may cause deaths and injuries and extensive property damage.
Earthquakes can strike suddenly, without warning. Earthquakes can occur at any time of the year and at any time of the day or night. On a yearly basis, 70 to 75 damaging earthquakes occur throughout the world.

### 4.3.1 Regulatory Environment

The Alquist-Priolo Earthquake Fault Zoning (AP) Act was passed into law following the destructive February 9, 1971 San Fernando earthquake. The AP Act provides a mechanism for reducing losses from surface fault rupture on a statewide basis. The intent of the AP Act is to ensure public safety by prohibiting the siting of most structures for human occupancy across traces of active faults that constitute a potential hazard to structures from surface faulting or fault creep.

The 2013 California Building Standards Code (also known as Title 24) became effective for the County on January 1st, 2014. Title 24 includes CBC Section 3417: Earthquake Evaluation and Design for Retrofit of Existing Buildings which can be viewed at http://www.bsc.ca.gov/codes.aspx

Changes or additions to the seismic provisions come from many different sources, including new research results and documentation of performance in past earthquakes. A primary resource is the National Earthquake Hazard Reduction Program (NEHRP) Recommended Seismic Provisions for New Buildings and Other Structures (FEMA P-750: http://www.fema.gov/media-library/assets/documents/18152). FEMA's companion document Earthquake Resistant Design





Concepts (FEMA P-749: http://www.fema.gov/media-library/assets/documents/21866) provides a nontechnical background explanation.

### 4.3.2 Past Occurrences

Table 4-4 shows earthquakes greater than Magnitude 4.0 that have been felt within the San Bernardino County area in the last five years.

**Table 4-4: Earthquakes: 2010-2015 San Bernardino County**

| Date | Name |
|---|---|
| 9/14/2011 | Calimesa 4.1 |
| 1/15/2014 | Fontana 4.4 |
| 7/5/2014 | Running Springs 4.6 |
| 3/29/2014 | Brea 5.1 |
| 7/25/2015 | Fontana 4.2 |
| 9/16/15 | Big Bear Lake 4.0 |
| 12/30/2015 | Muscoy 4.4 |
| 1/6/2016 | Banning 4.4 |

There are hundreds more small (M<4.0) earthquakes that have occurred within San Bernardino County during this same time frame. Those with a magnitude of below 4.0 are not listed.

### 4.3.3 Location/Geographic Extent

Figure 4-1 shows the locations of major faults in California, including the four (4) major faults in Southern California in relation to San Bernardino County. These faults are the Southern San Andreas, the San Jacinto, the Elsinore, and the Garlock Faults. There are also many smaller faults within San Bernardino County capable of producing significant earthquakes. However, these four faults are considered by the United States Geological Survey (USGS) and the California Geological Survey (CGS) to be the most dangerous in the County. (California Geological Survey Special Publication 42, Interim Revision 2007, "Fault-Rupture Hazard Zones in California" - Alquist-Priolo Earthquake Fault Zoning Act). Other geologic hazards include liquefaction and landslides. Both occur during and after earthquakes.



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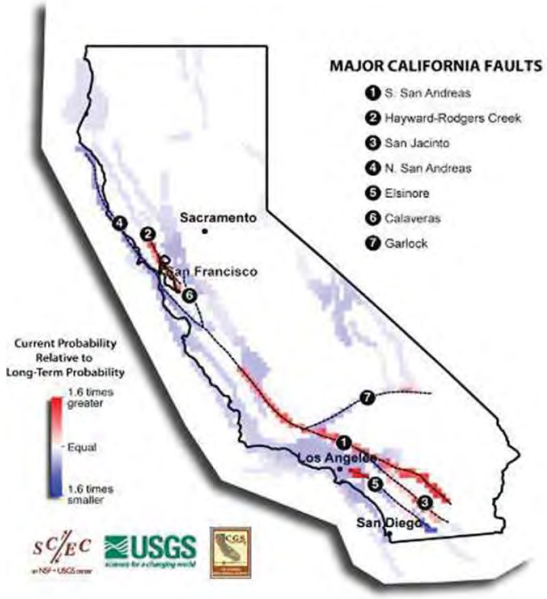


**Figure 4-1: Major California Faults**

Liquefaction of the ground occurs when the groundwater table is high and soil conditions are favorable. Liquefaction Susceptibility Zones as mapped by the USGS for the 2008 ShakeOut Scenario1 shows areas of the County susceptible to liquefaction during an earthquake. See Figure 4-2





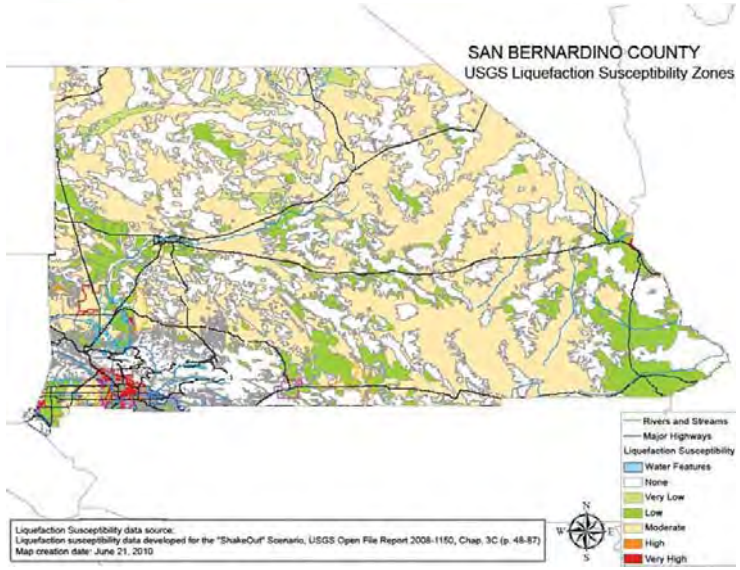


**Figure 4-2: USGS Liquefaction Susceptibility Zone**

### 4.3.4 Magnitude/Severity

The MMI Scale measures earthquake intensity as shown in Table 4-5. The MMI Scale has 12 intensity levels. Each level is defined by a group of observable earthquake effects, such as ground shaking and/or damage to infrastructure. Levels I through VI describe what people see and feel during a small to moderate earthquake. Levels VII through XII describe damage to infrastructure during a moderate to catastrophic earthquake.

See Section 4.3.5 to see how magnitude and severity are linked to the probability of earthquake occurrences.

Table 4-5: MMI Scale

| Earthquake Magnitude and Intensity | | |
|---|---|---|
| **Magnitude ($M_w$)** | **Intensity (Modified Mercalli Scale)** | **Description** |
| 1.0 – 3.0 | I | I. Not felt except by very few people under especially favorable conditions. |
| 3.0 – 3.9 | II – III | II. Felt by a few people, especially those on upper floors of buildings. Suspended objects may swing. |
| | | III. Felt quite noticeably indoors. Many do not recognize it as an earthquake. Standing motorcars may rock slightly. |
| 4.0 – 4.9 | IV – V | IV. Felt by many who are indoors; felt by a few outdoors. At night, some awakened. Dishes, windows and doors rattle. |
| | | V. Felt by nearly everyone; many awakened. Some dishes and windows broken; some cracked plaster; unstable objects overturned. |
| 5.0 – 5.9 | VI – VII | VI. Felt by everyone; many frightened and run outdoors. Some heavy furniture moved; some fallen plaster or damaged chimneys. |
| | | VII. Most people alarmed and run outside. Damage negligible in well-constructed buildings; considerable damage in poorly constructed buildings. |
| 6.0 – 6.9 | VII – IX | VIII. Damage slight in special designed structures; considerable in ordinary buildings; great in poorly built structures. Heavy furniture overturned. Chimneys, monuments, etc. may topple. |
| | | IX. Damage considerable in specially designed structures. Buildings shift from foundations and collapse. Ground cracked. Underground pipes broken. |
| 7.0 and Higher | VIII and Higher | X. Some well-built wooden structures destroyed. Most masonry structures destroyed. Ground badly cracked. Landslides on steep slopes. |
| | | XI. Few, if any, masonry structures remain standing. Railroad rails bent; bridges destroyed. Broad fissure in ground. |
| | | XII. Virtually total destruction. Waves seen on ground. Objects thrown into the air. |

### 4.3.5 Frequency and Probability of Occurrence

Several of the major Southern California faults have a high probability of experiencing a Magnitude 6.7 or greater earthquake within the next 30 years (Figure 4-2); 59% probability of a M6.7 or greater on the Southern San Andreas Fault, 31% probability on the San Jacinto Fault, and 11% probability on the Elsinore Fault. These probabilities were determined by the USGS and CGS in a 2008 study (2007 Working Group on California Earthquake Probabilities, 2008, The Uniform California Earthquake Rupture Forecast, Version 2 (UCERF 2): U.S. Geological Survey Open-File Report 2007-1437 and California Geological Survey Special Report 203 http://pubs.usgs.gov/of/2007/1437/).





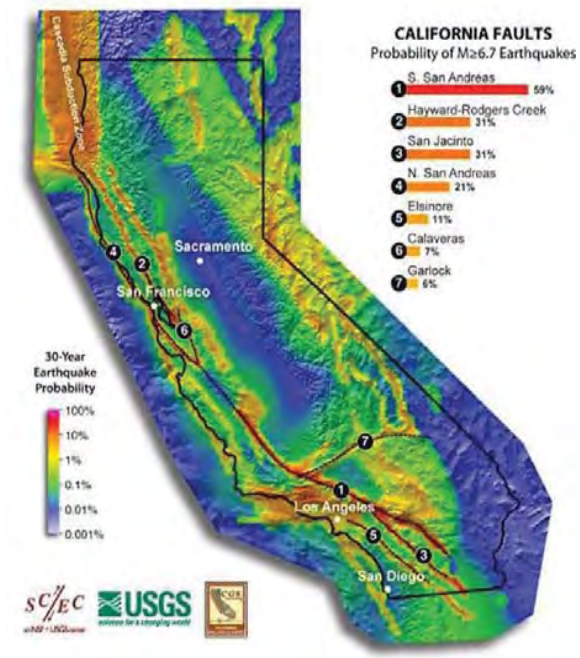


Figure 4-3: California Faults Probability of ≥ M 6.7 Earthquake

As shown in Figure 4-3 the probability of an earthquake with a Magnitude 6.7 or greater occurring somewhere in Southern California within the next 30 years is estimated to be 97% (2007 Working Group on California Earthquake Probabilities, 2008). As can be seen in the table, earthquake probabilities in Southern California are higher than those for Northern California.



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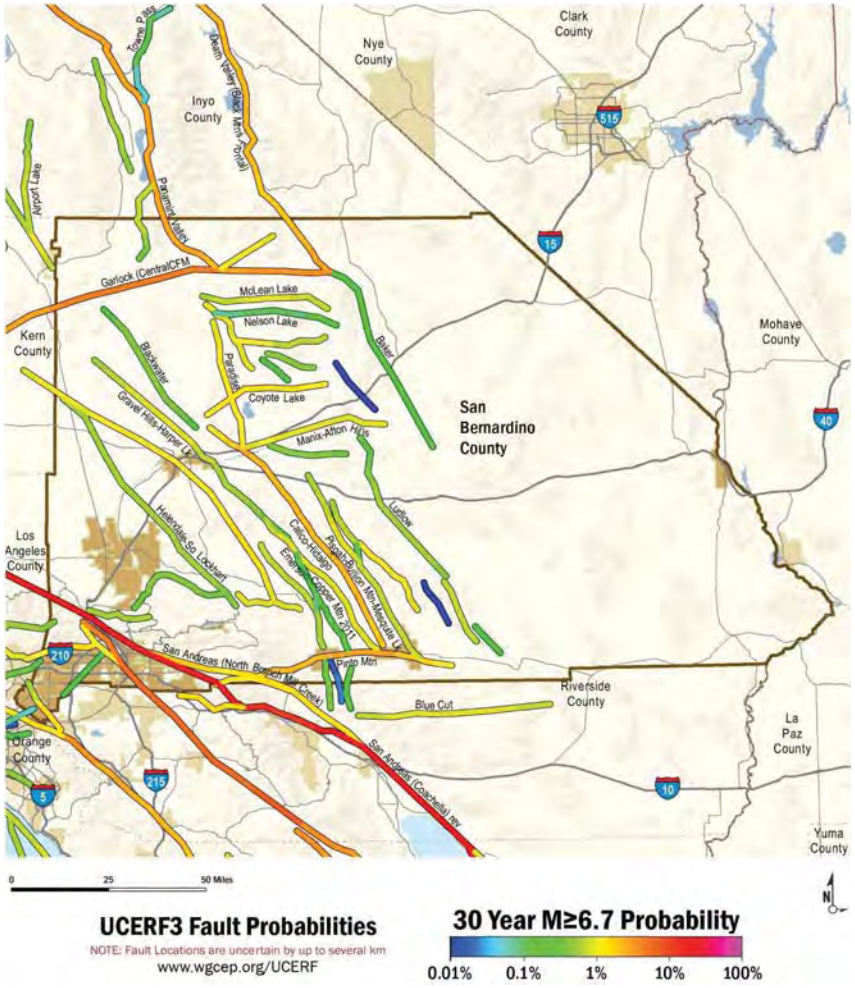


Figure 4-4: California Area Earthquake Probabilities by Magnitude





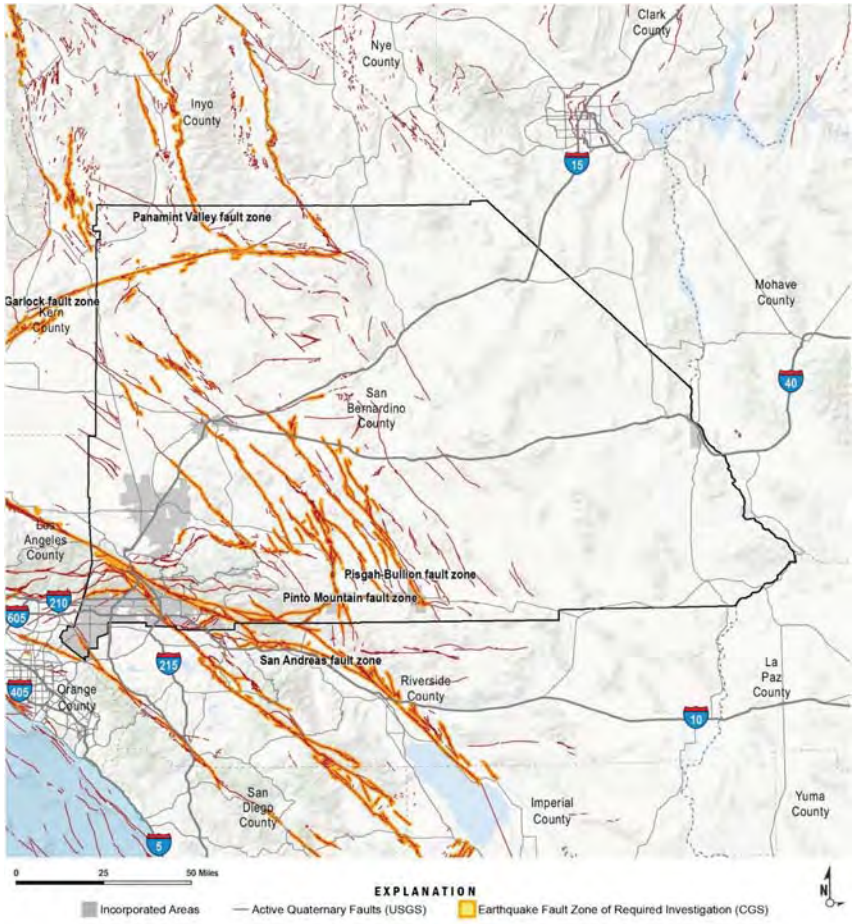


Figure 4-5: Earthquake Fault Zone



EXHIBIT A

## 4.4 Wildfire

Wildfires present a significant potential for disaster in the County, a region of relatively high temperatures, low humidity, and low precipitation during the summer. This long summer season is followed by a fall season that is famous for high velocity, very dry winds that come out of the desert. The Santa Ana winds very consistently arrive from the middle of October to the end of November. In and of themselves, these weather patterns would be of little significance without the un-naturally dense forest and the dense undergrowth that has been allowed to grow unabated for the last several decades. Compounding the vegetative growth that has occurred is the unchecked development of substantial housing and businesses in mountain communities. This urbanized growth has required parallel growth and sophistication in the fire service that responds to wildfires in the wild land urban interface. With immediate responses to initial fire starts, the vast majority of fires are successfully extinguished in short order. In doing so, this eliminates nature's way of thinning the forest through smaller fires.

Another factor that is a potential for disaster is the number of dead trees in the mountain region. Due to the over densification of the forest combined with drought conditions during the past ten years, trees in the local mountains have become weakened, creating a perfect environment for Bark Beetles to proliferate from 2003 to 2008. Combine these severe burning conditions with people or lightning and the stage is set for the occurrence of large, destructive wildfires. In addition, the forested areas of the County are not only the most popular, with the most visitors in the Nation, but are also the most populated in residences and businesses in the Nation as well. The final element in this catastrophe waiting to happen is that because of the steep mountain terrain, there are only five routes in and out for almost 60,000 residents. On a holiday weekend though, this population can dramatically increase by 50,000 to 100,000 people as weekend vacationers.

### 4.4.1 Regulatory Environment

#### 4.4.1.1 State

Wildfire State Responsibility Area (SRA) Fire Safe Regulations outline basic wildland fire protection standards for local jurisdictions. SRA Fire Safe Regulations (if policed) can decrease the risk of wildfire events in the wildland interface. SRA Fire Safe Regulations do not supersede local regulations, which equal or exceed minimum state regulations. The State statute for wildfire protection is Public Resources Code, Section 4290. Requirements in the code include information on the following (CA Fire Alliance):

- Road Standards for Fire Equipment Access
- Standards for Signs Identifying Streets, Roads and Buildings
- Minimum Private Water Supply Reserves for Emergency Fire Use
- Fuel Breaks and Greenbelts





#### 4.4.1.2 Local

##### 4.4.1.2.1 Fire Hazard Abatement Program

In an effort to reduce the threat of wild fires, the San Bernardino County Fire Hazard Abatement (FHA) Program enforces the fire hazard requirements outlined in San Bernardino County Code Section 23.0301–23.0319. The primary function of the Fire Hazard Abatement Program is to reduce the risk of fires within communities by pro-actively establishing defensible space and reduction/removal of flammable materials on properties.

The Fire Hazard Abatement Program conducts surveys to identify fire hazards throughout the year. Fire hazards are identified and notices to abate the hazard(s) are mailed to property owners. Property owners are given 30 days to abate the violations. Failure to abate may result in citations, penalties, and/or fees for abatement by the County. The Fire Hazard Abatement Program responds to complaints year round in the unincorporated areas and contracting Cities and Fire Districts.

### 4.4.2 Past Occurrences

Wildfire locations from 1900 – 2016 are shown in Figure 4-6. In the past five years (since the 2010 MJHMP was approved) there have been 13 significant wildland fires within San Bernardino County. These fires are listed in Table 4-7, and several of the more damaging fires are discussed below.

**Table 4-6: Wildfire Occurrences 2010-2016**

| Number | Date | Name | **Acres** |
|---|---|---|---|
| 1. | 9/5/2011 | Hill Fire | 1,158 |
| 2. | 11/5/2012 | Devore Fire | 335 |
| 3. | 6/28/2013 | Mill Fire | 534 |
| 4. | 8/8/2013 | Sharp Fire | 243 |
| 5. | 9/24/2013 | Sierra Fire | 200 |
| 6. | 4/30/2014 | Etiwanda Fire | 2,143 |
| 7. | 5/13/2014 | Rancho Incident | 1,548 |
| 8. | 3/31/2015 | River Bottom Fire | 185 |
| 9. | 6/17/2015 | Lake Fire | 31,359 |
| 10. | 7/17/2015 | North Fire/ Pines Fire | 4,250 |
| 11. | 8/23/2015 | Summit Fire | 555 |
| 12. | 8/7/2016 | Pilot Fire | 8,110 |
| 13. | 8/16/2016 | Blue Cut Fire | 36,274 |
| | | | **86,894** |



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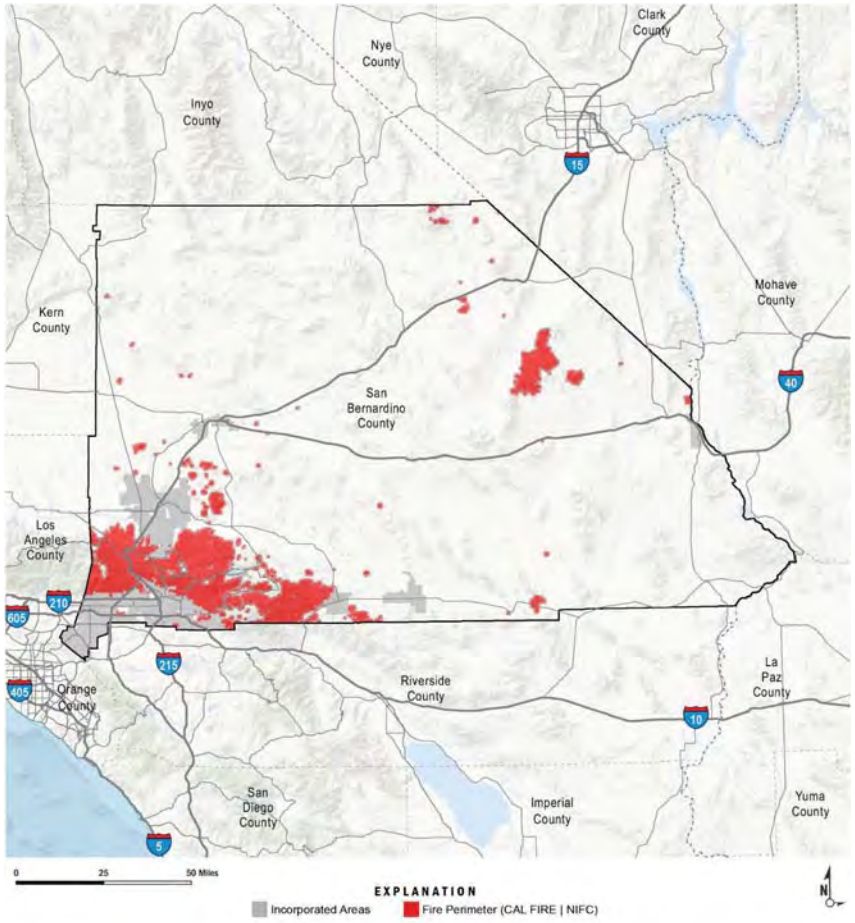


Figure 4-6: Wildfire History 1900 – 2016 (CalFire and USFS Data 2010)





The 2016 Blue Cut Fire was a reminder that wildfires are a significant threat to lives and property in the unincorporated San Bernardino County area. The Blue Cut Fire burned 36,274 acres, destroying an estimated 105 single family residences and 216 outbuildings. In addition, 3 single family residences and 5 other structures were damaged.

In 2015 The Lake Fire burned 31,359 acres and was the cause of 6 minor firefighter injuries and 1 residence and 3 outbuildings were destroyed.

North Fire/Pines Fire in 2015 burned a total of 4,250 acres, destroying 7 homes, 16 outbuildings and 44 vehicles in the community of Baldy Mesa. No injuries were reported.

The Blue Cut Fire, Lake Fire, and North Fire/ Pines Fire all occurred in the County's mapped Very High Fire Severity Zone. Mitigation efforts have reduced but not eliminated the threat from wildfire. The strong fall winds that are capable of creating firestorms cannot be controlled. Drought cannot be controlled. Fuels reduction programs reduce the potential spread of fire, upgraded Building Codes make structures more fire resistant, and public education prepares residents for wildfires. However, the threat of wildfire remains. The continuing goal is to reduce the threat from wildfire wherever possible.

EXHIBIT A

### 4.4.3 Location/Geographic Extent

Using information from the California Department of Forestry (CAL FIRE) Figure 4-8, illustrates the areas at risk to a wildfire event. The areas with the highest risk of wildfire are the in the southwestern portions of County in the mountainous region.

Figure 4-7 illustrates vegetation mortality due to bark beetle infestation, drought, and other factors in San Bernardino County. These conditions create extreme fire hazards.

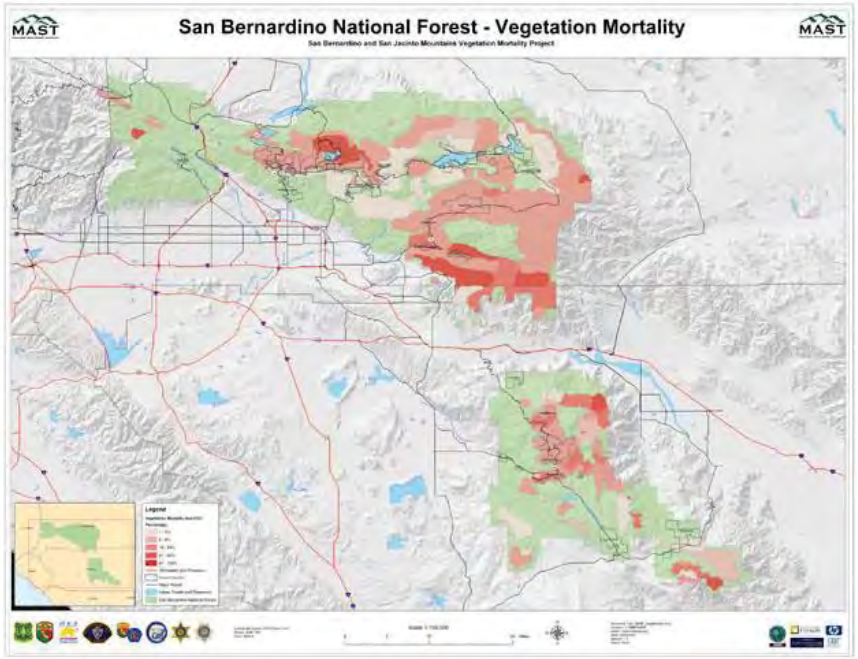


**Figure 4-7: San Bernardino National Forest – Vegetation Mortality**





### 4.4.4 Magnitude/Severity

Fire Severity Zones are used in determining additional protective measures required when building new structures or remodeling older structures within the particular zone. Additional measures must be taken on the property around a structure in the higher ranked fire Severity Zones.

CAL FIRE adopted Fire Hazard Severity Zone maps for LRA in June 2008. The Fire Severity Zones for County identifies areas of Very High, High, and Moderate fire hazard severity throughout the County and are mapped in Figure 4-8.

Fire Severity Zones are used in determining additional protective measures required when building new structures or remodeling older structures within the particular zone. Additional measures must be taken on the property around a structure in the higher ranked fire Severity Zones.

Fire hazard mapping is a way to measure the physical fire behavior to predict the damage a fire is likely to cause. Fire hazard measurement includes vegetative fuels, probability of speed at which a wildfire moves the amount of heat the fire produces, and most importantly, the burning fire brands that the fire sends ahead of the flaming front.

The model used to develop the information in accounts for topography, especially the steepness of the slopes (fires burn faster as they burn up-slope.). Weather (temperature, humidity, and wind) also has a significant influence on fire behavior. The areas depicted as moderate and high in are of particular concern and potential fire risk in these are constantly increasing as human development, and the wildland urban interface areas expand.

### 4.4.5 Frequency/Probability of Future Occurrences

In San Bernardino County, wildfire season commences in the summer when temperatures are high, humidity is low, and conditions remain dry. The season continues into the fall, when the County experiences high velocity, very dry winds coming out of the desert. A statewide drought beginning in 2011 has caused the state to be the driest it's been since record keeping began back in 1895 (California 2016). This has caused extremely dry conditions in unincorporated areas of the County creating plentiful fuel sources for wildfires.

USGS LANDFIRE (Landscape Fire and Resource Management Planning Tools), is a shared program between the wildland fire management programs of the U.S. Department of Agriculture Forest Service and U.S. Department of the Interior, providing landscape scale geo-spatial products to support cross-boundary planning, management, and operations. Historical fire regimes, intervals, and vegetation conditions are mapped using the Vegetation Dynamics Development Tool (VDDT). This USGS data supports fire and landscape management planning goals in the National Cohesive Wildland Fire Management Strategy, the Federal Wildland Fire Management Policy, and the Healthy Forests Restoration Act.



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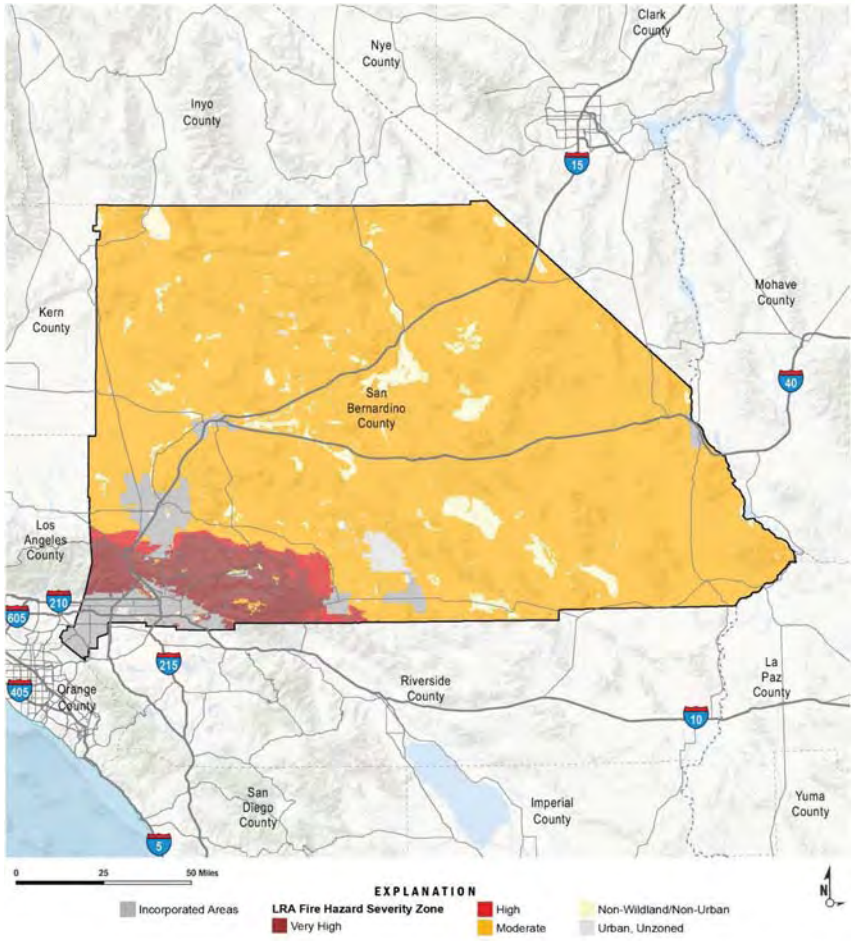


Figure 4-8: Fire Hazard Severity Zone





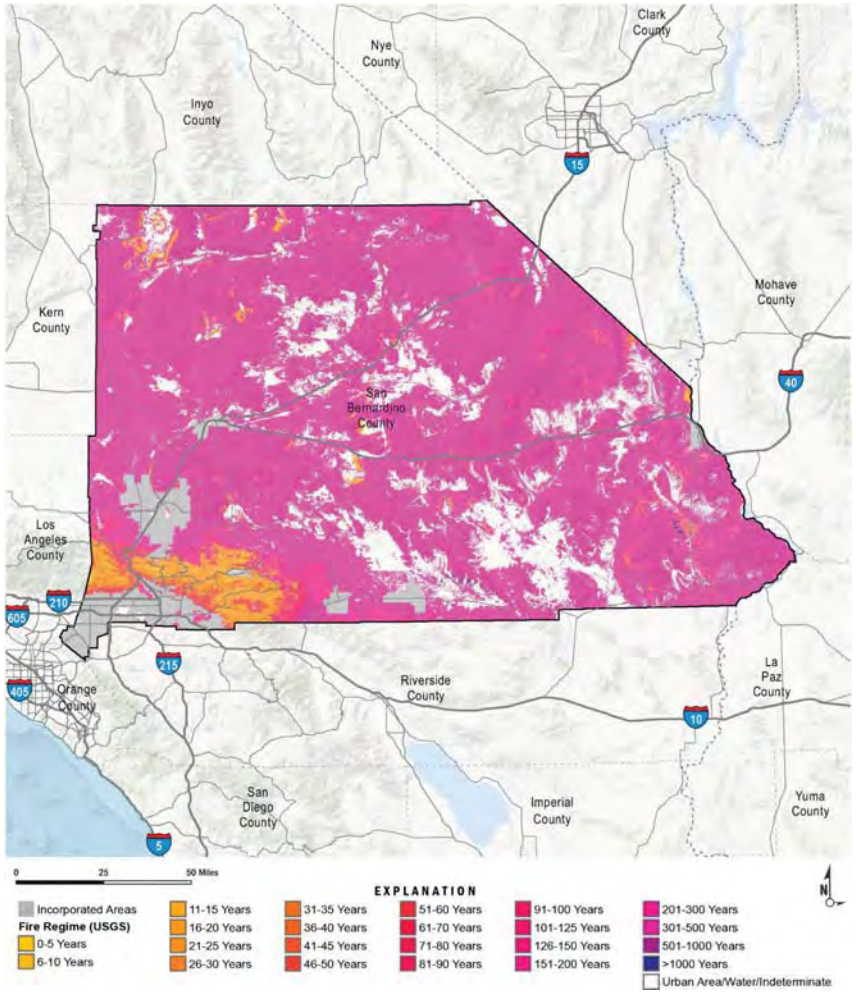


Figure 4-9: USGS Mean Fire Return Interval Map



EXHIBIT A

As part of the USGS Landfire data sets, the Mean Fire Return Interval (MFRI) layer quantifies the average period between fires under the presumed historical fire regime. MFRI is intended to describe one component of historical fire regime characteristics in the context of the broader historical time period represented by the LANDFIRE Biophysical Settings (BPS) layer and BPS Model documentation.

MFRI is derived from the vegetation and disturbance dynamics model VDDT (Vegetation Dynamics Development Tool) (LF_1.0.0 CONUS only used the vegetation and disturbance dynamics model LANDSUM). This layer is created by linking the BpS Group attribute in the BpS layer with the Refresh Model Tracker (RMT) data and assigning the MFRI attribute. This geospatial product should display a reasonable approximation of MFRI, as documented in the RMT. See Figure 4-9 for predicted fire return interval for the jurisdictional area.





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EXHIBIT A

## 4.5 Flood

Floods are the second most common and widespread of all natural disasters faced by the County and its Special Districts. Most communities in the United States have experienced some kind of flooding during or after spring rains, heavy thunderstorms, winter snow thaws, or summer thunderstorms.

A flood, as defined by the National Flood Insurance Program is: "A general and temporary condition of partial or complete inundation of two or more acres of normally dry land area or of two or more properties (at least one of which is the policyholder's property) from:

- Overflow of inland or tidal waters, or
- Unusual and rapid accumulation or runoff of surface waters from any source, or
- Mudflow, or
- Collapse or subsidence of land along the shore of a lake or similar body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels."

Floods can be slow or fast rising but generally develop over a period of hours or days. Mitigation includes any activities that prevent an emergency, reduce the chance of an emergency happening, or lessen the damaging effects of unavoidable emergencies. Investing in mitigation measures now, such as: engaging in floodplain management activities, constructing barriers such as levees, and purchasing flood insurance will help reduce the amount of structural damage to structures and financial loss from building and crop damage should a flood or flash flood occur.

The standard for flooding is the 1% annual chance flood, commonly called the 100-year flood, the benchmark used by the Federal Emergency Management Agency (FEMA) to establish a standard of flood control in communities throughout the country. The 1% annual chance flood is also referred to as the base flood.

The 1% annual chance flood is the flood that has a 1% chance of being equaled or exceeded in any given year and it could occur more than once in a relatively short period of time. By comparison, the 10% flood (10-year flood) means that there is a 10% chance for a flood of its size to occur in any given year.





### 4.5.1 Regulatory Environmental

#### 4.5.1.1 County of San Bernardino 2007 Development Code and Zoning Ordinances

One of the purposes of this Development Code is to create a comprehensive and stable pattern of land uses upon which to plan drainage/flood control and other public facilities and utilities. The follow chapters of the development code address floodways, flood control and development near such:

Chapter 82.14 Flood Plain Safety (FP) Overlay
Chapter 85.07 Flood Hazard Development Review
Chapter 86.04 Flood Plain Management Administrator

The County has also adopted Zoning Ordinances that are not part of the County Code but are part of the General Plan. These ordinances regulate land use; map the official land use and hazard overlay districts to include safety hazard and environmental protection areas.

#### 4.5.1.2 National Flood Insurance Program

The National Flood Insurance Program (NFIP) makes federally backed flood insurance available to homeowners, renters, and business owners in participating communities. As a participating member of the NFIP, San Bernardino County is dedicated to protecting homes with more than 1,000 policies currently in force. Like most communities participating in NFIP, FEMA has prepared a detailed Flood Insurance Study (FIS) for areas of San Bernardino County. The study presents water surface elevations for floods of various magnitudes, including the 1-percent annual chance of flood (the 100-year flood) and the 0.2-percent annual chance of flood (the 500-year flood). Base flood elevations and the boundaries of the 100 and 500 year floodplains are shown on the Flood Insurance Rate Maps (FIRM). More information on location and geographic extent of the FIRMs are provided in this section.
The County of San Bernardino entered the regular phase of the NFIP on September 09, 1978; in 2016 the County Floodplain Administrator is Marlene Mioyshi. As a participant in the NFIP, San Bernardino County is dedicated to regulating development in the FEMA regulated floodplain areas in accordance with NFIP criteria. Before a permit to build in a floodplain area is issued, San Bernardino County ensures that two basic criteria are met:

- All new buildings and developments undergoing substantial improvements must, at a minimum, be elevated to protect against damage by the 100-year flood.
- New floodplain developments must not aggravate existing flood problems or increase damage to other properties.

Structures permitted or built in the County/City before the NFIP regulatory requirements were incorporated into the San Bernardino County ordinances (before the effective date of the San Bernardino County FIRM) are called "pre-FIRM" structures. For the San Bernardino County, pre-FIRM structures are those permitted or built before September 09, 1978

Extensive FEMA NFIP databases are used to track claims for every participating community including San Bernardino County. NFIP insurance data provided by FEMA indicates that as of September 02, 2016, there were 1,772 policies in San Bernardino County, resulting in $403,874,500 of insurance in force; this amounts to $1,758,534 in total premiums. Of the 1,772 policies, only 1,070 are for structures located within the 1% annual chance flood zones, while the remaining 701 policies are for structures located outside of the FEMA identified floodplain.

Based on this analysis of insurance coverage, San Bernardino County has significant assets at risk to the 100-year flood. Of the 3,426 improved parcels within the 100-year floodplain, only 1,070 of those parcels maintain flood insurance[1]. That means approximately 2,356 improved parcels are without flood insurance in high risk areas according to FEMA. This condition could exist for a number of different reasons. Ground floor elevations are one foot above the 100-year floodplain and home owners and business that wish not to purchase floodplain insurance (non-federally backed loans, home with no mortgage, homes that are "grandfathered" into the NFIP). The 2,356 uninsured structures located in mapped floodplain areas are especially vulnerable.

Currently, San Bernardino County contains 12 Repetitive Loss (RL) properties under their jurisdictional umbrella. The total dollar amount of claims paid to date by the NFIP is $2,606,098. San Bernardino County also contains zero (0) Severe Repetitive Loss (SRL) structure.

Most of the RL properties that have experienced flooding are in the High Desert and Mountain areas of San Bernardino County are due to debris flow in localized areas. Every loss claim is seasonal in nature as all loss claims have been in December, January or February. Some mitigation on these properties has been conducted and San Bernardino County is currently tracking mitigation actions through standardized forms as required by FEMA.

***NOTE: A property does not have to be currently carrying a flood insurance policy to be considered a RL or SRL property. Often homes in communities are not carrying flood insurance but are still on the community's repetitive loss list. The "repetitive loss" designation follows a property from owner to owner; from insurance policy to no insurance policy, and even after the property has been mitigated. Having an insurance policy and making claims that fall into the repetitive loss criteria will put a property on the RL list. Even after the policy on a property has lapsed or been terminated, the property will remain on San Bernardino County RL list.***

***NOTE: The Privacy Act of 1974 (5 U.S.C. 522a) restricts the release of certain types of data to the public. Flood insurance policy and claims data are included in the list of restricted information. FEMA can only release such data to state and local governments, and only if the data are used for floodplain management, mitigation, or research purposes. Therefore, this plan does not identify the repetitive loss properties or include claims data for any individual property.***
***For more information on California Regulation and the NFIP, please see California's Department of Water Resources Quick Guide here: http://www.water.ca.gov/floodmgmt/lrafmo/fmb/docs/CAQG-screen.pdf***

### 4.5.2 Past Occurrences

Severe weather events leading to flooding are listed in Table 4-7; several major events are discussed below.

[1] An improved property owner may not carry flood insurance for a number of reasons; not everyone is required to carry flood insurance. Structures carrying federally-backed mortgages that are in a SFHA are required to carry flood insurance in the County of San Bernardino. Owners who have completed the terms of the mortgage or who purchased their property outright may not choose to carry flood insurance and instead bear the costs of recovery on their own.





**Table 4-7: Severe Weather Events 2010-Present**

| Date | Type |
|---|---|
| 1/18/2010 | January 2010 Winter Storms |
| 12/17/2010 | Highland Flooding Incident |
| 8/25/2013 | Flooding- Remnants of Tropical Storm Ivo |
| 11/21/2013 | Winter Storms |
| 2/28/2014 | Winter Storm |
| 8/3/2014 | Thunderstorms, heavy rain, flash flooding, mudslides |
| 7/6/2015 | Flash flooding resulting from Lake Fire |
| 7/30/2015 | Severe Thunderstorms |
| 1/6/2016 | Strong rain, flooding and mudslides |
| 8/22/16 | Flash flooding from storm system |

### 4.5.3 Location/Geographic Extent

Table 4-8 shows the number of acres and square miles that lie in flood hazard areas within the County. Figure 4-10 provides flood hazard data for San Bernardino County as mapped in FEMA's National Flood Hazard Layer for California (April, 2010). Mapped areas include areas subject to inundation by the 1% Annual Chance Flood (also referred to as the 100-year flood), and areas subject to inundation in the 0.2% Annual Chance Flood (500-year flood).

**Table 4-8: San Bernardino County Flood Hazard Area**

| Flood Hazard Type | Sum of Acres | Sum of Square Miles |
|---|---|---|
| 100-Year Flood | 65,209 | 101.89 |
| 100-Year, Floodway | 13,968 | 21.83 |
| 500-Year Flood | 13,838 | 21.62 |
| 500-Year, Protected by Levee | 4,336 | 7 |
| **Total** | **97,351** | **152.11** |

Table 4-9 shows a land use compatibility chart for 100 year flood plains.



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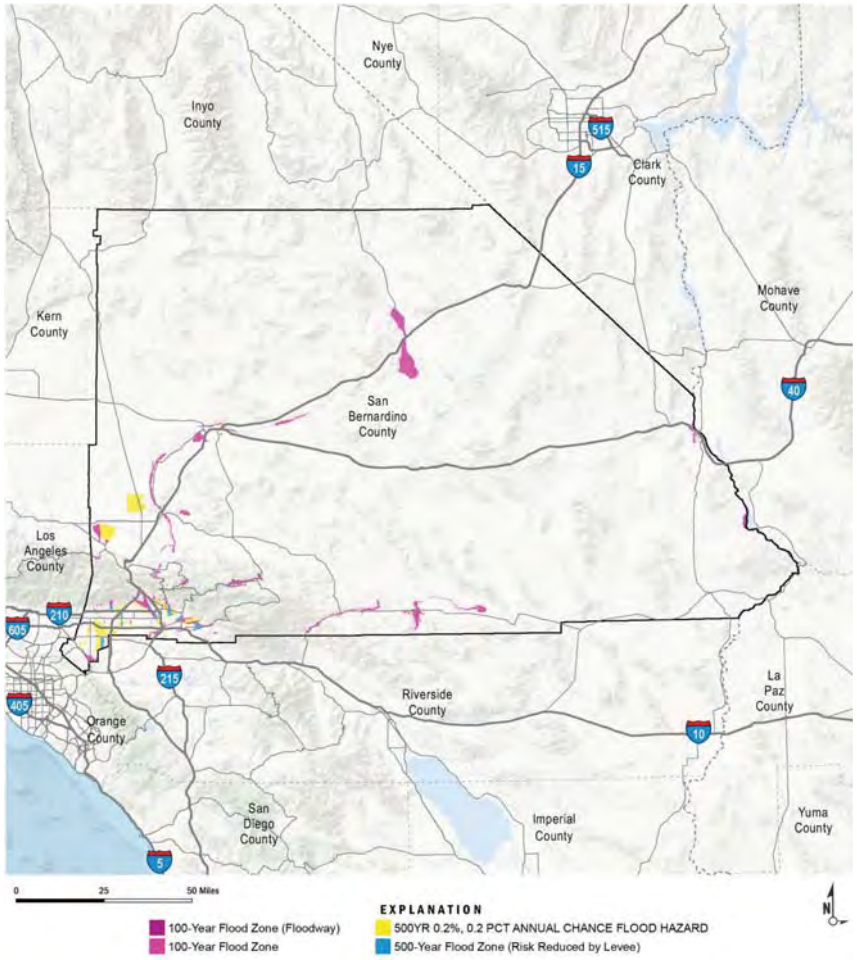


Figure 4-10: Flood Hazard Severity Zone Map





Table 4-9: Land Use Compatibility Chart for 100 Year Flood Plains (General Plan Table S-1)

| Land Uses | Compatibility in 100-Year Floodplains |
|---|---|
| **Critical**<br>Nuclear related systems; explosives or hazardous materials/ manufacturing, handling or storage; hospitals and other emergency medical facilities. | Restricted |
| **Essential**<br>Police, fire and communications systems; Emergency Operations Centers (EOC's); electric power inter-tie systems; power plants; utility substations; sewage treatment plants; water-works; local gas and electric distribution lines; aqueducts; major pipelines; major highways, bridges and tunnels; ambulance services; public assembly sites with 300 or more capacity; schools. | Restricted |
| **High Occupancy**<br>Multi-family residential of 20 or more units; major commercial including large shopping centers; office buildings; large hotels; health care clinics and convalescent homes; heavy industry; gas stations. | Generally Incompatible |
| Normal-Low Risk<br>Single-family and two-family residential; multi-family of less than 20 units; small scale commercial; small hotels, motels; light industry; warehousing. | Generally Incompatible |

*Restricted unless alternative sites are not available or feasible and it is demonstrated that, although mitigation may be difficult, hazards will be adequately mitigated. Generally Incompatible Restricted unless site investigation demonstrates that site is suitable or that hazards will be adequately mitigated.*

## 4.5.4 Magnitude/Severity

### 4.5.4.1 Flash Flooding

Flash flooding tends to occur in the summer and early fall because of the monsoon rains and is typified by increased humidity and high summer temperatures.

The desert area contains many mountain ranges that are steep and experience summer thunder storms causing flash floods in many dry washes on the desert floor. The water collects in dry lake beds throughout the desert area.

Environmental permit processing has delayed or prohibited work in the washes to provide flow lines to many bridges on county highways. Many highways do not have bridges but convey water across the road with dip crossings. Flash flooding cause's road and bridge wash outs and erosion of earthen channels and basins when they occur near these facilities.



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Cities and towns often experience street closures for several days due to sediment transport and road damage. Because of the sheet flow character of the desert, many private properties experience erosion and sediment deposits. The urban valley also can experience flash flooding in its narrow canyons and within the many unimproved creeks and interim channels feeding the Santa Ana River. The valley floor in many areas is very flat so even minor rain events can produce flooding of roads and private property. In coordination with local jurisdictions, the County of San Bernardino Flood Control District has prepared Master Drainage plans for many cities and towns to provide a plan for reducing flooding due to minor storms. Maps can be found on the County's Department of Public Works website here: http://cms.sbcounty.gov/dpw/FloodControl/Planning/MPD.aspx

However, local resources are not sufficient to cover the cost of the construction of the drainage systems. The densely populated (75% of the county population) urban valley region contains the headwaters of the Santa Ana River. The San Gabriel and San Bernardino Mountains border the North side of the valley are steep reaching 5,000 feet with alluvial fans which are developed and densely populated.

### 4.5.5 Frequency/Probability of Future Occurrences

The Flood Insurance Rate Map (FIRM) not only identifies the flood hazard zones for insurance and floodplain management purposes, but also provides a statement of probability of future occurrence.

A 500-year flood has a 0.2-percent chance of occurring in any given year; a 100-year flood has a 1-percent chance, a 50-year flood has a 2-percent chance, and a 10-year flood has a 10-percent chance of occurrence. Although the recurrence interval represents the long-term average period between floods of specific magnitude, significant floods could occur at shorter intervals or even within the same year. The FIRM maps typically identify components of the 500-year and 100-year floodplains





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## 4.6 Drought

Drought is a normal, recurrent feature of climate. It occurs almost everywhere, although its features vary from region to region. Drought severity depends on numerous factors, including duration, intensity, and geographic extent, as well as regional water supply demands by humans and vegetation. The severity of drought can be aggravated by other climatic factors, such as prolonged high winds and low relative humidity.

Drought originates from a deficiency of precipitation over an extended period, usually one or more seasons. Drought can result in a water shortage for some activity, group, or environmental sector. Drought is a complex natural hazard, which is reflected in the following four definitions commonly used to describe it:

- Agricultural – drought is defined principally in terms of naturally occurring soil moisture deficiencies relative to water demands of plant life, usually arid crops.
- Hydrological – drought is related to the effects of precipitation shortfalls on stream flows and reservoir, lake, and groundwater levels.
- Meteorological – drought is defined solely on the degree of dryness, expressed as a departure of actual precipitation from an expected average or normal amount based on monthly, seasonal, or annual time scales.
- Socioeconomic – drought associates the supply and demand of economic goods or services with elements of meteorological, hydrologic, and agricultural drought. Socioeconomic drought occurs when the demand for water exceeds the supply as a result of weather-related supply shortfall. It may also be called a water management drought.

Although climate is a primary contributor to hydrological drought, other factors such as changes in land use (e.g., deforestation), land degradation, and the construction of dams all affect the hydrological characteristics of the basin. Since regions are interconnected by hydrologic systems, the impact of meteorological drought may extend well beyond the borders of the precipitation-deficient area. Similarly, changes in land use upstream may alter hydrologic characteristics such as infiltration and runoff rates, resulting in more variable streamflow and a higher incidence of hydrologic drought downstream. Land use change is one of the ways human actions alter the frequency of water shortage even when no change in the frequency of meteorological drought has been observed.





### 4.6.1 Regulatory Environment

The County and participating jurisdictions have a number of regulatory requirements and documents to address planning for drought in the County. This includes Watershed Water Quality Management Plans (WQMP) for San Bernardino County and the Mojave and Santa Ana Watersheds. On June 21st, 2013, the Executive Officer approved the revised Technical Guidance Document for Water Quality Management Plan (TGD-WQMP).

The 1972 Federal Water Pollution Control Act, also known as the Clean Water Act (CWA) provides the basis for the protection of all inland surface waters, estuaries, and coastal waters. California's Porter-Cologne Water Quality Control Act of 1970 established the Regional Water Quality Control Board as the agency responsible for implementing the CWA and Porter-Cologne requirements in the Santa Ana Watershed.

In 2006, California State lawmakers adopted AB 1881. This provided guidelines and timelines for the revision of the State's Model Water Efficient Landscape Ordinance (MWELO) and mandated that every city, county or other agency within the State adopt MWELO or be in compliance with it through their own ordinance by January 2010. On January 1, 2010 the San Bernardino County Water Efficient Landscape Ordinance was implemented. It can be obtained on the county website.

#### 4.6.1.1 Watershed Water Quality Management Plan

San Bernardino County's WQMP draft was written in 2013 and final approval was given on June 21, 2013.

#### 4.6.1.2 Technical Guidance Document for Water Quality Management Plan (TGD-WQMP)

Approved on June 21, 2013, this document provides direction to project proponents on the regulatory requirements applicable to a private or public development activity, including public works transportation projects, from project conception to completion.

### 4.6.2 Past Occurrences

- The 2013 California State MHMP states that from 1950 to 2012, there has been eight-drought State Emergency Proclamations in California. Specifically for San Bernardino County, there have been six drought events since 1896. Previous occurrences of drought are described as follows:



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- **1975 to 1977:** California experienced the two driest years (1976 and 1977) in the State's history in 1976 and 1977. The drought was declared an Emergency (FEMA-EM-3023) on January 20, 1977. Total crop damages statewide totaled $2.67 billion dollars for both years ($888.5 million in 1976 and $1.8 billion in 1977).

- **2006 to 2009:** A California State-declared three-year drought of below-average rainfall, low snowmelt runoff, and the largest court-ordered water restricting in state's history. The dry conditions damaged crops, deteriorated water quality, and caused extreme wildfire danger. Approximately $300 million in agricultural revenue loss, and a potential $3 billion in economic losses over time.

- **2012 to 2016:** San Bernardino County first declared a local drought emergency in 2014. As of May 23rd, 2016, San Bernardino County and the City of Rancho Cucamonga had both submitted local Emergency Proclamations. This ongoing drought is the most severe drought in over 100 years. In order to abide by the State Water Resources Control Board's mandatory water reductions, the San Bernardino Municipal Water Department Board of Water Commissioners authorized implementation of Stage IIA of the department's Water Supply Contingency Plan on June 1, 2015. The State Water Board will adjust emergency water conservation regulations through the end of January 2017, in recognition of the differing water supply conditions across the state, and develop proposed emergency water restrictions for 2017 if the drought persists.

Additional information about previous occurrences of droughts in California (in general) can be obtained from the California DWR.

### 4.6.3 Location/Geographic Extent

Drought can affect the County, region, and the State of California as a whole. The County's primary source of water is imported by the San Bernardino Valley Municipal Water District (http://www.sbvmwd.com/about-us/what-we-do) through participation in the State Water Project (SWP). It is received at the Devil Canyon Power Plant Afterbay. This supply is supplemented by groundwater basins in the County. Drought has no defined geographical boundaries and cannot be depicted in map form. As such, the entire County is subject to drought.

### 4.6.4 Magnitude/Severity

The magnitude of drought is usually measured in time and the severity of the hydrologic deficit. There are several resources available to evaluate drought status and estimate future expected conditions. The National Integrated Drought Information System (NIDIS) Act of 2006 (Public Law 109-430) prescribes an interagency approach for drought monitoring, forecasting, and early warning. The NIDIS maintains the U.S. Drought Portal (www.drought.gov) which is a web-based





access point to several drought related resources. Resources include the U.S. Drought Monitor (USDM) and the U.S. Seasonal Drought Outlook (USSDO).

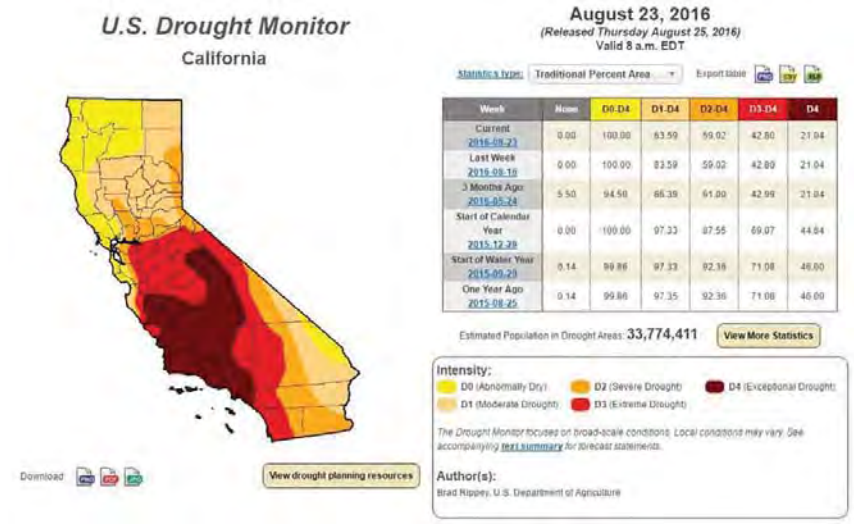


**Figure 4-11: US Drought Monitor Map for the State of California on August 23, 2016**

The USDM provides a summary of drought conditions across the United States and Puerto Rico and is developed and maintained by the National Drought Mitigation Center (www.drought.unl.edu). USDM includes the U.S. Drought Monitor Map. This map is updated weekly by combining a variety of drought database and indicators, and local expert input into a single composite drought indicator. The map denotes four levels of drought intensity (ranging from D1 - D4) and one level of "abnormal dryness" (D0). In addition, the map depicts areas experiencing agricultural (A) or hydrological (H) drought impacts. These impact indicators help communicate whether short or long-term precipitation deficits are occurring. An example Drought Monitor Map for the State of California for August 23, 2016 is illustrated in Figure 4-11.

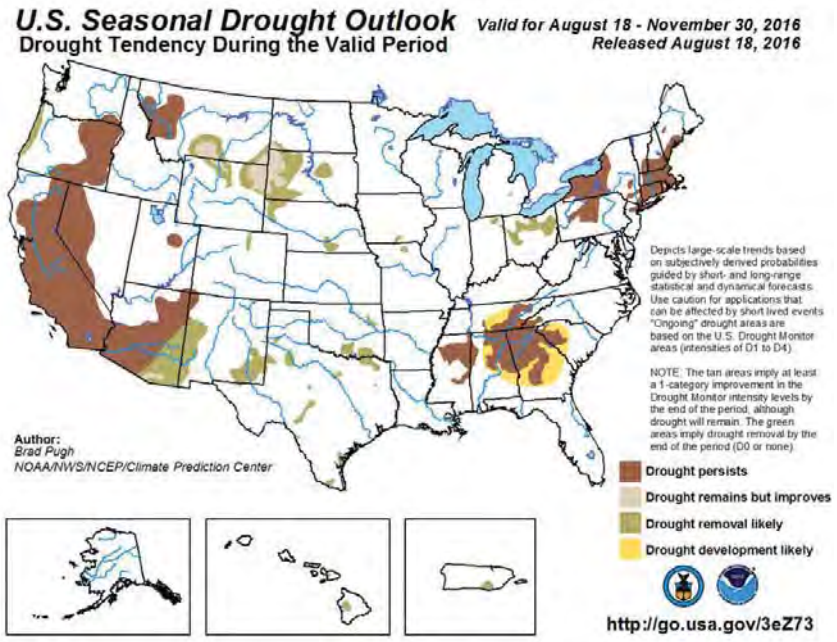


**Figure 4-12: USSDO Drought Tendency Map (Valid August 18-November 30, 2016**

For western States with mountainous terrain and complex regional microclimates, it is also useful to supplement the PDSI values with other indices such as Surface Water Supply Index and Standardized Precipitation Index (SPI). The Surface Water Supply Index takes snowpack and other unique conditions into account. The National Drought Mitigation Center (NDMC) uses the SPI to identify emerging drought months sooner than the PDSI. It is computed on various time scales to monitor moisture supply conditions. The SPI is the number of standard deviations that precipitation value would deviate from the long-term mean. As shown in Figure 4-13 the 72-month SPI through the end of August 2016 for San Bernardino County is low.





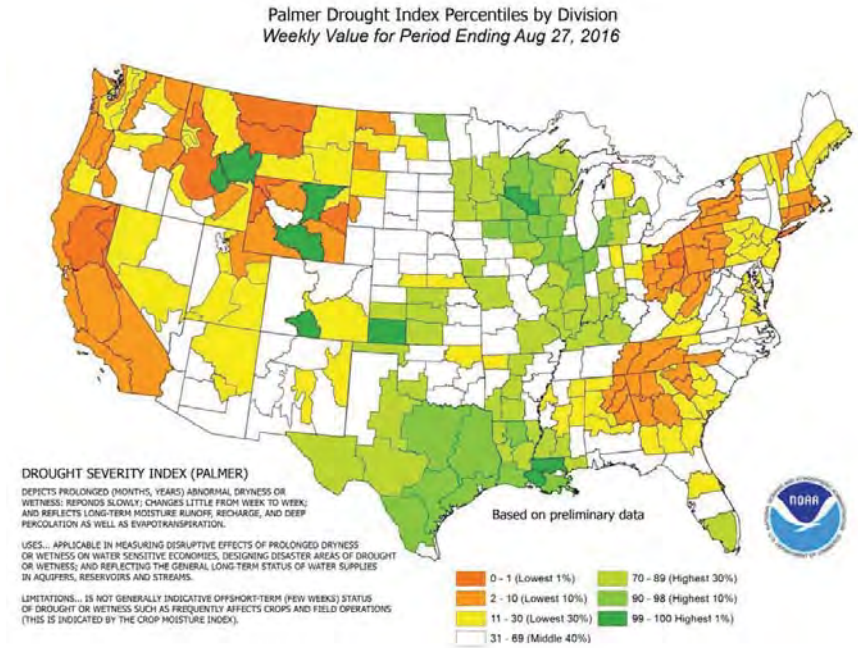


**Figure 4-13: Month SPI through the end of August 2016 for San Bernardino County**

A number of indices measure how much precipitation for a given period has deviated from historically established norms. The primary indicator for the USDM and USSDO for the western United States is the Palmer Drought Severity Index (PDSI). The PDSI is widely used by the USDA to determine when to grant emergency drought assistance to affected areas. PDSI is a commonly used index that measures the severity of drought for agriculture and water resource management. It is calculated from observed temperature and precipitation values and estimates soil moisture. However, the PDSI is not considered consistent enough to characterize the risk of drought on a nationwide basis (FEMA, 1997) and is not well suited to the dry, mountainous areas in the western U.S.

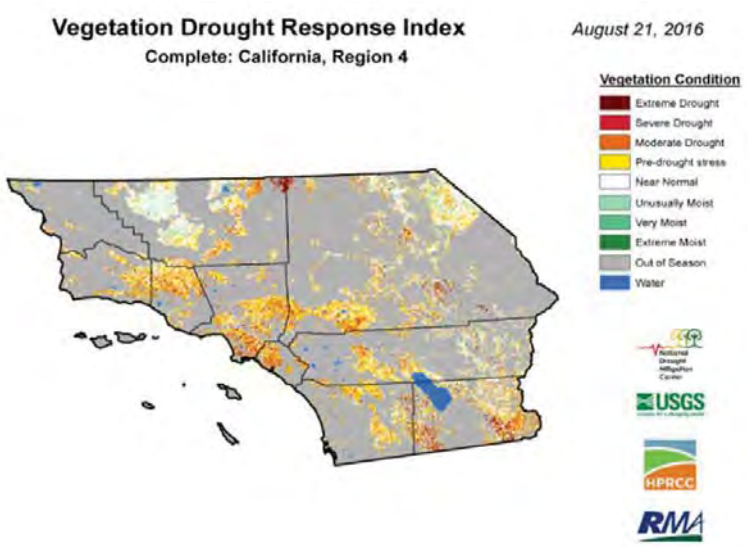


**Figure 4-14: Vegetation Drought Response Index – California Region 4 for August 21, 2016**

The Vegetation Drought Response Index, or VegDRI, is a bi-weekly depiction of vegetation stress across the contiguous United States. VegDRI is a fine resolution (1-km$^2$) index based on remote sensing data, and incorporates climate and biophysical data to determine the cause of vegetation stress. Development of the VegDRI map and associated products is a joint effort by the National Drought Mitigation Center (NDMC), the U.S. Geological Survey's (USGS) National Center for Earth Resources Observation and Science (EROS), and the High Plains Regional Climate Center (HPRCC). Figure 4-14 illustrates the VegDRI results for Southern California for August 21, 2016.

### 4.6.5 Frequency/Probability of Future Occurrences

Currently there is no data on the probability of drought that would be comparable to the USGS effort on earthquakes in the region, or how 100-year flood maps are created.





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## 4.7 Terrorism

This section was added due to the December 2, 2015 terror attack in San Bernardino County. There is no single, universally accepted definition of terrorism; however, FEMA defines "terrorism" as intentional, criminal, malicious acts. FEMA document 386-7 refers to terrorism specifically as the use of Weapons of Mass Destruction (WMD), including biological, chemical, nuclear, and radiological weapons; arson, incendiary, explosive, and armed attacks; industrial sabotage and intentional hazardous materials releases; and "cyberterrorism."

FEMA developed the Integrated Emergency Management System (IEMS) using an all-hazards approach. While the IEMS was established as an "all-hazard" approach, responding to the threat of terrorism (referred to as counterterrorism) came to be viewed as the responsibility of law enforcement, defense, and intelligence agencies. Furthermore, defensive efforts to protect people and facilities from terrorism (referred to as antiterrorism) were generally limited to the government sector, the military, and some industrial interests.

While the term "mitigation" refers generally to activities that reduce loss of life and property by eliminating or reducing the effects of disasters, in the terrorism context it is often interpreted to include a wide variety of preparedness and response actions. For the purposes of this document, the traditional meaning will be assumed; that mitigation refers to specific actions that can be taken to reduce loss of life and property from manmade hazards by "modifying the built environment" or antiterrorism to reduce the risk and potential consequences of these hazards.

### 4.7.1 Antiterrorism Regulatory Environment

Adopted on February 9, 2012 and updated on October 1, 2013, United Facilities Criteria (UFC) 4-010-01 defines the United States Department of Defense's (DoD) minimum antiterrorism standards for both new and existing buildings. The document applies to DoD buildings, National Guard buildings, visitor centers and museums, visitor control facilities and expeditionary structures. Historic preservation compliance for implementation of anti-terrorism standards, philosophy, design strategies and assumptions are all taken into account. Site planning, structural design, architectural design, and electrical and mechanical design are discussed in detail in Appendix B.
https://www.fema.gov/news-release/2004/01/13/dhs-announces-new-building-science-guidelines-enhance-terrorism-resistance





### 4.7.2 Counterterrorism Regulatory Environment

After the 12/2/15 mass shooting, two full time positions with a regional FBI-led terrorist task force (FBI's Joint Terrorism Task Force) were created. These task force officers have the clearance to conduct terrorism investigations in the County. The Task Force includes partners from Homeland Security Investigations (HSI), the San Bernardino Police Department, the San Bernardino County Sheriff's Department, the Riverside County Sheriff's Department, the Ontario Police Department, the Riverside Police Department, the Corona Police Department and the Chino Police Department. For more information regarding the positions, contact the San Bernardino Police Department at (909) 384-5742. Read more here: http://www.pe.com/articles/task-789539-force-san.html

The State of California Department of Justice's Anti-terrorism program works with federal, state and local law enforcement agencies to detect, investigate, prosecute, dismantle, prevent and respond to domestic and international terrorist activities. Read more here: https://oag.ca.gov/bi/atp

The State of California Bureau of Security and Investigative Services' Power to Arrest Course includes a Weapons of Mass Destruction (WMD) & Terrorism Awareness section. Read More Here: http://www.bsis.ca.gov/about_us/laws/bsis_regulations.pdf

### 4.7.3 Past Occurrences

There have been two terrorist attacks recorded in San Bernardino County. Table 4-10 describes both attacks.
Source: https://www.start.umd.edu/gtd/search/Results.aspx?search=san+bernardino&sa.x=0&sa.y=0&sa=Search

**Table 4-10: Terrorist Attacks in San Bernardino County**

| Date | Perpetrator Group | Fatalities | Injured | Target Type |
|---|---|---|---|---|
| **3/16/1970** | White Extremists | 0 | 1 | Government (General) |
| **12/2/2015** | Unaffiliated Individuals | 16 | 17 | Government (General) |

The state of California has experienced 574 terrorist attacks from 1970-2011 (Integrated United States Security Database (IUSSD): Data on the Terrorist Attacks in the United States Homeland, 1970-2011 2012). Figure 4-17 shows the types of terrorist attacks in the state of California from 1970 to the present.



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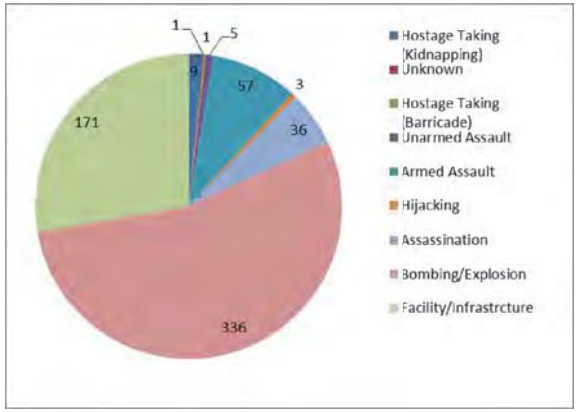
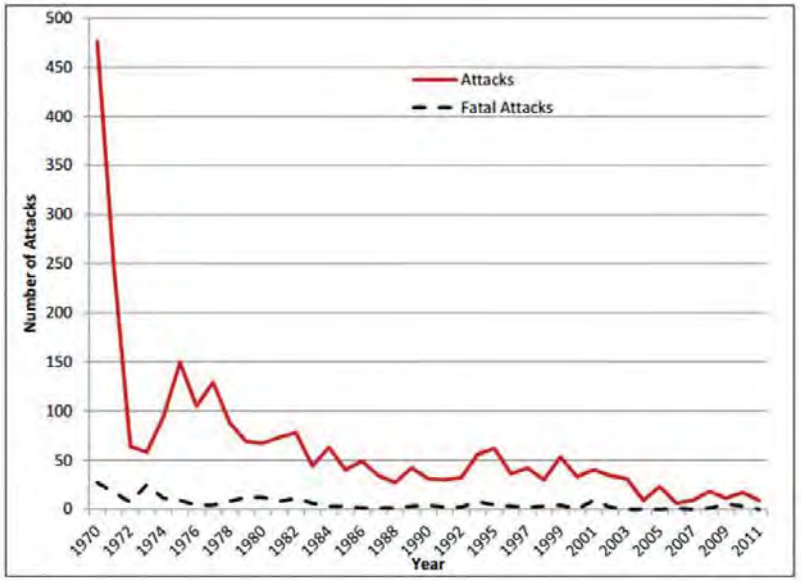



**Figure 4-15: Types of Terrorist Attacks in California from 1970-Present**

As seen in Figure 4-15 since 1970, the number of terrorist attacks in the United States has steadily decreased. According to http://www.heritage.org most terrorist attacks on America happen outside our nation's borders. The number of international terrorist attacks against the United States from 1970-2011 is shown in Figure 4-16 and Figure 4-17.








Note: There were 2,608 total attacks and 226 fatal attacks between 1970 and 2011.

**Figure 4-16: Total and Fatal Terrorist Attacks in the United States by Year**

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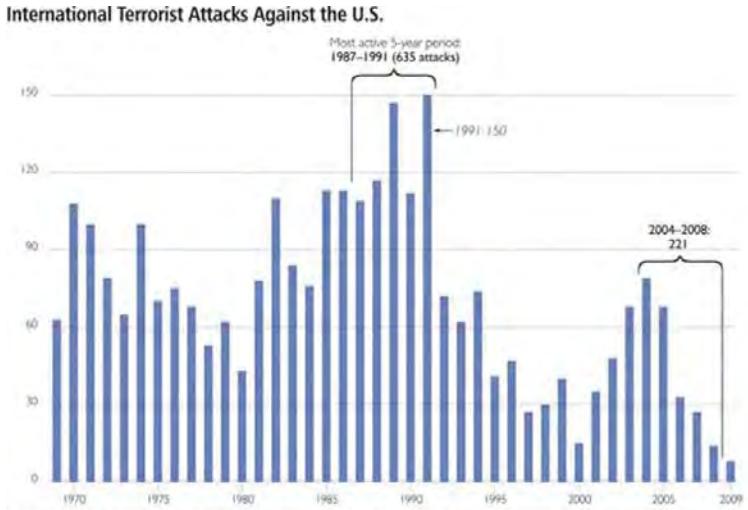


**Figure 4-17: International Terrorist Attacks Against the United States**

### 4.7.4 Location/Geographic Extent

Unlike natural hazards, which often follow patterns and can be forecasted, manmade hazards such as acts of terrorism are much more unpredictable. Terrorists have the ability to choose targets and tactics and can often adjust conditions to achieve their objective. Terrorist attacks are often in a more specific location rather than a widespread, more predictable area such as a flood plain. As demonstrated in the 12/2/15 mass shooting, "homegrown terrorists" (self-radicalizing and pulls off their attacks without any help or communication with people in other countries) are even harder to detect and predict.

Translating most manmade hazard profiles into meaningful geospatial information is difficult at best. Instead, the planning team will use an asset-specific approach, identifying potentially at-risk critical facilities and systems in the community. Once a comprehensive list of assets has been developed, it will be prioritized so that the community's efforts can be directed to protect the most





important assets first. Then, beginning with the highest priority assets, the vulnerabilities of each facility or system to each type of hazard will be assessed (FEMA 2003).

### 4.7.5 Magnitude/Severity

As previously discussed, predicting terrorist attacks cannot be done with the same level of accuracy as predicting a natural hazard and its potential impacts on the community. However, we can learn from past terrorist incidents. Table 4-11 profiles 10 different types of terrorist attacks and technological hazards.

**Table 4-11: Event Profiles for Terrorism and Technological Hazards**

| Hazard | Application Mode | Hazard Duration | Extent of Effects; Static/Dynamic | Mitigating and Exacerbating Conditions |
|---|---|---|---|---|
| Conventional Bomb/ Improvised Explosive Device | Detonation of explosive device on or near target; delivery via person, vehicle, or projectile. | Instantaneous; additional "secondary devices" may be used, lengthening the time duration of the hazard until the attack site is determined to be clear | Extent of damage is determined by type and quantity of explosive. Effects generally static other than cascading consequences, incremental structural failure, etc. | Overpressure at a given standoff is inversely proportional to the cube of the distance from the blast; thus, each additional increment of standoff provides progressively more protection. Terrain, forestation, structures, etc. can provide shielding by absorbing and/or deflecting energy and debris. Exacerbating conditions include ease of access to target; lack of barriers/shielding; poor construction; and ease of concealment of device |
| Chemical Agent * | Liquid/aerosol contaminants can be dispersed using sprayers or other aerosol generators; liquids vaporizing from puddles/ containers; or munitions. | Chemical agents may pose viable threats for hours to weeks depending on the agent and the conditions in which it exists. | Contamination can be carried out of the initial target area by persons, vehicles, water and wind. Chemicals may be corrosive or otherwise damaging over time if not remediated. | Air temperature can affect evaporation of aerosols. Ground temperature affects evaporation of liquids. Humidity can enlarge aerosol particles, reducing inhalation hazard. Precipitation can dilute and disperse agents but |



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| Hazard | Application Mode | Hazard Duration | Extent of Effects; Static/Dynamic | Mitigating and Exacerbating Conditions |
|---|---|---|---|---|
| | | | | can spread contamination. Wind can disperse vapors but also cause target area to be dynamic. The micro-meteorological effects of buildings and terrain can alter travel and duration of agents. Shielding in the form of sheltering in place can protect people and property from harmful effects. |
| Arson/ Incendiary Attack | Initiation of fire or explosion on or near target via direct contact or remotely via projectile. | Generally minutes to hours. | Extent of damage is determined by type and quantity of device/ accelerant and materials present at or near target. Effects generally static other than cascading consequences, incremental structural failure, etc. | Mitigation factors include built-in fire detection and protection systems and fire-resistive construction techniques. Inadequate security can allow easy access to target, easy concealment of an incendiary device and undetected initiation of a fire. Non-compliance with fire and building codes as well as failure to maintain existing fire protection systems can substantially increase the effectiveness of a fire weapon. |
| Armed Attack | Tactical assault or sniping from remote location. | Generally minutes to days. | Varies based upon the perpetrators' intent and capabilities | Inadequate security can allow easy access to target, easy concealment of weapons and undetected initiation of an attack. |
| Biological Agent * | Liquid or solid contaminants can be dispersed using sprayers/aerosol generators or by point or line | Biological agents may pose viable threats for hours to years depending on the agent and the | Depending on the agent used and the effectiveness with which it is deployed, contamination can | Altitude of release above ground can affect dispersion; sunlight is destructive to many bacteria and viruses; light to |





| Hazard | Application Mode | Hazard Duration | Extent of Effects; Static/Dynamic | Mitigating and Exacerbating Conditions |
|---|---|---|---|---|
| | sources such as munitions, covert deposits and moving sprayers. | conditions in which it exists | be spread via wind and water. Infection can be spread via human or animal vectors. | moderate wind will disperse agents but higher winds can break up aerosol clouds; the micro-meteorological effects of building and terrain can influence aerosolization and travel of agents. |
| Cyberterrorism | Electronic attack using one computer system against another. | Minutes to days | Generally no direct effects on built environment. | Inadequate security can facilitate access to critical computer systems, allowing them to be used to conduct attacks. |
| Agriterrorism | Direct, generally covert contamination of food supplies or introduction of pests and/or disease agents to crops and livestock. | Days to months | Varies by type of incident. Food contamination events may be limited to discrete distribution sites, whereas pests and diseases may spread widely. Generally no effects on built environment. | Inadequate security can facilitate adulteration of food and introduction of pests and disease agents to crops and livestock. |
| Radiological Agent ** | Radioactive contaminants can be dispersed using sprayers/aerosol generators, or by point or line sources such as munitions, covert deposits and moving sprayers. | Contaminants may remain hazardous for seconds to years depending on material used. | Initial effects will be localized to site of attack; depending on meteorological conditions, subsequent behavior of radioactive contaminants may be dynamic. | Duration of exposure, distance from source of radiation, and the amount of shielding between source and target determine exposure to radiation. |
| Nuclear Bomb ** | Detonation of nuclear device underground, at the surface, in the air or at high altitude. | Light/heat flash and blast/shock wave last for seconds; nuclear radiation and fallout hazards can persist for years. Electromagnetic pulse from a high altitude detonation lasts for seconds and affects only | Initial light, heat and blast effects of a subsurface, ground or air burst are static and are determined by the device's characteristics and employment; fallout of radioactive contaminants may | Harmful effects of radiation can be reduced by minimizing the time of exposure. Light, heat and blast energy decrease logarithmically as a function of distance from seat of blast. Terrain, forestation, structures, etc. can provide shielding by |



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| Hazard | Application Mode | Hazard Duration | Extent of Effects; Static/Dynamic | Mitigating and Exacerbating Conditions |
|---|---|---|---|---|
| | | unprotected electronic systems. | be dynamic, depending on meteorological conditions. | absorbing and/or deflecting radiation and radioactive contaminants. |
| Hazardous Material Release (fixed facility or transportation) | Solid, liquid and/or gaseous contaminants may be released from fixed or mobile containers. | Hours to days | Chemicals may be corrosive or otherwise damaging over time. Explosion and/or fire may be subsequent. Contamination may be carried out of the incident area by persons, vehicles, water and wind. | As with chemical weapons, weather conditions will directly affect how the hazard develops. The micro-meteorological effects of building and terrain can alter travel and duration of agents. Shielding in the form of sheltering in place can protect people and property from harmful effects. Non-compliance with fire and building codes as well as failure to maintain existing fire protection and containment features can substantially increase the damage from a hazardous materials release. |

* Source: Jane's Chem-Bio Handbook
** Source: FEMA, Radiological Emergency Management Independent Study Course

### 4.7.6 Frequency/Probability of Future Occurrences

We can usually forecast the type, frequency and location of a natural hazard thanks to the laws of physics and nature. However, when dealing with manmade hazards such as terrorism, we are often dealing with functions of the human mind-malevolence, incompetence, carelessness and other behaviors. These actions cannot be predicted with any accuracy; therefore, there is the potential for an act of terrorism to occur anywhere, at any time.





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## 4.8 Climate Change

Climate change refers to any distinct change in measures of climate lasting for a long period of time, more specifically major changes in temperature, rainfall, snow, or wind patterns. Climate change may be limited to a specific region, or may occur across the whole Earth. Climate change may result from:

- Natural factors (e.g., changes in the Sun's energy or slow changes in the Earth's orbit around the Sun);
- Natural processes within the climate system (e.g., changes in ocean circulation); and
- Human activities that change the atmosphere's make-up (e.g., burning fossil fuels) and the land surface (e.g., cutting down forests, planting trees, building developments in cities and suburbs, etc.).

The effects of climate change are varied: warmer and more varied weather patterns, melting ice caps, and poor air quality, for example. As a result, climate change impacts a number of natural hazards.

The 2013 State of California Multi-Hazard Mitigation Plan stated that climate change is already affecting California. Sea levels have risen by as much as seven inches along the California coast over the last century, increasing erosion and pressure on the state's infrastructure, water supplies, and natural resources. The State has also seen increased average temperatures, more extreme hot days, fewer cold nights, a lengthening of the growing season, shifts in the water cycle with less winter precipitation falling as snow, and both snowmelt and rainwater running off sooner in the year. In addition to changes in average temperatures, sea level, and precipitation patterns, the intensity of extreme weather events is also changing.

### 4.8.1 Regulatory Environment

California's response to climate change is directed by Legislation and Regulations and by other Mandates such as executive orders.

#### 4.8.1.1 The Sustainable Communities and Climate Protection Act of 2008

The Sustainable Communities and Climate Protection Act of 2008 (Sustainable Communities Act, SB 375, Chapter 728, Statutes of 2008) looks to reduce GHG emissions through coordinated transportation and land use planning with the goal of more sustainable communities. Regional targets are established for GHG emissions reductions from passenger vehicle use by the sustainable communities strategy (SCS) established by each metropolitan planning organization (MPO). The SCS is an integral part of the regional transportation plan (RTP) and contains land use, housing, and transportation strategies to meet GHG reductions targets. In San Bernardino County, the South Coast Air Quality Management District facilitates compliance with the federal Clean Air Act and implements the state's air quality program.





The Office of Planning and Research's General Plan Guidelines and SB 375 builds upon Assembly Bill 162 (flood protection) and Senate Bill 1241 (fire protection) and supports Safeguarding California implementation.

SB 375 also supports Assembly Bill 2140 which requires that a City/County General Plan contains a safety element in addition to a Hazard Mitigation Plan. AB 2140 also requires a vulnerability assessment, adaptation goals, policies and objectives, and a set of feasible implementation measures.

#### 4.8.1.2 California Adaptation Planning Guide (APG)

The State of California has been taking action to address climate change for over 20 years, focusing on both greenhouse gas emissions reduction and adaptation. The California Adaptation Planning Guide (APG) continues the state's effort by providing guidance and support for communities addressing the unavoidable consequences of climate change.

Based on upon specific factors, 11 Climate impact regions were identified. Some of the regions were based on specific factors particularly relevant to the region. As illustrated in Figure 4-18 San Bernardino County is located in the Desert Region.

The Desert is a heavily urbanized inland region (4.3+ million people) made up of sprawling suburban development in the west near the South Coast region and vast stretches of open, largely federally owned desert land to the east. Prominent cities within the desert portion include Palm Springs (44,500+) and El Centro (42,500+). The region's character is defined largely by the San Gabriel Mountains, San Gorgonio Mountains, San Jacinto Mountains, and smaller inland mountains reaching through the desert to the Colorado River, which borders the region on the east. Communities in the Desert region should consider evaluating the following climate change impacts:

- Reduced water supply
- Increased temperature
- Reduced precipitation
- Diminished snowpack
- Wildfire risk
- Public health and social vulnerability
- Stress on special-status species

**Figure 4-18: Climate Impact Regions**

### 4.8.2 Past Occurrences

Climate change has never been directly responsible for any declared disasters. Past flooding, wildfire, levee failure, and drought disasters may have been exacerbated by climate change, but it is impossible to make direct connections to individual disasters. In addition, unlike earthquake and floods that occur over a finite time period, climate change is an on-going hazard the effects of which some are already experiencing. Other effects may not be seriously experienced for decades, or may be avoided altogether by mitigation actions taken today.





### 4.8.3 Location/Geographic Extent

The effects of climate change are not limited by geographical borders. San Bernardino County, the State of California, the United States, and the rest of the world are all at risk to climate change. As such, the entire County is at risk to the effects of climate change.

Figure 4-19 and Figure 4-20 provide Cal Adapt[2] modeled decadal July high temperature averages for 2010 and 2090. These figures provide current decade-long July temperature averages and possible annual high heating trends for the remaining portion of the century. The data presented in the figures represent a "projection" of potential future climate scenarios, they are not predictions. These figures illustrate how the climate may change based on a variety of different potential social and economic factors. The visualizations are comprised of average values from Coupled Climate model 2.1 (GFDL), Community Climate System Model Version 3 (CCSM3), Coupled Global Climate Model Version 3 (CNRM) and Parallel Climate Model 1 (PCM1). During the next few decades, scenarios project average temperature to rise between 1° and 2.3°F; however, the projected temperature increases begin to diverge at mid-century so that, by the end of the century, the temperature increases projected in the higher emissions scenario (A2) are approximately twice as high as those projected in the lower emissions scenario (B1). Customizable maps can be viewed at http://cal-adapt.org/temperature/decadal/

[2] Cal-Adapt has been funded to provide access to data and information that has been produced by the State's scientific and research community. The data available in this site offer a view of how climate change might affect California at the local level.



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Figure 4-19: July Decadal Average High Temperature Map; 2010

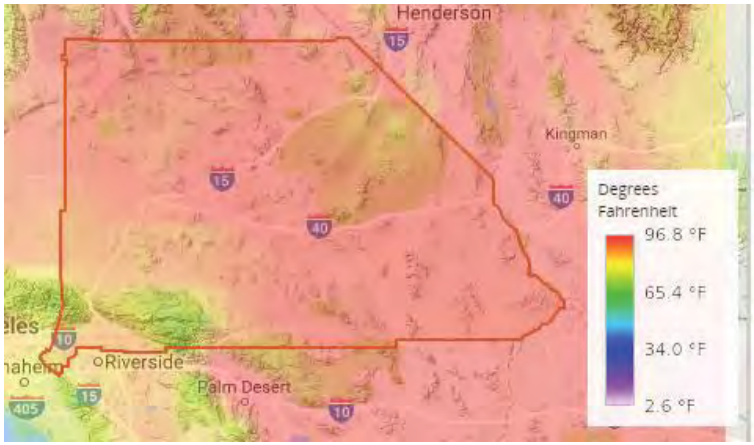


Figure 4-20: July Decadal Average High Temperature Map; 2090





### 4.8.4 Magnitude/Severity

The California Climate Adaptation Strategy (CAS), citing a California Energy Commission study, states that "over the past 15 years, heat waves have claimed more lives in California than all other declared disaster events combined." This study shows that California is getting warmer, leading to an increased frequency, magnitude, and duration of heat waves. These factors may lead to increased mortality from excessive heat, as shown in Figure 4-21: California Historical and Projected Temperature Increases 1961 to 2099

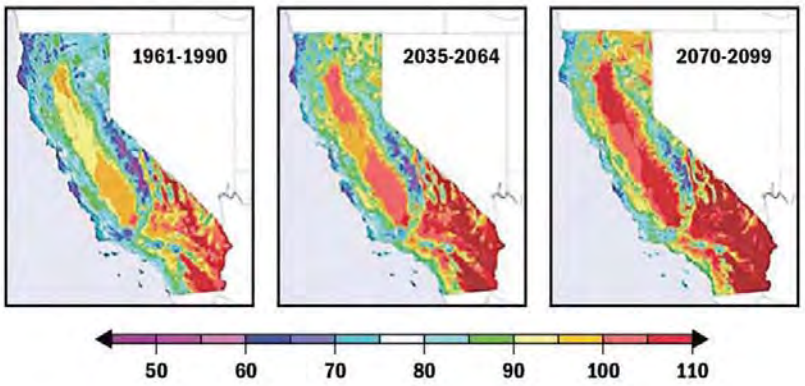


Figure 4-21: California Historical and Projected Temperature increases 1961-2099

*Source: Dan Cayan; California Climate Adaptation Strategy*

### 4.8.5 Frequency/Probability of Future Occurrences

According to the ABAG 2010 Local Hazard Mitigation Plan (LHMP), climate change is one of the few natural hazards where the probability of occurrence is influenced by human action. In addition, unlike earthquake and floods that occur over a finite time period, climate change is an on-going hazard.

The 2009 Climate Adaptation Strategy (CAS) delineated how climate change may impact and exacerbate natural hazards in the future, including wildfires, extreme heat, floods, drought, and levee failure:

Climate change is expected to lead to increases in the frequency, intensity, and duration of extreme heat events and heat waves in San Bernardino County and the rest of California, which



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are likely to increase the risk of mortality and morbidity due to heat-related illness and exacerbation of existing chronic health conditions. Those most at risk and vulnerable to climate-related illness are the elderly, individuals with chronic conditions such as heart and lung disease, diabetes, and mental illnesses, infants, the socially or economically disadvantaged, and those who work outdoors.

- Higher temperatures will melt the Sierra snowpack earlier and drive the snowline higher, resulting in less snowpack to supply water to California users.
- Droughts are likely to become more frequent and persistent in the 21st century.
- Intense rainfall events, periodically ones with larger than historical runoff, will continue to affect California with more frequent and/or more extensive flooding.
- Storms and snowmelt may coincide and produce higher winter runoff from the landward side, while accelerating sea-level rise will produce higher storm surges during coastal storms. Together, these changes will increase the probability of levee and dam failures in the Sacramento-San Joaquin Delta.
- Warmer weather, reduced snowpack, and earlier snowmelt can be expected to increase wildfire through fuel hazards and ignition risks. These changes can also increase plant moisture stress and insect populations, both of which affect forest health and reduce forest resilience to wildfires. An increase in wildfire intensity and extent will increase public safety risks, property damage, fire suppression and emergency response costs to government, watershed and water quality impacts, vegetation conversions and habitat fragmentation.

### 4.8.6 El Niño Effect

El Niño is defined as an abnormal weather pattern that is caused by the warming of the Pacific Ocean near the equator, off the coast of South America. This occurs when the normal trade winds weaken (or even reverse), which lets the warm water that is usually found in the western Pacific flow instead towards the east. This warm water displaces the cooler water that is normally found near the surface of the eastern Pacific, setting off atmospheric changes that affect weather patterns in many parts of the world.

As a result of the predicted El Niño in 2015 the following meetings were held during the months of January – December 2015:

**El Niño Awareness Program**

- **January - December 2015**





- **October 28, 2015** (Two meetings) two separate meetings one with the Public with 200 High Desert residents attending, the other meeting was at the same location of the Victor Ville City Council Chambers of 80 operators
- **November 9, 2015** South Desert Meeting at the Town of Yucca Valley Community Center, with 50 Operators and 235 general public ,residents
- **November 12, 2015** 2:30pm-4:30pm Valley Cooperators Meeting, City of Rancho Cucamonga, Victoria Gardens, 90 Operators and 2nd Meeting at the same location held at 530pm-730pm meeting with 205 public and residents
- **November 16, 2015** Public Meeting at Upland city Hal l for San Antonio heights, Mt. Baldy and local residents 110 Public and Residents in attendance .
- **November 23, 2015** Wrightwood Community Center, 80 Operators and 330 Public and Residents
- **November 24, 2015** City of Yucaipa 40 operators at Yucaipa City Hall
- **December, 2015** 5000 English pamphlets and 5000 Spanish pamphlets distributed Winter Weather Workshop meetings (discuss long term weather models and predictions as far as estimated rain fall anticipated. and Extreme Heat Program meetings (stakeholder and Red Cross and SCE and other responders/operators meetings on anticipated overly hot days and local assistance plans. program in place by OES.

### 4.8.7 Extreme Weather

The Extreme Weather – Excessive Heat Standard Operating Guidelines (SOG) were developed in response to the potential for Excessive Heat and heat related Power Outage events in San Bernardino County. The following objectives and activities have been established to prevent the harmful effects of excessive heat on at-risk populations and the potential for life-threatening repercussions of power outages during excessive heat events.

The Extreme Weather – Excessive Heat SOG describe the County operations during heat related emergencies and provide guidance for local jurisdictions in their preparation for heat emergencies and other related activities.

The information included in this document is “situation” and/or “incident” driven and subject to revision by the Extreme Weather Committee as conditions warrant. Notifications are information dependent and modification of the activities in these guidelines may be required in response to changing conditions, situations and/or inaccurate weather predictions.
The Extreme Weather – Excessive Heat Standard Operating Guidelines (SOG) were developed through the collaborative efforts of the “Extreme Weather Committee”. The committee consists of

representatives from key County Departments and private sector partners who have a shared interest, responsibility and/or expertise in the County's preparation for an Excessive Heat event. It is designed to protect all of the County's population especially the most vulnerable populations.

For the last ten years the annual Winter Weather Workshop and Meeting brings together San Bernardino County Fire Office of Emergency Services with The San Bernardino County Special Districts key stakeholders and first responders as well as weather experts. The annual meeting is an accumulation of meetings with NOAA and other Meteorological experts on the possible winter weather outlook and forecast including possible precipitation levels and wide ranging forecasts.

The meeting includes discussions on possible plans of actions and response to flooding emergencies and or snow or white out events and the other possibility of continuing long duration droughts.

## 4.9 Other Hazards

As mentioned earlier, lower priority hazards are addressed at a lesser level of detail due to their relatively fewer impacts, as identified in the preceding hazard assessment section. The lower priority hazards for the unincorporated area are:

- Severe Thunderstorm
- Infestation
- Drought
- High Winds/Straight Line Winds
- Lightning
- Extreme Heat
- Hail
- Tornado

Although not part of the MJHMP, the remaining hazards are a part of the San Bernardino County 2007 General Plan and are addressed in the County Building Codes and Ordinance.

The information in this section provides an explicit representation of what a community stands to lose in a disaster. This is useful for county officials and other decision makers who will need to balance the costs of mitigation against the potential harm to citizens and damage to property. It provides comparable measurements of community natural hazard exposure and assists in determining which hazards and/or what parts of San Bernardino County to focus on making resilient to disaster first. Based upon possible assets at risk, hazard mitigation resources can be directed where need be, in-part, by a vulnerability assessment and information found in hazard profiles presented in Section 4.8.





## 4.10 Vulnerability Assessment

The information in this section provides an explicit representation of what a community stands to lose in a disaster. This is useful for county officials and other decision makers who will need to balance the costs of mitigation against the potential harm to citizens and damage to property. It provides comparable measurements of community natural hazard exposure[3] and assists in determining which hazards and/or what parts of San Bernardino County to focus on making resilient to disaster first. Based upon possible assets at risk, hazard mitigation resources can be directed where need be, in-part, by a vulnerability assessment and information found in hazard profiles presented in Section 4.2.

The vulnerability assessment is developed by providing the hazard mitigation analysts with quantitative and qualitative information for each hazard identified by the HMP Planning Team Through an exposure analysis, quantitative data is developed for each hazard. An exposure analysis provides quantities of people and assets at risk to particular hazards. Qualitative data has been developed and presented in this section for hazards without measurable data. Qualitative data provides information beyond quantities of people and assets at risk, but rather a description of how the hazard could affect a region like San Bernardino County.

***Note: The hazard exposure analysis has been developed with best available data and follows methodology described in the FEMA publication Understanding Your Risks—Identifying Hazards and Estimating Losses.***

***Note: There are other intangible losses that could result from a natural hazard event, such as losses of historic or cultural integrity or damage to the environment that are difficult to quantify. Other costs, including response and recovery costs, are often unrecoverable and are not addressed in this document.***

### 4.10.1 Methodology

A vulnerability assessment was conducted for each of the identified priority hazards. Geospatial data is essential in determining population and assets exposed to particular hazards. Geospatial analysis can be conducted if a natural hazard has a particular spatial footprint that can be overlaid against the locations of people and assets. In San Bernardino County, wildfire, flood, earthquake, and landslides have known geographic extents and corresponding spatial information about each hazard.

Several sources of data are necessary to conduct a vulnerability analysis. Figure 4-22provides an exhibit of the data inputs and outputs used to create the vulnerability analysis results presented in this section. U.S. Census data is the primary source in determining natural hazard exposure to residents. Census data has been used to determine the population at risk, which is generally referred to as population exposure. Population exposure is provided for wildfire, flooding, earthquakes and landslides as potential hazards later in this section.

[3] Elements at risk; Risk inventory; Exposure encompasses all elements, processes, and subjects that might be affected by a hazardous event. Consequently, exposure is the presence of social, economic, environmental or cultural assets in areas that may be impacted by a hazard.

Together with the U.S. Census data, asset data was used to provide a snapshot of how City assets are affected by natural hazards. For purposes of this vulnerability analysis, asset data includes parcels and critical infrastructure within the San Bernardino County boundaries. Critical infrastructure is described as assets that are essential for people and a community to function. Critical infrastructure includes such as utilities, San Bernardino County owned facilities, bridges, schools, and other community facilities that provide essential services to residents.

Critical facilities data was developed from a variety of sources including San Bernardino County owned and maintained data, state and federal government datasets, and private industry datasets. A critical infrastructure spatial database was developed to translate critical facilities information into georeferenced[4] points. Critical facility points are intersected with the spatial hazard layers to develop a list of "at risk" critical facilities. The San Bernardino County critical facilities that intersect with natural hazards are referred to as facilities with hazard "exposure". Exposure results are presented later in this section.

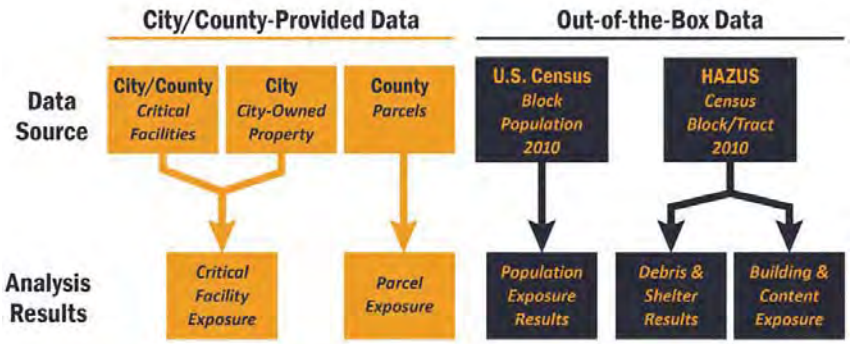


Figure 4-22: Data Source and Methodology

Lastly, FEMA's Hazus-MH MR5 (Hazus) software was implemented to conduct detailed loss estimation for flood and earthquake. Hazus is a nationally applicable standardized methodology that contains models for estimating potential losses from earthquakes, floods, and hurricanes. HAZUS uses Geographic Information Systems (GIS) technology to estimate physical, economic, and social impacts of disasters. For purposes of this planning effort, Hazus was used to graphically illustrate the limits of identified high-risk locations due to possible earthquakes and floods.

[4] To georeference something means to define its existence in physical space. That is, establishing its location in terms of map projections or coordinate systems. The term is used both when establishing the relation between raster or vector images and coordinates, and when determining the spatial location of other geographical features.





The vulnerability and potential impacts from priority hazards that do not have specific mapped areas nor the data to support additional vulnerability analyses are discussed in more general terms in alphabetical order following the discussion on wildfire, flooding and earthquake hazards.

### 4.10.2 Hazus MH Inputs

FEMA's loss estimation software, Hazus MH, was used to analyze the San Bernardino County building risk to flood and earthquake hazards. Hazus contains a database of economic, demographic, building stock, transportation facilities, local geology, and other information that can be used for several steps in the risk assessment process. Hazus software operates on structure square footage, structure replacement, and content replacement costs aggregated to the census block and tract levels depending on type of hazard analysis. The following table provides value data for building categories at the census block and census tract levels. Census block and census tracts are used to provide input information for the Hazus analysis presented in this report.

The project team used the San Bernardino County Essential Facilities Risk Assessment (SBEFRA) project and incorporated the newly updated DFIRM data into HAZUS to assess potential losses in the mapped 100-year (with and without levee protection) and 500-year flood zones.

***Note: The Hazus software utilizes different census level information inputs to develop loss estimates depending on the hazard module. The flood module uses census block information while the earthquake module uses census track information. It is important to understand the total values of each as estimated damage to the community is presented on a percent of total value basis.***



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**Table 4-12: Hazus Flood Census Block Input Values**

| Building Type | Building Replacement Costs ($000) | Building Replacement Cost (%) | Content Replacement Cost ($000) | Content Replacement Cost (%) | Total Value ($000) | Total Value (%) |
|---|---|---|---|---|---|---|
| Agricultural | $ 70,841 | 0.3% | $ 70,841 | 0.3% | $ 141,682 | 1% |
| Commercial | $ 1,208,163 | 4.4% | $ 1,231,690 | 4.5% | $ 2,439,853 | 9% |
| Education | $ 120,017 | 0.4% | $ 127,161 | 0.5% | $ 247,178 | 1% |
| Governmental | $ 34,216 | 0.1% | $ 43,192 | 0.2% | $ 77,408 | 0% |
| Industrial | $ 452,710 | 1.6% | $ 610,063 | 2.2% | $ 1,062,773 | 4% |
| Religion | $ 176,012 | 0.6% | $ 176,012 | 0.6% | $ 352,024 | 1% |
| Residential | $ 15,483,634 | 56.2% | $ 7,744,650 | 28.1% | $ 23,228,284 | 84% |
| **Total** | **$ 17,545,593** | **64%** | **$ 10,003,609** | **36%** | **$ 27,549,202** | **100 %** |

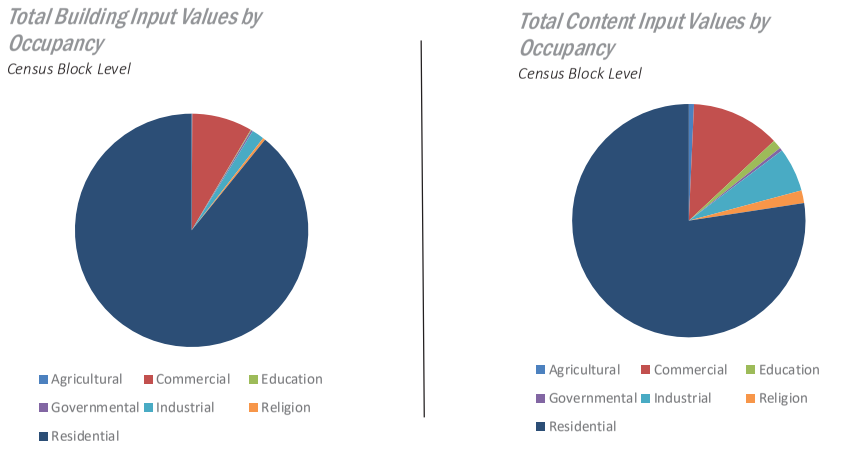


**Figure 4-23: Census Block Building and Content Exposure Values**





**Table 4-13: Hazus Earthquake Census Tract Input Values**

| Building Type | Building Replacement Costs ($000) | Building Replacement Cost (%) | Content Replacement Cost ($000) | Content Replacement Cost (%) | Total Value ($000) | Total Value (%) |
|---|---|---|---|---|---|---|
| Agricultural | $ 264,949 | 50.0% | $ 264,949 | 50.0% | $ 529,898 | 1% |
| Commercial | $ 11,056,871 | 48.5% | $ 11,756,479 | 51.5% | $ 22,813,350 | 9% |
| Education | $ 819,946 | 48.4% | $ 874,703 | 51.6% | $ 1,694,649 | 1% |
| Governmental | $ 265,933 | 45.6% | $ 316,930 | 54.4% | $ 582,863 | 0% |
| Industrial | $ 3,733,265 | 41.4% | $ 5,276,431 | 58.6% | $ 9,009,696 | 4% |
| Religion | $ 958,122 | 50.0% | $ 958,122 | 50.0% | $ 1,916,244 | 1% |
| Residential | $ 84,302,884 | 66.7% | $ 42,159,954 | 33.3% | $ 126,462,838 | 84% |
| **Total** | **$ 101,401,970** | **62%** | **$ 61,607,568** | **38%** | **$ 163,009,538** | **100 %** |

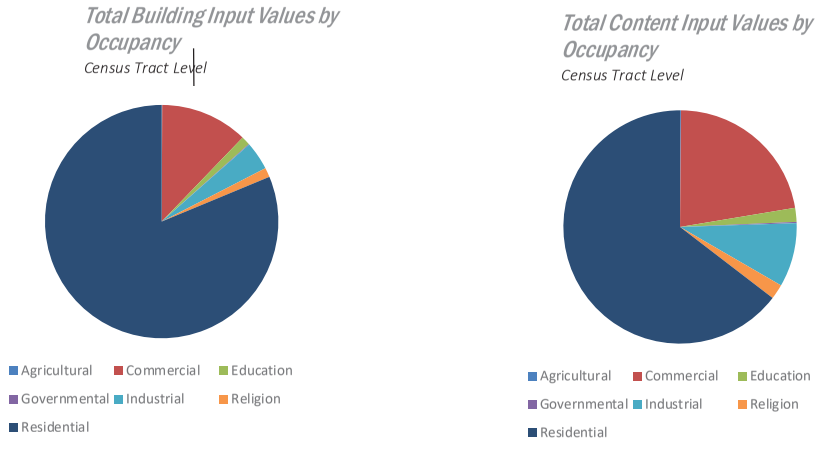


**Figure 4-24: Census Tract Building and Content Exposure Values**



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## 4.11 Population and Assets

To describe vulnerability for each hazard, it is important to understand the "total" population and "total" assets at risk. The exposure for each hazard described in this section will refer to the percent of total population or percent of total assets. This provides the possible significance or vulnerability to people and assets for the natural hazard event and the estimated damage and losses expected during a "worst case scenario" event for each hazard. Sections below provide a description of the total population, critical facilities, and parcel exposure inputs.

Table 4-12 and Table 4-13 provide an estimate of the number and size of buildings in the County's unincorporated areas and its Special Districts, as well as the replacement value of the buildings and their contents. The table provides information by occupancy class (e.g., residential, commercial, etc.), as well as by construction type (e.g., concrete, wood frame, etc.).

### 4.11.1 Population

To develop hazard-specific vulnerability assessments, population near natural hazard risks should be determined to understand the total "at risk" population. We can understand how geographically defined hazards may affect San Bernardino County by analyzing the extent of the hazard in relation to the location of population. For purposes of the vulnerability assessment approximately 292,152 (100 %) of the San Bernardino County's population is exposed to one or more hazards within or near the County of San Bernardino boundaries. Each natural hazard scenario affects the San Bernardino County residents differently depending on the location of the hazard and the population density of where the hazard could occur. Vulnerability assessment sections presented later in this section summarize the population exposure for each natural hazard.

#### 4.11.1.1 Vulnerable Populations

The severity of a disaster depends on both the physical nature of the extreme event and the socioeconomic nature of the populations affected by the event. Important socioeconomic factors tend to influence disaster severity. A core concept in a vulnerability analysis is that different people, even within the same region, have a different vulnerability to natural hazards.

#### 4.11.1.2 Income and Housing Condition





Income or wealth is one of the most important factors in natural hazard vulnerability. This economic factor affects vulnerability of low income populations in several ways. Lower income populations are less able to afford housing and other infrastructure that can withstand extreme events. Low income populations are less able to purchase resources needed for disaster response and are less likely to have insurance policies that can contribute to recovery efforts. Lower income elderly populations are less likely to have access to medical care due to financial hardship. Because of these and other factors, when disaster strikes, low income residences are far more likely to be injured or left without food and shelter during and after natural disasters.

Figure 4-25 shows the median household income distribution for the County of San Bernardino in 2012. The "median" is the value that divides the distribution of household income into two equal parts (e.g., the middle). The average median household income in the County of San Bernardino between 2010 and 2014 was $54,100, in the United States during the same period the median house household income was $51,759.

#### 4.11.1.3 Age

Children and the elderly tend to be more vulnerable during an extreme natural disaster. They have less physical strength to survive disasters and are often more susceptible to certain diseases. The elderly often also have declining vision and hearing and often miss reports of upcoming natural hazard events. Children, especially young children, have the inability to provide for themselves. In many cases, both children and the elderly depend on others to care for them during day to day life.

Finally, both children and the elderly have fewer financial resources and are frequently dependent on others for survival. In order for these populations to remain resilient before and after a natural hazard event, it may be necessary to augment city residents with resources provided by the City, state and federal emergency management agencies and organizations. See Figure 4-26 and Figure 4-27 for location of vulnerable population by age within the County of San Bernardino.

Figure 4-25: Median Household Income Distribution Maps





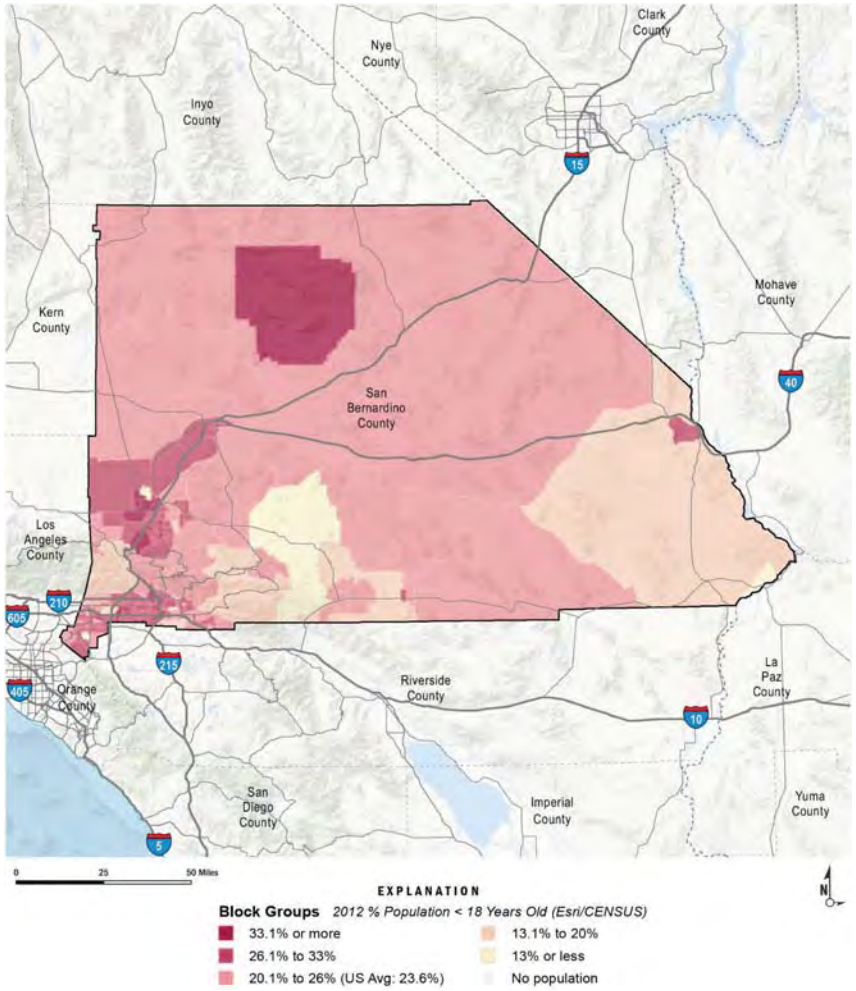


Figure 4-26: Population Under Age 18



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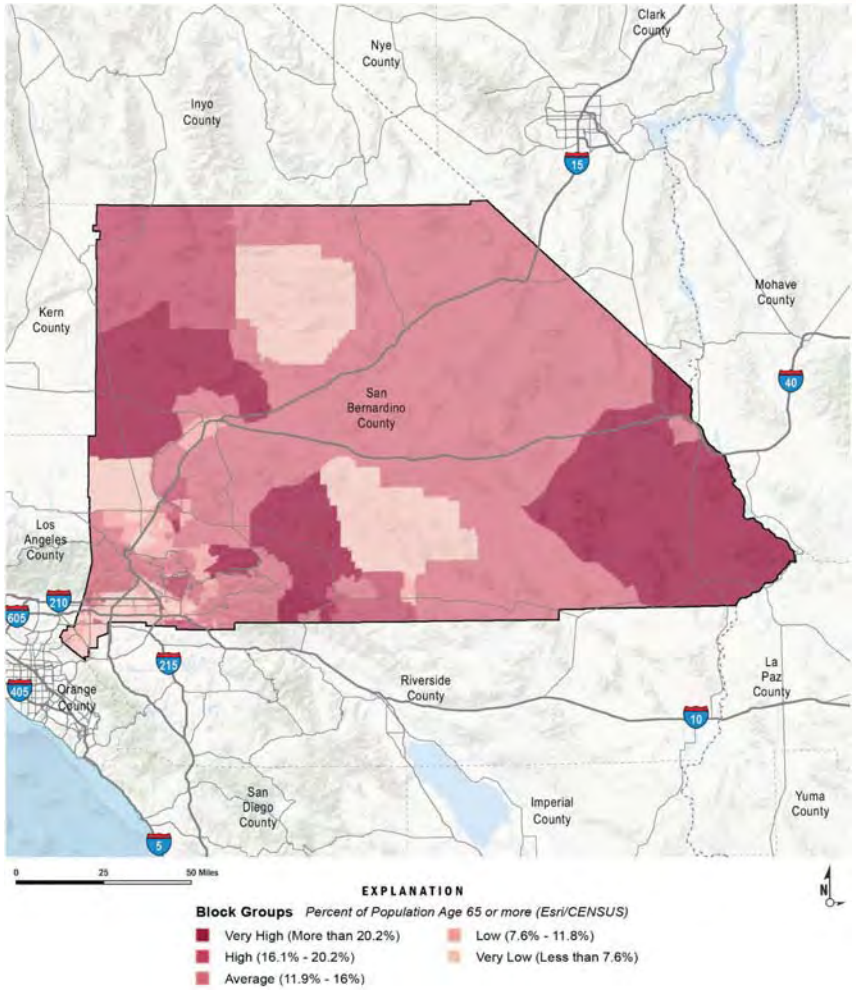



Figure 4-27: Population Over Age 65





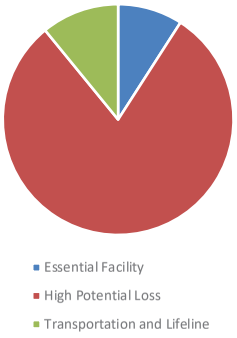
### 4.11.1.4 Critical Facility List

As stated in the San Bernardino County Emergency Operations Plan (EOP), the San Bernardino County Sheriff's Department (Sheriff) is the lead County agency in identifying critical infrastructure in the County and its Special Districts. A Sheriff's Department Working Group was established to identify Critical Facilities throughout San Bernardino County. Due to Homeland Security and issues related to terrorism, this list is not included in the MJHMP, but is available through the Sheriff's Department.

The Sheriff's Department maintains a Critical Infrastructure Database listing the site name, location, critical level, threat level, site type, and contact information. This database was created for the 2010 MJHMP and has been updated regularly by the Intelligence Division. The Sheriff's Intelligence Division has created Emergency Response Folders (Folders) on each of the locations. The Folders contain site-specific information needed by emergency personnel to respond to any type of emergency. The Folders contain floor plans, photographs, entry/exit points, utility locations, ingress and egress locations, known hazardous materials on site, and emergency contact information for the responsible persons of the site. The Sheriff's Department maintains control and transport of this information to an Incident Command Post/Department Operations Center/Emergency Operations Center when needed.

Table 4-14: Critical Facility Points

| Infrastructure Type | Feature Count |
|---|---|
| **Essential Facility** | **268** |
| EOC | 2 |
| Fire Station | 99 |
| Hospital | 9 |
| Police Station | 28 |
| School | 130 |
| **High Potential Loss** | **1,155** |
| Child Care Center | 91 |
| Child Residential Care - 24 hour | 2 |
| Foster Family Agency | 2 |
| Adult Residential Care | 52 |
| Home Care Organization | 2 |
| Elder Residential Care | 35 |
| Communication Facility | 40 |
| Dam | 24 |
| Waste Water Facility | 2 |



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| Infrastructure Type | Feature Count |
|---|---|
| HAZMAT | 51 |
| EPA FRS Facility | 731 |
| FCC ASR | 107 |
| Electric Power Facility | 6 |
| Natural Gas Facility | 7 |
| Potable Water Facility | 3 |
| **Transportation and Lifeline** | **636** |
| Airport | 34 |
| Runway | 36 |
| Bus Facility | 2 |
| Highway Bridge | 553 |
| Railway Bridge | 11 |
| **Grand Total** | **2,059** |

**Table 4-15: Linear Utilities**

| Infrastructure Type | Total Linear Mileage |
|---|---|
| **Transportation and Lifeline** | **16,992** |
| **Railway** | **719** |
| **Roads** | **16,273** |
| Interstate Highway | 587 |
| State / County Highway | 1,259 |
| Primary Highway | 308 |
| Local Road, Major | 2,928 |
| Local Road | 6,530 |
| Other Minor Road | 4,031 |
| Vehicular Trail | 543 |
| Cul-de-Sac / Traffic Circle | 11 |
| Ramp | 68 |
| Service Road | 8 |
| **Grand Total** | **16,992** |





#### 4.11.1.5 Utility Agencies

The utilities and transportation infrastructure is another significant concern for the County and its Special Districts. Various laws, ordinances, regulations, standards, and guidelines have been established to ensure proper and thorough mitigation measures to decrease the effects of hazards.

The following are two of the major utility agencies:

**Southern California Edison (SCE)** has undertaken an all-hazards approach to planning for an emergency event. SCE has developed an Emergency Response and Recovery Plan to provide a safe and reliable electric service. SCE also has a long-standing relationship with the County and is an active member of several local, state, and federal organizations. According to SCE they have acted to mitigate the impacts of hazards on their electrical system.

**Southwest Gas Corporation (SWG)** has also coordinated with the County, maintains a natural gas high-pressure system within the County, and consists of approximately 100 miles of underground pipelines. The system also includes some above ground facilities. The total replacement cost for the entire system is approximately $40,000,000. Southwest Gas conducts annual training for the first responders within their service territories to teach the proper methods of responding to and working with natural gas leaks. Staff from SWG serves on local emergency management committees within their service territory.

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## 4.12 Hazard Specific Vulnerabilities

This section summarizes the possible impacts and quantifies, where data permits, the County's vulnerability to each of the priority hazards identified in the hazard profiles earlier in this section.

An estimate of the vulnerability of the County to each identified hazard, in addition to the estimate of risk of future occurrence, is provided in each of the hazard-specific sections that follow. Vulnerability is measured in general, qualitative terms and is a summary of the potential impact based on past occurrences, geographic extent, and damage and casualty potential. It is categorized into the following classifications:

**Low:** Minimal potential impact the occurrence and potential cost of damage to life and property is minimal.

**Medium:** Moderate potential impact this ranking carries a moderate threat level to the general population and/or built environment. Here the potential damage is more isolated and less costly than a more widespread disaster.

**High:** Widespread potential impact this ranking carries a high threat to the general population and/or built environment. The potential for damage is widespread. Hazards in this category may have occurred in the past.

**Extremely High:** Very widespread with catastrophic impact.

Vulnerability can be quantified in those instances where there is a known, identified hazard area, such as a mapped floodplain. In these instances, the numbers and types of buildings subject to the identified hazard can be inventoried and their values tabulated. Other information can be collected in regard to the hazard area, such as the location of critical community facilities, historic structures, and valued natural resources. Together, this information conveys the vulnerability of that area to a hazard.





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## 4.13 Earthquake

Major Impacts from earthquakes are primarily the probable number of casualties and damage to infrastructure occurring from ground movement along a particular fault (USGS, 2016). The degree of infrastructure damage depends on the magnitude, focal depth, distance from fault, duration of shaking, type of surface deposits, presence of high groundwater, topography, and the design, type, and quality of infrastructure construction.

To analyze the risk to San Bernardino County residents, the Great Shakeout scenario was chosen modeled by the California Integrated Seismic Network (CISN). The 2016 Great Southern California ShakeOut was based on a potential magnitude 7.8 Earthquake on the southern San Andreas Fault approximately 5,000 times larger than the magnitude 5.4 earthquake that shook southern California on July 29, 2008. Such an earthquake will cause unprecedented damage to Southern California greatly dwarfing the massive damage that occurred in Northridge's 6.7-magnitude earthquake in 1994. The hazard foot print for this scenario was used to develop exposure results for population, critical facilities, and single family residential parcel values. FEMA Hazus analyses was used to conducted loss estimation for both scenarios and include building and content loss estimation results based on peak ground acceleration, peak ground velocity, and peak spectral acceleration modeled for the 7.8 earthquake on the San Andreas Fault.

### 4.13.1 Population at Risk

According to the 2010 US Census, the population of jurisdiction is 297,425. Though rural residential construction is not particularly vulnerable to earthquakes, the chosen earthquake scenarios will directly or indirectly expose the entire population of San Bernardino County to ground shaking. Depending on the time of day (the population differs based on employment opportunities) and exact location of the modeled epicenter, the earthquake scenarios could be experienced differently. Figure 4-28 exhibit the population totals in each modeled earthquake severity zone. Population location is based upon information taken during the 2010 U.S. Census.





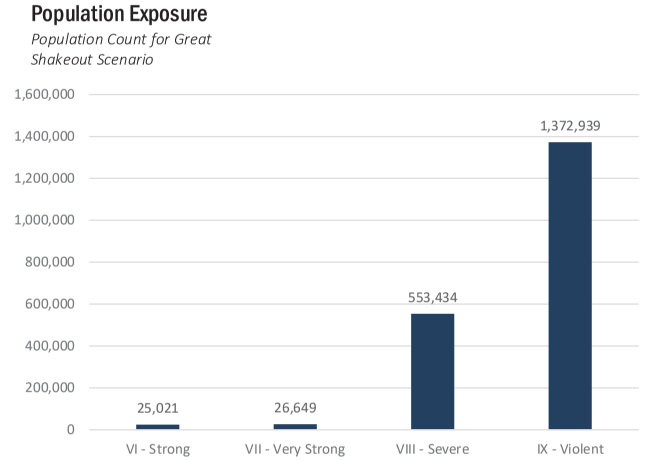


**Figure 4-28: Population Exposure to the Great Shakeout EQ Shake Severity Zone**

### 4.13.2 Improved Parcel Value at Risk

The County's parcel layer was used as the basis for the inventory of improved residential parcels. GIS was used to create centroids, or points, to represent the center of each parcel polygon this is assumed to be the location of the structure for analysis purposes. The centroids were then overlaid with the shake severity zones to determine the at-risk structures. Only improved parcels greater than $20,000 were analyzed. The analysis indicates residential parcels the chosen scenario will experience similar, but different shaking patterns. The type and year of construction will greatly influence damage for structures subject to similar shaking. Table 4-16 shows the count of at-risk structures and their associated improvement and land exposure values.

**Table 4-16: Improved Parcel Value Exposure from Southern California Great ShakeOut**

| Shake Severity Zone | Improved Parcel Count | Improvement Value Exposure ($000) | Land Value Exposure ($000) | Total Exposure ($000) |
|---|---|---|---|---|
| IV - Light | 1,099 | $ 181,952 | $ 64,548 | $ 246,499 |
| V - Moderate | 4,382 | $ 485,082 | $ 215,875 | $ 700,956 |



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| Shake Severity Zone | Improved Parcel Count | Improvement Value Exposure ($000) | Land Value Exposure ($000) | Total Exposure ($000) |
|---|---|---|---|---|
| VI - Strong | 1,340 | $ 142,763 | $ 63,941 | $ 206,704 |
| VII - Very Strong | 7,669 | $ 824,794 | $ 206,725 | $ 1,031,519 |
| VIII - Severe | 46,889 | $ 8,741,904 | $ 3,039,484 | $ 11,781,388 |
| IX - Violent | 46,974 | $ 9,068,446 | $ 3,591,379 | $ 12,659,825 |
| **Grand Total** | **108,353** | **$ 19,444,940** | **$ 7,181,951** | **$ 26,626,891** |

### 4.13.3 Critical Facilities with Damage Potential

Earthquakes pose numerous risks to critical facilities and infrastructure. Seismic risks, or losses, that are likely to result from exposure to seismic hazards include:

- Casualties (fatalities and injuries).
- Utility outages.
- Economic losses for repair and replacement of critical facilities, roads, buildings, etc.
- Indirect economic losses such as income lost during downtime resulting from damage to private property or public infrastructure.

Roads or railroads that are blocked or damaged can prevent access throughout the area and can isolate residents and emergency service providers needing to reach vulnerable populations or to make repairs.

Linear utilities and transportation routes are vulnerable to rupture and damage during and after a significant earthquake event. The cascading impact of a single failure can have affects across multiple systems and utility sectors. Degrading infrastructure systems and future large earthquakes with epicenters near critical regional infrastructure could result in system outages that last weeks for the most reliable systems, and multiple months for others.
Table 4-17provides an inventory of critical facility locations (points only) with earthquake exposure to the Great Shakeout Scenario. The building codes have been amended to include provisions for seismic safety at various bench marks years. Depending on “year built”, each critical facility presented in the tables may have varying damage potential.

**Table 4-17: Critical Facilities with Earthquake Risk Southern California Great ShakeOut**

| Infrastructure Type | Violent Shake Zone (IX) | Severe Shake Zone (VIII) | Very Strong (VII) | Strong Shake Zone (VI) | Feature Count |
|---|---|---|---|---|---|
| **Essential Facility** | 3 | 12 | 80 | 122 | 217 |
| EOC | - | - | 2 | - | 2 |
| Fire Station | 3 | 7 | 31 | 34 | 75 |
| Hospital | - | - | 9 | - | 9 |
| Police Station | - | - | 3 | 24 | 27 |
| School | - | 5 | 35 | 64 | 104 |





| Infrastructure Type | Violent Shake Zone (IX) | Severe Shake Zone (VIII) | Very Strong (VII) | Strong Shake Zone (VI) | Feature Count |
|---|---|---|---|---|---|
| **High Potential Loss** | 31 | 56 | 213 | 484 | 784 |
| Child Care Center | 1 | 3 | 25 | 56 | 85 |
| Child Residential Care – 24 hour | - | - | - | 2 | 2 |
| Foster Family Agency | - | - | - | 2 | 2 |
| Adult Residential Care | 2 | 5 | 10 | 34 | 51 |
| Home Care Organization | - | - | 1 | 1 | 2 |
| Elder Residential Care | - | 1 | 9 | 25 | 35 |
| Communication Facility | 1 | 9 | 9 | 8 | 27 |
| Dam | 1 | - | 11 | 4 | 16 |
| Electric Power Facility | 1 | - | - | - | 1 |
| Natural Gas Facility | 2 | - | - | - | 2 |
| Waste Water Facility | - | 2 | - | - | 2 |
| HAZMAT | - | - | 6 | 16 | 22 |
| EPA FRS Facility | 21 | 27 | 115 | 307 | 470 |
| FCC ASR | 2 | 9 | 27 | 29 | 67 |
| **Transportation and Lifeline** | 16 | 20 | 41 | 131 | 208 |
| Airport | 5 | 5 | 8 | - | 18 |
| Runway | 5 | 6 | 7 | 1 | 19 |
| Bus Facility | - | - | 1 | - | 1 |
| Highway Bridge | 6 | 8 | 24 | 124 | 162 |
| Railway Bridge | - | 1 | 1 | 6 | 8 |
| **Grand Total** | **50** | **88** | **334** | **737** | **1,209** |

***HazMat Fixed Facilities***
Although earthquakes are low probability events, they produce hazardous materials (HazMat) threats at very high levels when they do occur. Depending on the year built and construction of each facility containing HazMat, earthquake initiated hazardous material releases (EIHR) potential will vary. HazMat contained within masonry or concrete structures built before certain benchmark years reflecting code improvements may be of particular vulnerability.

***Transportation***
Earthquake events can significantly impact bridges which often provide the only access to some neighborhoods. Since soft soil regions generally follow floodplain boundaries, bridges that cross water courses are considered vulnerable. Since most of the San Bernardino County bridges provide access across water courses, most are at least somewhat vulnerable to earthquakes. Key factors in the degree of vulnerability are the bridge’s age and type of construction which indicate the standards to which the bridge was built. Special attention will be paid to the multiple bridges that cross interstates. Interstates would serve as major emergency response and evacuation routes.



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***Utilities***

Linear utilities and transportation infrastructure would likely suffer considerable damage in the event of an earthquake. Due to the amount of infrastructure and sensitivity of utility data, linear utilities are difficult to analyze without further investigation of individual system components. Table 4-18 provides the best available linear data and it should be assumed that these systems are exposed to breakage and failure.

**Table 4-18: Lifeline with Earthquake Risk Southern California Great ShakeOut**

| Facility Type | Strong | Very Strong | Severe | Violent | Total Mileage |
|---|---|---|---|---|---|
| Transportation and Lifeline | 1,324 | 1,951 | 2,796 | 2,624 | 8,697 |
| Railway | 47 | 22 | 22 | 99 | 191 |
| Roads | 1,277 | 1,929 | 2,774 | 2,525 | 8,506 |
| Interstate Highway | 22 | 7 | - | 48 | 77 |
| State / County Highway | 57 | 90 | 263 | 233 | 644 |
| Primary Highway | 34 | 15 | 19 | 27 | 95 |
| Local Road, Major | 102 | 207 | 625 | 792 | 1,726 |
| Local Road | 540 | 1,153 | 1,728 | 1,128 | 4,550 |
| Other Minor Road | 494 | 423 | 109 | 96 | 1,122 |
| Vehicular Trail | 25 | 32 | 26 | 178 | 261 |
| Cul-de-Sac / Traffic Circle | - | 1 | 2 | 2 | 5 |
| Ramp | 2 | 1 | 2 | 20 | 25 |
| Service Road | - | - | - | 1 | 1 |
| **Grand Total** | **1,324** | **1,951** | **2,796** | **2,624** | **8,695** |

## 4.13.4 Loss Estimation Results

The Hazus Level 2 analysis was used to assess the risk from and vulnerability to earthquake shaking within San Bernardino County. Hazus buildings data is aggregated to the census tract level for earthquake models, known as the general building stock (GBS), which has a level of accuracy acceptable for planning purposes. Where possible the GBS was enhanced using GIS data from the county as described previously. The following sections describe risk to and vulnerability of the GBS within the San Bernardino County Hazus calculates losses to structures from earthquake shaking by considering the amount of ground displacement and type of structure. The software estimates the percentage of damage to structures and their contents by applying established building fragility curves. Damage estimates are then translated to estimated dollar losses.

For each Great ShakeOut Scenario ground shaking data (shakemaps) were acquired from CISN and imported into Hazus. The shakemap data consist of peak ground velocity, peak





ground acceleration, peak spectral acceleration at 0.3 seconds, and peak spectral acceleration at 1.0 seconds. The earthquake module operates on census tracts that often include population and structures in the incorporated cities and the unincorporated area within a single tract. Due to this fact the results include census tracts that have a substantial portion of land within the incorporated area (loss estimates for some tracts will include structures in incorporated cities).

The results are summarized in Table 4-17 for the Great ShakeOut Scenario. It is important to understand that the Hazus earthquake module uses the census tract as its enumeration unit rather than the more detailed census block. The loss estimation values for earthquakes are much higher than those of the flooding and dam failure due to this fact. The portions of incorporated areas included within boundary census tracts elevate the values due to the inclusion of additional GBS. Though the difference between census tracts and census blocks are extremely disparate, the most important summary information is the percent of loss estimation against the total value.

Residential building and content loss estimation from the Great ShakeOut Scenario is *$9.3* billion dollars and 57 percent of the total value of the residential buildings. In Great ShakeOut Scenario, residential damage will be the greatest. While there are several limitations to the FEMA Hazus model, it does allow for potential loss estimation. It is important to remember that the replacement costs are well below actual market values, thus, the actual value of assets at risk may be significantly higher than those included herein.

**Table 4-19: Estimated Building and Content Loss Great ShakeOut Scenario Earthquake**

| Building Type | Building Replacement Costs ($000) | Building Replacement Cost (% of Total Value) | Content Replacement Cost ($000) | Content Replacement Cost (% of Total Value) | Total Estimated Loss ($000) | Total Loss Estimation (% of Total Value) |
|---|---|---|---|---|---|---|
| Agricultural | $ 51,431 | 9.7% | $ 17,215.68 | 3.2% | $ 68,646.80 | 13.0% |
| Commercial | $ 3,286,331 | 14.4% | $ 1,110,422.84 | 4.9% | $ 4,396,754.29 | 19.3% |
| Educational | $ 175,987 | 10.4% | $ 56,822.89 | 3.4% | $ 232,810.20 | 13.7% |
| Government | $ 53,348 | 9.2% | $ 20,298.84 | 3.5 | $ 73,647.28 | 12.6% |
| Industrial | $ 1,179,339 | 13.1% | $ 590,913.81 | 6.6% | $ 1,770,253.41 | 19.6% |
| Religious | $ 243,891 | 12.7% | $ 80,862.72 | 4.2% | $ 324,754.33 | 16.9% |
| Residential | $ 7,841,645 | 6.2% | $ 1,525,181.65 | 1.2% | $ 9,366,826.84 | 7.4% |
| **Grand Total** | **$ 12,831,972** | **7.9%** | **$ 3,401,718.42** | **2.1%** | **$ 16,233,693.14** | **10.0%** |

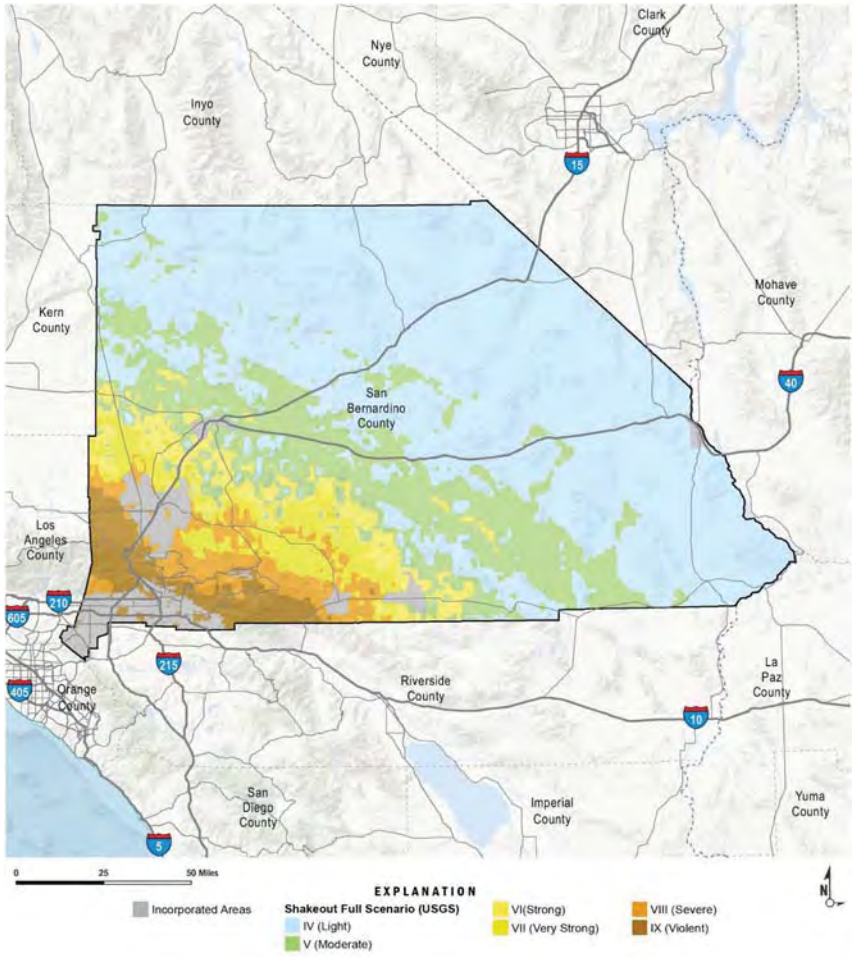


Figure 4-29: Great Shakeout Scenario MMI Classes





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## 4.14 Wildfire

Risk to the County of San Bernardino from wildfire is of significant concern. High fuel loads in the hills, along with geographical and topographical features, create the potential for both natural and human-caused fires that can result in loss of life and property. These factors, combined with natural weather conditions common to the area, including periods of drought, high temperatures, low relative humidity, and periodic winds, can result in frequent and sometimes catastrophic fires. During the May to October fire season the dry vegetation and hot and sometimes windy weather, combined with continued growth in the WUI areas, results in an increase in the number of ignitions. Any fire, once ignited, has the potential to quickly become large and out-of-control.

Potential losses from wildfire include human life, structures and other improvements, natural and cultural resources, quality and quantity of water supplies, cropland, timber, and recreational opportunities. Short and long-term economic losses could also result due to loss of business and other economic drivers associated with San Bernardino County summer season activities. Smoke and air pollution from wildfires can be a severe health hazard. In addition, catastrophic wildfire can create favorable conditions for other hazards such as flooding, landslides, and erosion during the rainy season.

Generally, there are three major factors that sustain wildfires and predict a given area's potential vulnerability to burn. These factors are fuel, topography, and weather.

- Fuel – Fuel is the material that feeds a fire and is a key factor in wildfire behavior. Fuel is generally classified by type and volume. Fuel sources are diverse and include everything from dead tree leaves, twigs, and branches, to dead standing trees, live trees, brush, and cured grasses. Manmade structures are also considered a fuel source, such as homes and other associated combustibles. The type of prevalent fuel directly influences the behavior of wildfire. Fuel is the only factor that is under human control. Development in the mountain region currently possesses the highest vulnerability to wildfire.

- The residents of this region are also considered to be the most vulnerable due to their age and income levels. This area is comprised of lower income (that is, lower than the US median income) homes as well as a higher than average amount of residents under age 18 and an average amount of residents 65 or older.
- Topography – An area's terrain and slope affect its susceptibility to wildfire spread. Both fire intensity and rate of spread increase as slope increases due to the tendency of heat from a fire to rise via convection. The arrangement of vegetation throughout a hillside can also contribute to increased fire activity on slopes.





- Weather – Weather components such as temperature, relative humidity, wind, and lightning also affect the potential for wildfire. High temperatures and low relative humidity dry out fuels that feed wildfires, creating a situation where fuel will ignite more readily and burn more intensely. Thus, during periods of drought the threat of wildfire increases. Wind is the most treacherous weather factor. The greater the wind, the faster a fire can spread and the more intense it can be. Wind shifts, in addition to wind speed, can occur suddenly due to temperature changes or the interaction of wind with topographical features such as slopes or steep hillsides. As part of a weather system, lightning also ignites wildfires, often in difficult to reach terrain for firefighters.

Factors contributing to the high, widespread wildfire risk in San Bernardino County include:

- Narrow and often one-lane and/or dead-end roads complicating evacuation and emergency response.
- Nature and frequency of ignitions; and increasing population density leading to more ignitions.
- Slope of the foothills;
- Residential development along the foothills;

### 4.14.1 Population at Risk

Wildfire risk is of greatest concern to populations residing in the moderate, high, and very high wildfire hazard zones. The San Bernardino County census block data was used to estimate populations within the hazard zones. There are a significant number of people living within the WUI described in the wildfire profiles. More than 34,000 residents in the unincorporated county live within areas considered very high fire hazard and more than 63,000 residents live within a very high hazard

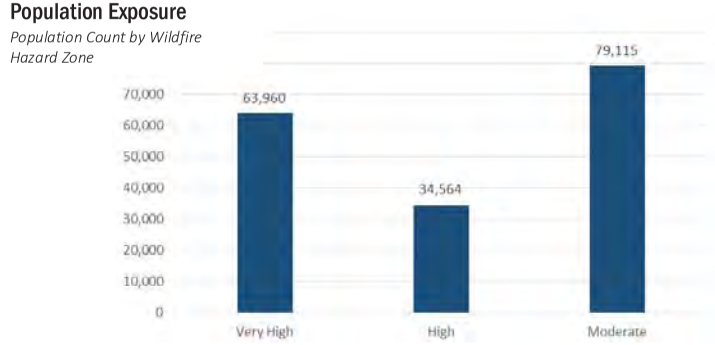


**Figure 4-30: Population at Risk from Wildfire Hazards**



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## 4.14.2 Improved Parcel Value at Risk

The County's parcel layer was used as the basis for the inventory of improved residential parcels. In some cases, a parcel will be within in multiple fire threat zones. GIS was used to create centroids, or points, to represent the center of each parcel polygon – this is assumed to be the location of the structure for analysis purposes. The centroids were then overlaid with the fire threat layer to determine the risk for each structure. The fire threat zone in which the centroid was located was assigned to the entire parcel. This methodology assumed that every parcel with a square footage value greater than zero was developed in some way. Only improved parcels were analyzed. Table 4-20 exhibits portions of San Bernardino County that have significant assets at risk to wildfire in the Moderate, High and Very High fire severity zones.

**Table 4-20: Residential Buildings and Content at Risk from Wildfire**

| Fire Hazard Severity Hazard Zone | Improved Parcel Count | Improvement Value Exposure ($000) | Land Value Exposure ($000) | Total Exposure ($000) |
|---|---|---|---|---|
| Very High | 43,794 | $ 8,602,590 | $ 3,075,148 | $ 11,677,739 |
| High | 11,512 | $ 1,822,731 | $ 551,160 | $ 2,373,892 |
| Moderate | 25,477 | $ 3,221,982 | $ 950,044 | $ 4,172,026 |
| Non-Wildland/Non-Urban | 621 | $ 573,866 | $ 294,283 | $ 868,148 |
| Urban Un-zoned | 26,974 | $ 5,223,286 | $ 2,310,932 | $ 7,534,219 |
| **Grand Total** | **108,378** | **$ 19,444,456** | **$ 7,181,567** | **$ 26,626,023** |

Note:
1-The table above does not display loss estimation results; the table exhibits total value at risk based upon the hazard overlay and San Bernardino County Assessor data.
2- Parcel information is for all county parcels with greater than $20,000 in assessed parcel improvement value only. The San Bernardino County Assessor's roles only provide spatial information on assessed improvement and land values.

## 4.14.3 Critical Facilities at Risk

Critical facilities data were overlain with fire hazard severity zone data to determine the type and number of facilities within each risk classification. Tables 4-21 and 4-22 list the critical facilities in the High and Very High wildfire hazard zones for San Bernardino County.





**Table 4-21: Critical Facilities at Risk from Wildfire**

| Infrastructure Type | High | Very High | Feature Count |
|---|---|---|---|
| Essential Facility | 11 | 105 | 116 |
| EOC | 2 | 0 | 2 |
| Fire Station | 4 | 45 | 49 |
| Hospital | 0 | 5 | 5 |
| Police Station | 0 | 24 | 24 |
| School | 5 | 31 | 36 |
| High Potential Loss | 72 | 177 | 249 |
| Child Care Center | 3 | 29 | 32 |
| Child Residential Care - 24 hour | 1 | 0 | 1 |
| Foster Family Agency | 0 | 0 | 0 |
| Adult Residential Care | 11 | 4 | 15 |
| Home Care Organization | 0 | 0 | 0 |
| Elder Residential Care | 8 | 5 | 13 |
| Communication Facility | 2 | 13 | 15 |
| Dam | 0 | 14 | 14 |
| Electric Power Facility | 0 | 0 | 0 |
| Natural Gas Facility | 0 | 0 | 0 |
| Potable Water Facility | 0 | 0 | 0 |
| Waste Water Facility | 0 | 0 | 0 |
| HAZMAT | 0 | 2 | 2 |
| EPA FRS Facility | 37 | 83 | 120 |
| FCC ASR | 10 | 27 | 37 |
| Transportation and Lifeline | 10 | 103 | 113 |
| Airport | 1 | 0 | 1 |
| Runway | 1 | 0 | 1 |
| Bus Facility | 1 | 0 | 1 |
| Highway Bridge | 7 | 101 | 108 |
| Railway Bridge | 0 | 2 | 2 |
| **Grand Total** | **93** | **385** | **478** |



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**Table 4-22: Lifelines with Wildfire Risk**

| Facility Type | High | Very High | Total Mileage |
|---|---|---|---|
| Transportation and Lifeline | 819 | 1,906 | 2,725 |
| Railway | 19 | 47 | 66 |
| Roads | 800 | 1,859 | 2,659 |
| Interstate Highway | 4 | 37 | 41 |
| State / County Highway | 33 | 226 | 259 |
| Primary Highway | 17 | 13 | 30 |
| Local Road, Major | 311 | 521 | 832 |
| Local Road | 389 | 806 | 1,195 |
| Other Minor Road | 34 | 56 | 91 |
| Vehicular Trail | 10 | 184 | 195 |
| Cul-de-Sac / Traffic Circle | 1 | 2 | 3 |
| Ramp | 2 | 12 | 13 |
| Service Road | 0 | 1 | 1 |
| **Grand Total** | **819** | **1,906** | **2,725** |

### 4.14.4 Loss Estimation Results

Wildland fire cost impacts of damage done to land and structures and also to critical infrastructure

It is impossible to estimate the possible cost in dollars to replace and pay for actual firefighting as the damage costs that incur from wildland fires varies so greatly. One of the varied costs is the replacement and repair of structures and remediate of the damaged properties. Then the rebuilding costs and replacing of the structures with laws requiring new buildings to meet new criteria as a result of state laws that may require more stringent building and construction practices far greater than the original building of the said structure. Also the estimate of damages to critical infrastructures such as power lines and delivery systems as it is difficult the collateral loses to businesses and individuals losing power for and unknown time. Also damages to railroads and bridges also to road way, freeways as it is impossible to gauge the actual lose amounts from commerce being impeded.

Many of the County's landfills, transfer stations, and closed disposal sites are situated in areas subject to wildfires. In 2003, the Old Fire burned through three separate sites and caused major damage at the Heaps Peak Transfer Station when the fire burned through the office building and Transfer Station site.

None of this takes into account the costs of labor and retardants, vehicle damages and fuel and wear and tear as well as equipment expended and used and or damaged. Along with replace any safety gear or injuries to any persons working to mitigate the wildland fire



COUNTY OF SAN BERNARDINO - Hazard Mitigation Plan Update



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## 4.15 Flooding

The County has experienced severe and widespread flooding throughout its history. Several major drainage basins have the potential to subject residents and structures to a high risk of flooding. In addition, the cumulative increase in impervious surfaces has increased problems related to surface run- off. While complete avoidance or protection through control facilities is not practical, considerable improvement can be made through structural and non-structural methods.

The County currently utilizes land use zoning districts to prohibit habitable structures in floodways as defined by the federal requirements necessary to participate in the National Flood Insurance Program. The consistent adoption of overlays is needed to require special review, conditions, and the prohibition of some uses in floodplain areas (areas subject to 100-year floods), including dry lakes. In addition, there are land use policies and development standards that can be implemented, including reduction of impervious surfaces; increase of percolation, infiltration, and recharge; and the control of urban run-off. There is a need for the County to identify all areas of flood and drainage hazards, especially in the Desert Region where mapping is sparse, as well as areas with a heavy concentration of debris or the potential for dam inundation. Flood hazards are more comprehensively discussed in the Safety Background Report.

The vulnerable areas are addressed in the County's General Plan. See Sections 5 and 6 for additional information. San Bernardino County has seven (7) properties listed in the Repetitive Loss and Severe Repetitive Loss properties. All of the properties are single-family residences. The properties are located in:

- Barstow – 2 properties (1999 and 2005)
- Crestline (1980 and 1982)
- Forest Falls (1995 and 1999)
- Lake Arrowhead (1998 and 2005)
- Lytle Creek (1998 and 2005)
- Sugarloaf (1993 and 1995)

These properties were damaged during unusual storms and/or immediately after a wildfire in the area and are isolated properties in widely scattered areas of the County. The properties were not damaged during the 2009 or 2010 winter storm events. Property addresses are not listed to comply with privacy laws.

The areas are now covered by the County General Plan and County Ordinance. These are in compliance with the National Flood Insurance Program.

### 4.15.1 Population at Risk

Of greatest concern in the event of a flood is the potential for loss of life. Using 2012 population data aggregated by census blocks, an estimate was made of the population exposed to the 100 and 500-year floodplain. To account for census blocks that were partially within the floodplain, a weighted average was employed to calculate the proportion of the population within the floodplain. The results of the population overlay are shown in Figure 4-31. More than 9,500 residents live near or within the 100-year floodplain and approximately 13,346 county residents live within the 500-year floodplain. Approximately 18,816 county residents live within areas protected by levees.

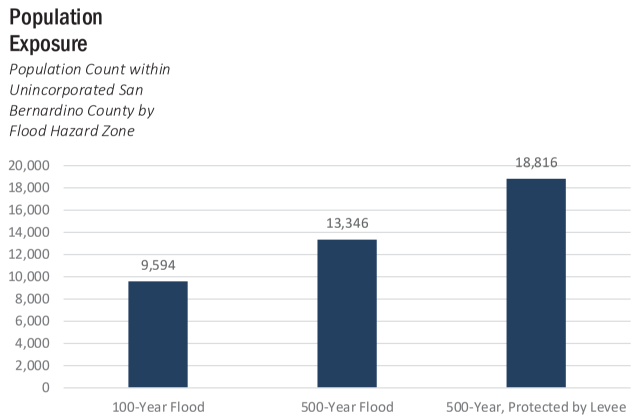


**Figure 4-31: Population Exposed to NFIP Flood Zones**

### 4.15.2 Residential Parcel Value with Flood Risk

The County's parcel layer was used as the basis for the inventory of improved residential parcels within the FEMA NFIP flood zones. In some cases, a parcel will be within in multiple flood zones. GIS was used to create centroids, or points, to represent the center of each parcel polygon – this is assumed to be the location of the structure for analysis purposes. The centroids were then overlaid with the floodplain layer to determine the flood risk for each structure. The flood zone in which the centroid was located was assigned to the entire parcel. This methodology assumed that every parcel with a square footage value greater than zero was developed in some way. Only improved parcels greater than $20,000 were analyzed.





Table 4-23 shows the count of at-risk parcels and their improvement and land exposure values.

**Table 4-23: Parcels Exposed to NFIP Flood Zones**

| Flood Hazard Zone | Improved Parcel Count | Improvement Value Exposure ($000) | Land Value Exposure ($000) | Total Exposure ($000) |
|---|---|---|---|---|
| 100-Year Flood | 3,426 | $ 518,483 | $ 368,058 | $ 886,541 |
| 500-Year Flood | 3,397 | $ 833,287 | $ 338,728 | $ 1,172,014 |
| 500-Year, Protected by Levee | 4,608 | $ 1,327,942 | $ 527,317 | $ 1,855,259 |
| Grand Total | 11,431 | $ 2,679,711 | $ 1,234,103 | $ 3,913,814 |

While there are several limitations to this methodology, it does allow for potential loss estimation. It should be noted that the analysis may include structures in the floodplain that are elevated at or above the level of the base flood elevation, which will most likely decrease potential flood damage to these structures. Also, it is important to remember that the County Assessor's values are well below actual market values; thus, the actual value of assets at risk may be significantly higher than those included herein.

### 4.15.3 Critical Facilities Exposure

Critical facilities data were overlain with flood hazard data to determine the type and number of facilities within the 100- and 500-year floodplain. Flooding poses numerous risks to critical facilities and infrastructure:

- Roads or railroads that are blocked or damaged can prevent access throughout the area and can isolate residents and emergency service providers needing to reach vulnerable populations or to make repairs.
- Bridges washed out or blocked by floods or debris from floods also can cause isolation.
- Creek or river floodwaters can back up drainage systems causing localized flooding.
- Floodwaters can get into drinking water supplies causing contamination.
- Sewer systems can be backed up causing waste to spill into homes, neighborhoods, rivers, and streams.
- Underground utilities can also be damaged.

Tables 4-24 and 4-25 provide an inventory of critical facilities in the floodplain for San Bernardino County and it provides the location of lifelines relative to the floodplain in the areas of the San Bernardino County. With a total of 810 essential facilities, high potential losses, and transportation and lifeline structures located in either the 100 or 500-year flood zone, the impact to the community could be devastating if these critical facilities were damaged or destroyed during a flood event.





**Table 4-24: Critical Facility Exposed to NFIP Flood Zones**

| Infrastructure Type | 100 Year Flood Zone | 500 Year Flood Zone | 500 Year Flood Zone, Protected by Levee | Feature Count |
|---|---|---|---|---|
| Essential Facility | 21 | 114 | 5 | 140 |
| EOC | 0 | 1 | 0 | 1 |
| Fire Station | 4 | 27 | 2 | 33 |
| Hospital | 0 | 4 | 0 | 4 |
| Police Station | 2 | 23 | 0 | 25 |
| School | 15 | 59 | 3 | 77 |
| High Potential Loss | 52 | 458 | 52 | 562 |
| Child Care Center | 13 | 57 | 3 | 73 |
| Child Residential Care - 24 hour | 0 | 2 | 0 | 2 |
| Foster Family Agency | 0 | 2 | 0 | 2 |
| Adult Residential Care | 0 | 37 | 3 | 40 |
| Home Care Organization | 0 | 2 | 0 | 2 |
| Elder Residential Care | 0 | 24 | 8 | 32 |
| Communication Facility | 0 | 7 | 0 | 7 |
| Dam | 2 | 3 | 0 | 5 |
| Waste Water Facility | 1 | 0 | 0 | 1 |
| HAZMAT | 0 | 16 | 1 | 17 |
| EPA FRS Facility | 33 | 286 | 35 | 354 |
| FCC ASR | 3 | 22 | 2 | 27 |
| Transportation and Lifeline | 26 | 77 | 5 | 108 |
| Airport | 2 | 5 | 0 | 7 |
| Runway | 2 | 5 | 0 | 7 |
| Bus Facility | 1 | 1 | 0 | 2 |
| Highway Bridge | 20 | 65 | 5 | 90 |
| Railway Bridge | 1 | 1 | 0 | 2 |
| **Grand Total** | **99** | **649** | **62** | **810** |

**Table 4-25: Lifelines Exposure to NFIP Flood Zones**

| Facility Type | 100 Year | 500 Year Flood Zone | 500 Year Flood Zone, Protected by Levee | Total Mileage |
|---|---|---|---|---|
| Transportation and Lifeline | 204 | 1,952 | 69 | 2,225 |
| Railway | 9 | 44 | 6 | 59 |
| Roads | 195 | 1,908 | 63 | 2,166 |
| Interstate Highway | 1 | 34 | 1 | 36 |
| State / County Highway | 20 | 189 | 9 | 218 |
| Primary Highway | 7 | 20 | - | 28 |



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| Facility Type | 100 Year | 500 Year Flood Zone | 500 Year Flood Zone, Protected by Levee | Total Mileage |
|---|---|---|---|---|
| Local Road, Major | 32 | 377 | 38 | 447 |
| Local Road | 115 | 1,168 | 13 | 1,295 |
| Other Minor Road | 18 | 86 | 2 | 107 |
| Vehicular Trail | 2 | 15 | - | 17 |
| Cul-de-Sac / Traffic Circle | 0 | 1 | - | 1 |
| Ramp | 0 | 18 | 0 | 19 |
| **Grand Total** | **204** | **1,952** | **69** | **2,225** |

### 4.15.4 Loss Estimation Results

The Hazus analysis was used to assess the risk from and vulnerability to flooding within San Bernardino County. Hazus buildings data is aggregated to the census block level, known as the general building stock (GBS), which has a level of accuracy acceptable for hazard mitigation planning purposes. The following sections describe risk to and vulnerability of the GBS within the San Bernardino County mapped regulatory floodplain. The total value of exposed buildings and content within the San Bernardino planning area was generated using Hazus and is previously summarized.

Hazus calculates losses to structures from flooding by considering the depth of flooding and type of structure. Using historical flood insurance claim data, the software estimates the percentage of damage to structures and their contents by applying established depth-damage curves. Damage estimates are then translated to estimated dollar losses. The results are summarized in Tables 4-26 and 4-27 and Figure 4-32. While there are several limitations to the FEMA Hazus model, it does allow for potential loss estimation. It should be noted that the analysis may include structures in the floodplain that are elevated at or above the level of the base flood elevation, which will likely mitigate flood damage. Also, it is important to remember that the replacement costs are well below actual market values, thus, the actual value of assets at risk may be significantly higher than those included herein.

**Table 4-26: Flood Loss Estimation (Based on Depth) in NFIP Flood Zones**

| Flood Hazard Zone | Building Loss ($000) | Building Loss (% of Total Value) | Content Loss ($000) | Content Loss (% of Total Value) | Total Estimated Loss ($000) | Total Estimated (% of Total Value) |
|---|---|---|---|---|---|---|
| 100-Year | $ 34,749.00 | 0.1% | $ 24,858.00 | 0.1% | $ 59,849.00 | 0.2% |
| 500-Year | $ 218,454.00 | 0.8% | $ 173,304.00 | 0.6% | $ 396,336.00 | 1.4% |





**Table 4-27: 100 Year Flood Los Estimation (Based on Depth) in NFIP Flood Zones by Occupancy Type**

| Building Type | Building Replacement Costs ($000) | Building Replacement Cost (% of Total Value) | Content Replacement Cost ($000) | Content Replacement Cost (% of Total Value) | Total Estimated Loss ($000) | Total Loss Estimation (% of Total Value) |
|---|---|---|---|---|---|---|
| Agriculture | $ 147.00 | 0.10% | $ 246.00 | 0.17% | $ 427.00 | 0.30% |
| Commercial | $ 1,874.00 | 0.08% | $ 4,458.00 | 0.18% | $ 6,463.00 | 0.26% |
| Education | $ 46.00 | 0.02% | $ 271.00 | 0.11% | $ 319.00 | 0.13% |
| Government | $ 56.00 | 0.07% | $ 304.00 | 0.39% | $ 370.00 | 0.48% |
| Industrial | $ 201.00 | 0.02% | $ 389.00 | 0.04% | $ 624.00 | 0.06% |
| Religious/Non-Profit | $ 326.00 | 0.09% | $ 1,946.00 | 0.55% | $ 2,279.00 | 0.65% |
| Residential | $ 32,099.00 | 0.14% | $ 17,244.00 | 0.07% | $ 49,367.00 | 0.21% |
| **Grand Total** | **$ 34,749** | **0.13%** | **$ 24,858** | **0.09%** | **$ 59,849** | **0.22%** |

**100 YR Flood Hazard**

*Estimated Content Loss by Occupancy Type*

**100 YR Flood Hazard**

*Estimated Building Loss by Occupancy Type*



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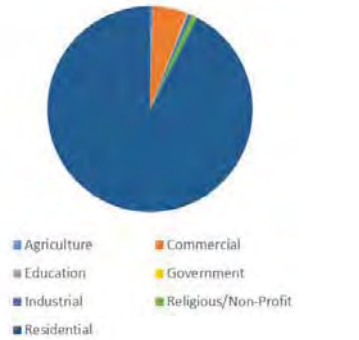


**Figure 4-32: Total Building and Content Loss by Occupancy Type for 100 Year Flood**



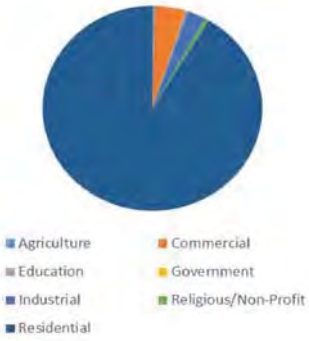


**Table 4-28: 500 Year Flood Loss Estimation (Based on Depth) In NFIP Flood Zones by Occupancy Type**

| Building Type | Building Replacement Costs ($000) | Building Replacement Cost (% of Total Value) | Content Replacement Cost ($000) | Content Replacement Cost (% of Total Value) | Total Estimated Loss ($000) | Total Loss Estimation (% of Total Value) |
|---|---|---|---|---|---|---|
| Agriculture | $ 674.00 | 0.48% | $ 981.00 | 0.69% | $ 1,781.00 | 1.26% |
| Commercial | $ 10,080.00 | 0.41% | $ 27,640.00 | 1.13% | $ 39,179.00 | 1.61% |
| Education | $ 720.00 | 0.29% | $ 3,563.00 | 1.44% | $ 4,355.00 | 1.76% |
| Government | $ - | 0.00% | $ 2.00 | 0.00% | $ 9.00 | 0.01% |
| Industrial | $ 6,036.00 | 0.57% | $ 13,975.00 | 1.31% | $ 22,438.00 | 2.11% |
| Religious/Non-Profit | $ 1,210.00 | 0.34% | $ 6,070.00 | 1.72% | $ 7,332.00 | 2.08% |
| Residential | $ 199,734.00 | 0.86% | $ 121,073.00 | 0.52% | $321,242.00 | 1.38% |
| **Grand Total** | **$ 218,454** | **0.79%** | **$ 173,304** | **0.63%** | **$ 396,336** | **1.44%** |

**500 YR Flood Hazard**

*Estimated Content Loss by Occupancy Type*




**500 YR Flood Hazard**

*Estimated Building Loss by Occupancy Type*

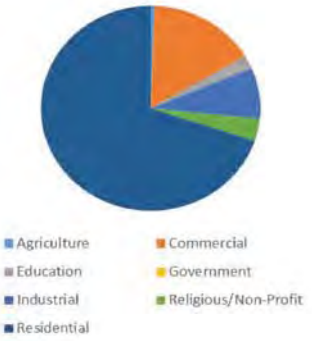



**Figure 4-33: Total Building and Content Loss by Occupancy Type for 500 Year Flood**



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## 4.16 Drought

Drought should not be viewed as merely a physical phenomenon or natural event. Its impacts on society result from the interplay between a natural event (less precipitation than expected resulting from natural climatic variability) and the demand people place on water supply.

Due to the lack of defined geographical boundaries, the vulnerability assessment for drought differs from other natural hazards. The impacts of drought can be categorized as economic, environmental, or social. Many economic impacts occur in agriculture and related sectors, including forestry and fisheries, because of the reliance of these sectors on surface and subsurface water supplies. In addition to obvious losses in yields in crop and livestock production, drought is associated with increases in insect infestations, plant disease, and wind erosion. Droughts also bring increased problems with insects and diseases to forests and reduce growth. The incidence of forest and range fires increases substantially during extended droughts, which in turn places human and wildlife populations, buildings, infrastructure and critical facilities, at higher levels of risk.

Income loss is another indicator used in assessing the impacts of drought because so many sectors are affected. Reduced income for farmers has a ripple effect. Retailers and others who provide goods and services to farmers face reduced business. This leads to unemployment, increased credit risk for financial institutions, capital shortfalls and loss of tax revenue for local, state and federal government. Less discretionary income affects the recreation and tourism industries. Prices for food, energy and other products increase as supplies are reduced. In some cases, local shortages of certain goods result in the need to import these goods from outside the stricken region.

### 4.16.1 Loss Estimation Results

No standardized methodology exists for estimating losses due to drought. Drought does not generally have a direct impact on critical and non-critical facilities and building stock. Instead, drought vulnerability is primarily measured by its potential impact to sectors of the County's economy and natural resources. In San Bernardino County some of the potential impacts to the economy include the following:

- Reduced agricultural and livestock production;
- Loss of timber from increased wildfires;
- Decreased municipal and industrial water supply;
- Loss of recreation/tourism; and
- Decreased wildlife and wildlife habitat.

### 4.16.2 Statewide Mandatory Water Reductions

Recognizing persistent, yet less severe, drought conditions throughout California, on May 18, 2016 the State Water Resources Control Board adopted an emergency water conservation

regulation requiring locally developed conservation standards based upon each water supplier's specific circumstances. It replaces the prior percentage reduction-based water conservation standard. In San Bernardino County, each water wholesaler (Mojave Water Agency) was required to calculate the supply of water for the next three years, considering drought conditions persist. Each water supply retailer subsequently self-certified the expected demand on water resources, determining whether or not there is sufficient supply to meet demand. Our Department certified that there is sufficient water supply to meet the demand over the next three years; however due to ongoing drought conditions in the region, water conservation efforts should continue. The County has developed a watering schedule, watering hour restrictions and additional end user watering restrictions which can be viewed here: http://www.specialdistricts.org/index.aspx?page=548





## 4.17 Terrorism

Translating most manmade hazard profiles into meaningful geospatial information is difficult at best. Instead, the planning team will use an asset-specific approach. Population, facilities, systems and assets will be prioritized and assessed in this vulnerability assessment.

Special consideration should be given to areas with high density and those containing vulnerable populations (young, old, and those whose primary language is not English).

Facilities at high risk may include gathering places, critical facilities/ transportation and lifelines and utilities.

### 4.17.1 Population at Risk

Since terrorism can happen anytime, anywhere, 100% of the population is vulnerable to terrorism. In particular, people with access and functional needs, the elderly and the very young are especially vulnerable because they often rely heavily on others in their daily lives. Persons with English as a second language are also vulnerable as they may not receive warnings or notifications related to an incident in their primary language.

### 4.17.2 Critical Facilities Exposure

Critical facilities may include essential facilities (such as hospitals, police and fire stations, evacuation centers, etc.), transportation systems, lifeline utility systems, high potential loss facilities (such as nuclear power plants, dams and military installations, etc.), and hazardous material facilities.

Gathering facilities should also receive special attention. Places of mass gathering not only present terrorists with potential opportunities for mass casualties, symbolism and high impact media coverage, they pose a broad range of security challenges for their owners and operators. The National Counter Terrorism Committee has noted that places of mass gathering have been specifically identified by religious and political extremists as attractive targets.

Places of mass gathering incorporate a diverse range of facilities including, but not limited to, sporting venues, shopping and business precincts, tourism/entertainment venues/attractions, hotels and convention centers, major events and public transport hubs. This also includes significant one off events.



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## 4.18 Climate Change

The vulnerability assessment for climate change is different from other natural hazards discussed in this HMP due to the lack of defined geographical boundaries. This section provides a summary of San Bernardino County's vulnerability to climate change.

The most serious threats to the public health of Californians will stem primarily from the higher frequency of extreme conditions, principally more frequent, more intense, and longer heat waves. A heat wave is defined as 5 or more consecutive extreme heat days. An increase in heat waves may increase the risk of directly related conditions such as heat stroke and dehydration.

In the desert areas of the County, the Extreme Heat Day Threshold temperatures are around 110°F and in the mountainous regions it is in the mid 80's. According to the Cal-Adapt Extreme Heat Tool, the number of extreme heat days (a day in April through October where the maximum temperature (Tmax) exceeds the 98th historical percentile of maximum temperatures based on daily temperature data between 1961 and 1990) will continue to increase rapidly from the present day to 2090.

Projections by Scripps Institution of Oceanography show little change in total annual precipitation in San Bernardino County. However, even modest changes would have a significant impact because California ecosystems are conditioned to historical precipitation levels and water resources are nearly fully utilized. The Mediterranean seasonal precipitation pattern is expected to continue, with most precipitation falling during winter from North Pacific storms. In the mountainous areas of the County, it is projected that the decadal average of snowpack will continue to decrease until 2090. As shown in Figure 4-34 the sharpest decreases in snowpack are projected to begin around 2030. The area projected to be burnt by wildfire toward the end of the century will not increase substantially in the County. The most change will be experienced in the mountainous regions.



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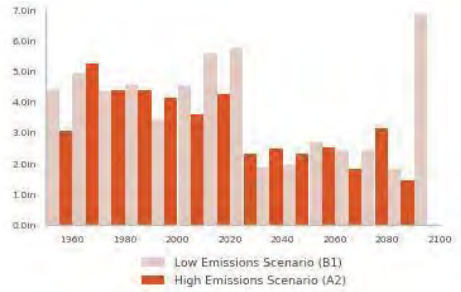


**Figure 4-34: Decadal Snowpack Averages 1960-2090**

*Source: cal-adapt.org/snowpack/decadal*

### 4.18.1 Population at Risk

Vulnerable populations should receive special attention when assessing the community's vulnerability to climate change. For example, care and sheltering during extreme heat conditions must be provided for vulnerable populations such as the elderly. Heat kills by taxing the human body beyond its abilities. In a normal year, about 175 Americans succumb to the demands of summer heat. According to the National Weather Service (NWS), among natural hazards, only the cold of winter—not lightning, hurricanes, tornados, floods, or earthquakes—takes a greater toll. In the 40-year period from 1936 through 1975, nearly 20,000 people were killed in the United States by the effects of heat and solar radiation. In the heat wave of 1980, more than 1,250 people died.





# Section 5. Community Capability Assessment

## 5.1 Existing Plans, Policies and Programs

San Bernardino County is encouraging all departments, special districts, and agencies to share reports and common information. This sharing and exchanging of ideas has led to more coordinated efforts and better planning. The driving document in the County of San Bernardino is the County's General Plan. The County General Plan provides the foundation on which all development and future programs are built upon.

### 5.1.1 San Bernardino County General Plan

The State of California recommends that the General Plan is updated every 10-20 years; depending mostly on whether or not the plan is meeting the community's needs. The San Bernardino County General Plan was last updated and adopted in 2007. There are seven (7) mandatory elements in a General Plan:

- Circulation Element,
- Conservation Element,
- Housing Element,
- Land Use Element,
- Noise Element,
- Open Space Element, and
- Safety Element.

However, there are several optional elements. The County of San Bernardino General Plan includes an optional element, the Economic Development Element.

The Land Use Element of the General Plan establishes 18 land use zoning districts that apply only to lands governed by the County; not for lands controlled by other jurisdictions or lands controlled by federal and state government (see Section 1.3.5, page 8 for a listing of the 18 Land Use districts in the Land Use Element). The Land Use Element also describes land use compatibility for the primary three (3) hazards: Geologic; Flood; and, Wildfire. Because of these commonalities between the General Plan and the MJHMP, the county Board of Supervisors has adopted the MJHMP as part of the County's General Plan.

### 5.1.2 Regulations, Code, Policies and Ordinances

The following titles of the San Bernardino County Code include regulations and ordinances on the following issues and topics related to hazard mitigation:

**Table 5-1: County Development Code Hazard Crosswalk**

| Hazard | Plan/Program/ Regulation | Description |
|---|---|---|
| **Multi-Hazard** | **Title 2** | Emergency Services<br>Uniform Fire Code and related miscellaneous fire regulations<br>Police Regulations and Public Protection |
| **Multi-Hazard** | **Title 3** | Emergency Medical Services<br>Domestic Water Sources and Systems<br>Hazardous Materials and Toxics Control<br>Waste Management |
| **Multi-Hazard** | **Title 6** | California Building Code<br>California Electrical Code<br>California Plumbing Code<br>California Mechanical Code |
| **Multi-Hazard** | **Title 7** | Airport Rules and Regulations |
| **Multi-Hazard** | **Title 8** | Development Code includes regulations relative to Land Use, Development Standards, Safety Standards, and Environmental Protection. |
| **Multi-Hazard** | **Zoning Ordinances** | The County has also adopted Zoning Ordinances that are not part of the County Code but are part of the General Plan. These ordinances regulate land use; map the official land use and hazard overlay districts to include safety hazard and environmental protection areas. |

### 5.1.3 Local Programs for Mitigation Implementation

The information in Table 5-2 is used to construct mitigation actions aligned with existing planning and regulatory capabilities of the County. Planning and regulatory tools typically used by local jurisdictions to implement hazard mitigation activities are building codes, zoning regulations, floodplain management policies, and other County programs or planning documents.





**Table 5-2: Planning and Regulatory Mitigation Capabilities Summary**

| Hazard | Plan/Program/ Regulation | Responsible Agency | Comments |
|---|---|---|---|
| Multi-Hazard | Mountain Mutual Aid | Fire District | Mountain Mutual Aid is an operational group of emergency responders. It is comprised of all of the agencies and volunteer relief groups that would be and have been involved in any and all disasters on the mountain. It is of note to that their main and most frequent call to service is in response to a wildfire. They meet monthly and maintain themselves in a constant state of readiness. |
| Wildfire | Forest Care | Cal Fire | Forest Care is a program dedicated to creating a healthier forest. This program provides foresters to assess individual properties for thinning the vegetation and then provides 75% of the funding to do so. Funding originates at the Federal level but is passed through Cal Fire and it employs Cal Fire Foresters as well as staff from the National Forest Association |

#### 5.1.3.1 Public Education and Alert Programs

**Table 5-3: Public Education and Alert Programs**

| Hazard | Program | Responsible Agency | Comments |
|---|---|---|---|
| Multi-Hazard | MAST | Multiple | Mountain Area Safety Taskforce (MAST) has a substantial public education component. All agencies participate with the goal to have no one on the mountain uneducated about creating a thinner forest which is a more fire safe forest. For more information on MAST, see Annex A Section A.6 Fire Protection District Mitigation Project . |
| Multi-Hazard | CERT | Fire District | The Community Emergency Response Team (CERT) Program educates people about disaster preparedness and trains them in basic response |



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| Hazard | Program | Responsible Agency | Comments |
|---|---|---|---|
| | | | skills. For more information, see Annex A Section A.6 Fire Protection District Mitigation Project . |
| Multi-Hazard | Listos | Fire District | Listos, which means "ready" in Spanish, is a twelve-hour disaster preparedness course created specifically for the Spanish-speaking community and is delivered entirely in Spanish. The program is intended to be adaptable, flexible and culturally relevant. This means participants are encouraged to involve the entire family and accommodations are made for young children. San Bernardino County Fire, Office of Emergency Services currently partners with the Cities of Fontana and Rialto to bring Listos to their communities |
| Multi-Hazard | California Disaster Corps | Fire District | The Disaster Corps is a first-in-the-nation effort to professionalize, standardize and coordinate highly trained disaster volunteers statewide. This program initiative was built collaboratively in partnership with California Volunteers from the ground up through public-private partnerships and with a wide range of subject matter experts. See Annex A Section A.6 Fire Protection District Mitigation Project . |
| Multi-Hazard | TENS | Fire District | Telephone Emergency Notification Systems (TENS) During an emergency, public safety can be a direct function of the speed and accuracy of the dissemination of information. This is particularly important during emergencies that require evacuations. To that end the Board of Supervisors dedicated General Fund money in 2003 to the implementation of an automated phone dialing system that calls telephones in specific geographic areas of concern. All areas of San Bernardino County have all been preprogrammed so that during an emergency, the specific target group can be notified as quickly as possible. |





| Hazard | Program | Responsible Agency | Comments |
|---|---|---|---|
| Multi-Hazard | ECS | Fire District | The Emergency Communications Service (ECS) is a volunteer group providing front-line communications, technical and logistical support to the San Bernardino County Fire Department and Office of Emergency Services. Their primary mission is to support County Fire, County Government and other local agencies in time of disaster. In addition, ECS has provided telecommunications and event support to other County departments including Public Health, Behavioral Health, Public Works, Pre-School Services, Sheriff's Search and Rescue and other County Departments. |
| Multi-Hazard | AM Radio | Fire District | Community Based AM Radio Transmitters The Fire Safe Councils discovered the existence of very inexpensive but very effective community based AM radio transmitters. The transmitters are very effective for providing information and updates to a community that is either preparing for a community emergency or just had one. As a delivery modality they are extremely reliable because in most all emergencies the AM radio in your car is likely to be operational particularly when the electricity is out in your house. |
| Multi-Hazard | IPAWS | Fire District | During an emergency, alert and warning officials need to provide the public with life-saving information quickly. The Integrated Public Alert and Warning System (IPAWS) is a modernization and integration of the nation's alert and warning infrastructure and will save time when time matters most, protecting life and property.<br><br>Federal, State, Territorial, Tribal, and local alerting authorities can use IPAWS and integrate local systems that use Common Alerting Protocol (CAP) standards with the IPAWS infrastructure. IPAWS provides public safety officials with an effective way to alert and warn the public about serious emergencies using the Emergency Alert System (EAS), Wireless Emergency Alerts (WEA), the |



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| Hazard | Program | Responsible Agency | Comments |
|---|---|---|---|
| | | | National Oceanic and Atmospheric Administration (NOAA) Weather Radio, and other public alerting systems from a single interface. |

### 5.1.3.2 Wildfire Mitigation Programs

San Bernardino County has one of the most comprehensive set of programs to mitigate the potential for catastrophic wildfires in the Nation. There is no other jurisdiction that has the comprehensive, multi-agency cooperation and coordination as is found in San Bernardino County. See Annex A Section A.6 Fire Protection District Mitigation Project to see how the Fire Protection District will implement the following programs:

**Table 5-4: Wildfire Mitigation Programs**

| Hazard | Program | Responsible Agency | Comments |
|---|---|---|---|
| Wildfire | MAST | Multiple | The mission of the MAST is to facilitate a coordinated effort by cities, county, state, federal, and non-profit agencies to provide for protection from wildfire. For more information on MAST, see Annex A Section A.6 Fire Protection District Mitigation Project . |
| Wildfire | Community Based Fuels Reduction program | Fire District | This program is designed to create community based fuel modification programs across the mountain communities. For more information see Annex A Section A.6 Fire Protection District Mitigation Project . |
| Wildfire | Cal Fire | Cal Fire | Cal Fire provides programs to increase fire safety in high fire hazard severity zones. For more information, see Annex A Section A.6 Fire Protection District Mitigation Project . |
| Wildfire | County Fire Hazard Abatement | Fire District | Fire Hazard Abatement works to reduce the potential for an individual's property to be the source of fire and structural ignitability. For more information, see Annex A Section A.6 Fire Protection District Mitigation Project . |





| Hazard | Program | Responsible Agency | Comments |
|---|---|---|---|
| Wildfire | Contractor Certification | City of Big Bear Lake Fire Department | This program trains and certifies landscape contractors to provide a qualified workforce to conduct fuels reduction activities on individual properties. For more information, see Annex A Section A.6 Fire Protection District Mitigation Project . |
| Wildfire | Southern California Edison (SCE) | Southern California Edison (SCE) | SCE removes dead trees near power lines to reduce fire hazards. For more information, see Annex A Section A.6 Fire Protection District Mitigation Project . |
| Wildfire | Wood Shake Roof Replacement | County | This code requires that all Wood Shake Roofs in the Fire Safety Overlay, as defined in the Development Code, ongoing effort. |
| Wildfire | Inland Empire Fire Safe Alliance | Inland Empire Fire Safe Alliance | The Alliance was created to act as a forum for all Fire Safe Councils in San Bernardino County. For more information, see Annex A Section A.6 Fire Protection District Mitigation Project . |
| Wildfire | Community Wildfire Protection Plans (CWPP) | Fire District | CWPPs are designed to provide a means for a community to have input into and actively participate in the planning, strategy, goals, and objectives of creating a fire safe community. For more information, see Annex A Section A.6 Fire Protection District Mitigation Project . |
| Wildfire | Organized Group Volunteer Activities | Fire District | There are several volunteer citizen groups throughout the County that are capable of providing significant resources that are not provided by traditional governmental agency services. For more information, see Annex A Section A.6 Fire Protection District Mitigation Project . |

### 5.1.3.3 Earthquake/Geologic Mitigation Programs

San Bernardino County's seismic mitigation programs focus on two areas that have historically resulted in the greatest amount of damage and life loss from major earthquakes in California.

#### 5.1.3.3.1 Bridge Retrofit Program



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Caltrans inspects County and City bridges yearly every 2 years for structural sufficiency (which applies to earthquake) and functional obsolescence (which applies to floods). Caltrans provides reports that include recommended repairs or replacement. The County and Cities make the repairs and/or apply for bridge replacement funds thru the Federal Highway Bridge Program (HBR). Currently the County has 5 funded HBR replacements due to structural deficiencies:

- Dola Ditch, (out for bid to construct)
- Lanzit Ditch, (out for bid to construct)
- Garnett at Mill Creek (under construction)
- Yermo Rd at Manix Wash.(waiting for SCAG approval for additional funds to move forward with the Design & Environmental)
- Baker Blvd west of SR127. (waiting for HBP fund for Design & Environmental)
- National Trails Hwy at Kalmia Bridge (waiting for HBP funds)
- National Trails HWY @ Adena Ditch (Received HBP funds for design phase)
- Bridge Management (consultant on board that has prioritized all timber bridges on National Trails Highway and DPW is submitting groups of bridges for funding over a ten year period)

The design and environmental work has been started for Rock Springs Road (functionally obsolete bridge) using DPW funds, waiting for HBP funds for R/W phase.

The County has completed the construction of the Alabama Street at Plunge Creek bridge replacement using Federal Emergency Relief funds.

#### 5.1.3.3.2 Unreinforced Masonry Building Program

In the 1990's, the County of San Bernardino compiled a master list of suspected Unreinforced Masonry Buildings within the unincorporated areas. Since that time, several sites have been incorporated and therefore, are now removed from County jurisdiction. In addition, several appear to have been demolished or retrofitted since the 1990's. The Land Use Services Department's Building and Safety Division is currently in the process of re-evaluating the URM list. Re-evaluation will include a field visit to each site photographing structures and verifying the occurrence of unreinforced masonry. This process is scheduled to be completed by the end of the 2010.The program would be an inspection program and maintenance and inspections as warranted.

There are no large publically utilized URM structures currently on the list. These types of structures are typically restricted to the incorporated areas of the County. There are only twenty-two (22) structures remaining on the list.





#### 5.1.3.3.3 Geologic Hazard Mapping

The Seismic Hazards Mapping Act (Public Resources Code, Chapter 7.8 Section 2690-2699.6) directs the Department of Conservation, California Geological Survey (CGS) to identify and map areas prone to liquefaction, earthquake-induced landslides and amplified ground shaking. Although the San Bernardino area has a full spectrum of geologic hazards, CGS does not have adequate funding to complete the hazard mapping within the County.

### 5.1.3.4 Flood Mitigation Programs

The flood mitigation projects are programs that were established by San Bernardino County Flood Control District to protect life and property. These projects are typically designed to convey 1% annual chance or greater storm flows in order to mitigate danger to life and property, and critical infrastructure consisting of existing, new and future structures. Also, these projects include revisions to local land use and building codes where analysis or experience shows the need for code revisions or amendments to meet previously unidentified circumstances.

| Hazard | Program | Responsible Agency | Comments |
|---|---|---|---|
| Flood | Flood Area Safety Taskforce(FAST) | Flood Control District | The FAST Organization stresses liaison with the communities, provides for community education and information, and places emphases on Community and city partnerships. For more information on FAST, see Annex B Section B.6 Flood Project Prioritization and Implementation. |
| Flood | Alluvial Fan Task Force | Alluvial Fan Task Force | The Task Force reviews the state of knowledge regarding alluvial fan floodplains, determine future research needs, and, if appropriate, develop recommendations relating to alluvial fan floodplain management, with an emphasis on alluvial fan floodplains that are being considered for development. For more information, see Annex B Section B.6 Flood Project Prioritization and Implementation. |
| Flood | StormReady | Flood Control District | San Bernardino County is a StormReady County. For more information, see Annex B Section B.6 Flood Project Prioritization and Implementation. |



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### 5.1.3.5 Climate Change Programs

#### 5.1.3.5.1 Extreme Heat, Extreme Cold Programs

This document is a contingency plan supporting the San Bernardino County Emergency Operations Plan (EOP).

Excessive Cold events are commonplace in San Bernardino County and most often warrant monitoring activities only. These Standard Operating Guidelines provide GUIDANCE based on the most likely scenario, and can be expanded to meet the parameters of a "disaster" scenario if necessary.

The Extreme Weather – Excessive Cold Standard Operating Guidelines (SOG) were developed in response to the potential for Excessive Cold and cold related Power Outage events in San Bernardino County. The following objectives and activities are to prevent the harmful effects of excessive cold on at-risk populations and the potential for life-threatening repercussions of power outages during excessive cold events.

The information included in this plan is "situation" and/or "incident" driven and subject to revision by the Extreme Weather Committee as conditions warrant. Notifications are information dependent and modification of the activities in these guidelines may be required in response to changing conditions, situations and/or inaccurate weather predictions

#### 5.1.3.5.2 San Bernardino County Fire Office of Emergency Services Heat Plan

This document is a contingency plan supporting the San Bernardino County Emergency Operations Plan (EOP). The Extreme Weather – Excessive Heat Standard Operating Guidelines (SOG) were developed in response to the potential for Excessive Heat and heat related Power Outage events in San Bernardino County. The following objectives and activities have been established to prevent the harmful effects of excessive heat on at-risk populations and the potential for life-threatening repercussions of power outages during excessive heat events. The Extreme Weather – Excessive Heat SOG describe the County operations during heat related emergencies and provide guidance for local jurisdictions in their preparation for heat emergencies and other related activities. The information included in this plan is "situation" and/or "incident" driven and subject to revision by the Extreme Weather Committee as conditions warrant. Notifications are information dependent and modification of the activities in these guidelines may be required in response to changing conditions, situations and/or inaccurate weather predictions.





## 5.2 Fiscal Resources

The 2016-17 recommended budgets of $5.4 Billion are balanced and consistent with policy and direction received from the Board of Supervisors. The 2016-17 Recommended Budgets address the following key issues:

- Ongoing funding for neglected raises for County employees
- Ongoing funding for maintenance of County roads
- Continues investment in facilities, infrastructure and operating systems.
- Ongoing funding of mental health and medical services for County residents.
- Maintains fiscal responsibility through contributions to the reserves of $62.8 million.

The budget represents the County General Fund and County restricted general funds .It also presents capitol project funds, special revenue funds, enterprise funds, internal service funds and permanent funds for all entities in the 2016-17 Recommended Budget including the County Board Governed County Service Areas, San Bernardino County Fire Protection District, San Bernardino County Flood Control District. Other agencies presented in the budget include County Industrial Development Authority, Inland Counties Emergency Medical Agency and the recently added Housing Authority of the County of San Bernardino. The total requirements for these funds in the 2016-17 are $5.4 billion, which includes amounts budgeted as contingencies or contributions to reserves. Excluding these amounts, total projected expenditures for the 2016-17 are $5.3 billion. The General fund Requirements total $2.9 billion and are funded by countywide discretionary revenues (primary property taxes), departmental revenues and other funding sources of the General Fund, of this $2.9 billion, only $558.3 million is truly discretionary.

### 5.2.1 The Budget in Brief

This budget book collectively presents the general fund, special revenue funds, capital project funds, internal service funds, and enterprise funds for the county and its Special Districts. The total spending authority for these funds in 2016– 2017 is $5.4 billion. The general fund spending authority totals $5.3 billion and is funded by countywide discretionary, and the beginning fund balance of the General Fund. Of this $2.9 billion, only $558.5 million is truly discretionary.



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Table 5-5: Spending Authority for San Bernardino County

| | Spending Authority (in Millions) | | |
|---|---|---|---|
| | 2015-16 | 2016–2017 | Change |
| General Fund | $ 2,984.3 | $ 2,911.1 | $ (73.2) |
| Restricted Funds | 49.3 | 49.7 | (.4) |
| Capital Project Funds | 1169. | 911.3 | (258.4) |
| Special Revenue Funds | 257.6 | 298.4 | 40.7 |
| Enterprise Funds | 984.9 | 1001. | 16.5 |
| Internal Service Funds | 1.6 | 0.0 | (1.6) |
| | **$ 5,692.0** | **$ 5,420.0** | **272.0** |

There is a $73.2 million net decrease in General Fund requirements due to a $106.1 million reduction in contributions to General Fund reserves, as the Board of Supervisors approved an increase to multiple County General Fund operational groups' requirements are increasing by $32.9 million. There are Law and Justice ($12.5 million). The Human Services Operational Group is anticipating increased State and Federal funding that will support Department of Behavioral Health services, including inpatient hospitalization, indigent hospital care, general mental health services, and services for children, youth, and families .The County is also continuing to allocate additional resources to meet the growing need for augmented health and mental health correctional services associated with Public Safety Realignment.

The net reduction of $258.4 Million is Special Revenue Funds is associated with the County's shift in 2015-16 from budgeting contingencies to instead placing unallocated resources in reserves. This technical change resulted in a large one-time contribution to reserves in 2015-16 that is not required in 2016-17. This reduction in contributions to reserves totaling $289.6 million is offset by increased operational costs of $31.2 million. This is due to increases within the Department of Behavioral Health's Mental Health Services Act (MHSA) budget unit and the County Fire Protection budget is increasing as a result of the pending annexation of fire prevention and suppression services from the City of San Bernardino (429.6 million) and Twentynine Palms ($1.7 million).

The $40.7 million increase in Capital Project Funds is primarily due to the planned construction of two Department of Behavioral funded Crisis Stabilization Centers and four Crisis Residential Treatment Centers totaling $36.5 million. This will enable Community Crisis Response Team (CCRT) clinics throughout the County to be expanded to provide 24 hour services and to respond to request by law enforcement for support during the night hours.

Enterprise Funds requirements are increasing a net $16.5 million. Notably, the Housing Authority of the County of San Bernardino has been added to the budget book and is contributing to the overall increase in Enterprise Fund requirements, including additional assumed payments for Housing Assistance and increased Capital Expenditures.





Table 5-6: 2015-2017 Staffing Budget

| | Budgeted Staffing | | |
|---|---|---|---|
| | 2015–2016 | 2016–2017 | Change |
| General Fund | 14,332 | 14,425 | 93 |
| Other Funds | 6,375 | 6,508 | 133 |
| Special Districts and Other Agencies | 1402 | 15601 | 159 |
| **Total:** | **22,109** | **36,534** | **385** |

### 5.2.2 Budget Highlights (2016 – 2017)

**Create and Maintain and Grow Jobs and Economic Value in the County**

- The Real Estate Services Department of Project Management Division (formerly Architecture and Engineering) Capital improvement budget includes 355 active projects with total requirements of $295.2 million, including $128.2 million in new projects funded with $57.7 million of Discretionary General Funding includes an ongoing base budget of $12.0 million for maintenance and non-major Capital Improvement Plan (CIP) projects ,and $45.7 million for construction and major CIP projects .These major projects include $26.4 million for the 800 Megahertz Upgrade Project ,$12.2 million for various Sheriff's facility improvements ,$8.0 million for the County Buildings Acquisition and Retrofit Project including the upgrade of the County Government Center parking lots and grounds ,and $7.6 million for a variety of other projects.

**Improve County Government Operations**

- Enterprise Financial Management System: Implementation of the new system began in May 2016 with the first phase (out of two phases) continuing into 2016-17 at an estimated cost of $7.1 million. The total cost for the financial system is estimated to be $25.0 million and will streamline business processes and provide better management information.
- Public Health will continue its efforts to achieve and maintain National Accreditation, through the Public Health Accreditation Board (PHAB). Accreditation ensures the Department's continued focus on quality and performance improvement, transparency and accountability to all stakeholders, and the capacity to deliver core Public Health functions. The department will be submitting the required application to PHAB in December 2016.



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- The County Library continues its plans to enhance service by replacing outdated computer hardware and software. Funding has been included in the Library's material's budget, which adds high demand items to the collection, including an expanded digital book collection.
- Land Use Services, in conjunction with Public Works, Information Services, and other County departments, continues to upgrade to a new enterprise permit solution, Accela. The new system will include a shared database, precise digital maps, and satellite images of land data that are linked to the County's GIS database. It will also provide field staff remote real-time access to the database. This solution will streamline the permitting process, offering the public access to a web portal to manage and monitor applications and permits online.

**Operate in a Fiscally-Responsible and Business-like Manner**

- The County Museum's budget of $3.8 million demonstrates the County's commitment to support the Museum through a time of transition. The budget includes $1.1 million in one-time Discretionary General Funding which includes bridge funds to support current operations and funding for activities related to re-accreditation. The County Museum continues to implement the consultant study recommendations as approved by the Board of Supervisors, to address organizational and financial challenges.

- The Transitional Assistance Department is in the second of a four year reduction to the State's CalFresh Match Waiver pursuant to the phase-out agreement adopted in the prior year State budget. This wavier allowed the County to draw additional Federal and half of the State funding without increasing the County's Maintenance of Effort. The budget includes the use of $2.5 million of the original $5.0 million general fund reserve that the Board approved in 2014-15 for this phase-out period.

**Ensure Development of a Well-Planned, Balanced, and Sustainable County**

- The County continues work on a complete overhaul of the County's General Plan, referred to as the Countywide Plan. This Countywide Plan will be a comprehensive web-based system to document land use planning and organizational governance policies. It will be comprised of three basic components: The Policy Plan (a comprehensive general plan); the County Business Plan (a system that will define and guide how the County government operates and manages itself); and the Regional Issues Forum (a web-based resource center containing information regarding shared Countywide issues). Additionally, the County is updating and expanding the community plans. When completed, there will be 27 web-based community plans involving 49 communities.

- A team of County departments will continue to monitor the drought and develop ways to reduce water usage at County facilities to show good stewardship of this valuable resource. The Special Districts Department, in collaboration with other County





departments, will continue to implement water conservation programs/strategies at various County Service Areas and Districts throughout the County.

- The Registrar of Voters budget fluctuates based on the 4-year election cycle, with the Presidential Election being the largest and most costly of the major elections. The Department is transitioning from a one minor and two major election cycles in 2015-16 to a one minor and one major election cycle for 2016-17. The budget includes provisions for the following: November 8, 2016 Presidential General Election (major); December 6, 2016 San Bernardino County Employees' Retirement Association Election (minor); and three anticipated, but unscheduled special elections (minor). The minor elections are 100% reimbursable; however, the November Presidential General Election is only 30% reimbursable and thus requires one-time Discretionary General Funding (Net County Cost) of $3.7 million for the year.

- The Public Works – Transportation budget includes over $35.0 million in major infrastructure projects, funded in part with Discretionary General Funding. Budgeted activities include design, right of way and/or construction for major projects including:
  - Bridge replacements on: Glen Helen Parkway, Baker Boulevard, Garnet Street, Rock Springs Road, Dola Ditch Bridge, Lanzit Ditch Bridge, Yermo Road and Arrowbear Drive;
  - New bridge on Shadow Mountain Road;
  - Widening of Slover Avenue in the Bloomington Area;
  - Installation of raised pavement markers on National Trails Highway in the Amboy area;
  - Reconstruction of Institution Road to improve access to the Sheriff facility in San Bernardino;
  - National Trails Highway Bridges: Bridge management plan for the repair, rehabilitation or replacement of 127 bridges on National Trails Highway and starting the design phase for replacement of 10 bridges:
  - Rehabilitation and re-profiling at various locations on Needles Highway in the Needles area;
  - Improvements to alleviate congestion and improve circulation of the interchange on Interstate 10 at Cedar Avenue

- The Public Works – Transportation budget includes $31.5 million worth of pavement improvement projects, funded in part with ongoing Discretionary General Funding, to preserve the County's roadways by investing enough to keep the system from deteriorating further.

- The Public Works – Solid Waste Management Division plans to complete $8.9 million of capital improvement projects, which includes the following:
  - $2.0 million for resurfacing the entrance and haul roads at the San Timoteo Landfill;
  - $957,000 for construction of Groundwater Treatment Systems at the closed Lenwood-Hinkley Landfill and Yucaipa Disposal Site;

- $1.5 million for the East Slope Stabilization and Mitigation project at the closed Heaps Peak Disposal Site;
- $1.5 million for construction of Landfill Gas Extraction Systems at the Barstow and Big Bear Landfills which includes $300,000 to bring electrical power to the Barstow Landfill

- The Public Works – Flood Control District (District) budget includes $37.6 million in capital improvement projects. The District anticipates completion of the following projects: Cactus Basin # 3, Wilson Creek Channel, Santa Ana River Flood Wall Repair, and the waterline relocations for Bandicoot Basin and Amethyst Basin. The District also plans to start construction on the following projects: Levee Certification Restoration for Patton Basin, Mojave River Levee, and Sand Creek/Warm Creek Confluence.

- Land Use Services Planning budget includes $150,000 of Discretionary General Funding for the preparation of a Morongo Basin Cultural Plan.

- The Special Districts department's budget includes $45.3 million capital improvement projects including the design and construction of the Big Bear Alpine Zoo relocation, rehabilitation of the Lake Gregory Dam, and construction of Snow Drop Road. Water and sanitation infrastructure projects of $19.2 million include pipeline replacements; water system improvements, and design and construction of a pipeline, a 75,000-gallon water reservoir, and a pump station in CSA 70 W-4 – Pioneertown.

- Community Development & Housing is constructing Phase 2 of the Bloomington Community and Neighborhood Revitalization. A total of 190 multi-generational affordable housing units include 120 family units and 70 senior units and the Bloomington Branch Library. The Bloomington Branch Library and the first phase of housing are completed. The second phase is currently under construction and will be completed by spring 2017.

**Provide for the Safety, Health and Social Service Needs of County Residents**

- The County is expanding efforts to provide homeless support to County residents through the flowing allocations included in the 2016-17 budget:
  - The Department of Behavioral Health is investing $4.0 million by providing basic needs, case management, outreach services, and additional built and supportive housing opportunities.
  - The Sheriff/Coroner/Public Administrator is continuing to fund the HOPE Program (Homeless Outreach Proactive Enforcement) Team ($620,000), which provides services to the homeless population by connecting them to the appropriate agencies for much needed services that help in the transition from homelessness.
  - The Probation Department has included $3.2 million towards transitional housing for adult offenders requiring Probation Department supervision.





- The Department of Behavioral Health is expanding Mental Health Treatment Services, notable in the following areas:
  - $1.0 million towards staffing Community Crisis Response Team clinics, which will now provide 24 hour services to departmental consumers and respond to requests by law enforcement for support during night hours. The department has also allocated $36.5 million towards the construction of new CCRT clinics throughout the County to expand these services.
  - $8.5 million for the Mental Health Act (MHSA) Comprehensive Children and Family Support Services program to support expanded mental health services for children.
  - $4.3 million for the MHSA Regional Adult Full Service Partnership (FSP) program support expanded mental health services to adults.
  - $1.0 million for the MHSA Forensic Integrated Mental Health Partnership program to expand services to develop peer support and mentoring strategies for individuals who have been released early from County jail or State prison.

- The Sheriff/Coroner/Public Administrator budget included $1.1 million of existing departmental resources for a program authorized by the Board as a pilot on December 15, 2015 (Item No. 72) related to the delivery of law enforcement services to unincorporated areas of the West End including the North Rancho/Etiwanda Preserve and the Mission Corridor, respectively. The program was successful and is now being incorporated as an ongoing service beginning in 2016-17 ,

- The Sheriff/Coroner/Public Administrator budget includes $9.0 million of one-time Discretionary General Funding (Net County Cost) to replace 2 aging and obsolete patrol helicopters: including equipment, travel and training for pilots and mechanics, installation of equipment, and delivery charges. The helicopter replacements will provide newer more reliable aircraft.
- The Public Defender Proposition 47 program will use media resources to reach all potential citizens who have convictions eligible for reclassification to further enhance their ability to rehabilitate within the community.

- County Fire is assuming fire, rescue, Emergency Medical Services (EMS), and prevention responsibilities within the Cities of San Bernardino ($29.6 million) and Twentynine Palms ($1.7 million) as a result of the pending annexations. This continued expansion of a regional approach will provide a more effective and efficient delivery of fire services for County residents.

- Land Use Services Code Enforcement is continuing to pilot various strategic initiatives to address issues with short-term rentals, particularly in the mountain areas. For 2016-17, a pilot program for a short-term rental hotline will be established where the public can report illegal or disruptive activities at short-term rental properties.

- The Information Services Department Telecommunication Services division is in the process of upgrading the County's Regional Public Safety Radio System (800 Mhz Upgrade Project). The project is currently on schedule, with an estimated completion date of 2020-21. The estimated cost of the project is $158.2 million primarily funded with Discretionary General Funding.

- The Department of Aging and Adult Services (DAAS) budget of $8.3 million will supplement programs such as the Elderly Nutrition, Supportive Services, Medicare Improvements for Patients and Providers Act, and Family Caregiver.

- The Arrowhead Regional Medical Center (ARMC) budget includes the addition of 14 positions to strengthen the Sterile Processing division to meet operational needs and ensure compliance with regulatory standards.

- The Department of Children and Family Services is implementing an After Hours Response Center (ARC) in June 2016 to provide optimal customer services to our community partners, children and families. The Center will enhance the departments critical after hour function of responding to child abuse, neglect and exploitation referrals called into the Child and Adult Abuse Hotline (CAAHL).

**Pursue County Goals and Objectives by Working with Other Agencies**

- ARMC is participating in California's 1115 waiver Renewal (Medi-Cal 2020), working alongside the California Association of Public Hospitals, the State of California, The Centers for Medicare & Medicaid Services, and multiple County departments focusing on improved patient outcomes, efficiencies and access in patient care integrated care models and procuring maximum reimbursement for performance of prescriptive clinical measures. The budget includes $52.5 million in revenues related to the Medicaid Waiver programs.

**Focus on Recovery and Resiliency Following the December 2, 2015 Terrorist Attack (SB Strong)**

- The County Administrative Office has commenced a countywide effort to document the impact and ongoing response to the December 2, 2015 terrorist attack while pursuing multiple sources of potential cost-reimbursement and to create a historic and best-practices document.

- The County has allocated approximately $10.2 million in funds towards improving security at County facilities. This includes $8.2 million in immediate improvements to facilities, such as expanded security guard services, upgraded security camera and key card access installations, and $2.0 million to conduct a security assessment of all County facilities.



COUNTY OF SAN BERNARDINO - Hazard Mitigation Plan Update

**Challenges in Fiscal Year 2016-17 and Beyond**

Although the balancing of future costs with projected revenue has improved compared to prior County five year forecasts, broad economic challenges remain. The current economic expansion will be 7 years at the end of June 2016, which is the fourth longest in the history of the United States and cannot be assumed to last indefinitely. In addition, the fiscal uncertainly inherent in the State budget process continues to present a major challenge to the County's fiscal planning efforts.

**Economic Challenges**

The County's Five Year Financial Forecast covers July 2016 through June 2021 and includes moderate growth of major revenue streams throughout the period. Not included in the forecast are the impacts of a potential recession or the unknown economic impacts of the coming statewide $15 minimum wage.

By the end of the third year of the County's forecast the current economic expansion would match the longest expansion in history. Although the weakness of the current recovery and quantitative easing may have pushed off the next recession temporarily, it would be without precedent for the economy to expand throughout the County's entire five year forecast. In response to these unknown variables, the County has taken the approach of budgeting revenue growth in a conservative fashion over the entire five year forecast rather than assuming greater potential revenue increase in the immediate future with reductions in the later part of the forecast.

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# Section 6. Mitigation Strategy

## 6.1 Mitigation Goals and Objectives

Goals and objectives discussed in this section help describe what actions should occur, using increasingly narrow descriptors. Long-term goals are developed which can be accomplished by objectives. To achieve the stated objectives "mitigation actions" provide specific measurable descriptors on how to accomplish the objective. The goals, objectives, and actions form the basis for the development of a Mitigation Action Strategy and specific mitigation projects to be considered for implementation.

The process consists of 1) setting goals and objectives, 2) considering mitigation alternatives, 3) identifying strategies or "actions", and 4) developing a prioritized action plan resulting in a mitigation strategy.

The following section provides an overview of the Mitigation Goals and Objectives for profiled hazards, Wildfire, Earthquake, Flood, Drought, Terrorism, and Climate Change for the County Unincorporated Area and the County's Special Districts. These goals were compiled from various sources including the County of San Bernardino 2007 General Plan. (See Section 3.5 for a detailed description of the process used by the County Planning Team)

### 6.1.1 All Hazard (AH)

**AH GOAL:** Increase readiness for all hazards in the unincorporated areas of San Bernardino County.

**OBJECTIVE 1: Construct All-Hazard Response Facilities:** Construct facilities to increase operational readiness to reduce impacts of natural hazards.

> **AH Action 1.1: Construct Valley Dispatch and Operations Center.** Construct facility and ensure cohesive working and response to any scale emergency and operations in a secure complex
>
> **AH Action 1.2: Construct Shelter Operations Compound (SHOC).** This shelter concept provides a new one-stop shelter concept. The SHOC combines a shelter, a Local Assistance Center (LAC) and a Non-LAC Unit in one easy location.

**OBJECTIVE 2: Special District Funding:** Continue Special Districts Projects relating to all hazards.

**AH Action 2.1:** Continue funding and support for Special Districts Projects relating to water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big



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Bear Valley Recreation Park District and Bloomington Recreation and Park District for all hazards.

**AH Action 2.2: Install Generators at Critical Facilities** Retrofit existing buildings and facilities with connectors/ ATS for emergency generators and/or install permanent emergency generators at critical facilities, including wells and booster station locations.

**AH Action 2.3: Water Systems Repair Plan** Develop a plan for speeding the repair of and functional restoration of water and wastewater systems through stockpiling of shoring materials, temporary pumps, surface pipelines, portable hydrants, and other supplies.

**AH Action 2.4: Smart Water Meters and SCADA** Utilization of SCADA and Smart Water Meters to get real time data on problems with the system and reduce drive time emissions as a result of traditional meter reading.

**AH Action 2.5: Provide Employees with Emergency Supplies** Provide emergency supplies of food, water, and portable generators for employees at office and field locations.

**AH Action 2.6: Annual Tower and Guide Wire Inspections** Conduct annual tower and guide wire inspections to mitigate storm/wind/earthquake hazards from knocking out communications.

**AH Action 2.7**: **Maintain Tower Lighting** Maintain lights on all tower locations.

**AH Action 2.8: Designate Emergency Operations Sites** Conduct an inventory or list of County Park Facilities and Community Centers to establish a list of pre-designated emergency operations or disaster relief sites. Not all Community Centers are an appropriate size to accommodate large numbers of evacuees and may only serve as command and control centers or distribution centers.

**AH Action 2.9: Establish Power Sources for Emergency Operations Sites** Establish small solar energy fields or other forms of renewable power at County Community Centers to
facilitate stand-alone emergency operations for the community.

**AH Action 2.10: Connect Water Systems to Generators** Connect water systems to generators to ensure delivery even in disaster situations.

**AH Action 2.11: Establish a Centralized Communications Network** Establish a centralized communications network to monitor channel output for TV Districts and provide emergency information by way of character generator tied to channel transmissions.





**AH Action 2.12:** Incorporate as appropriate requirements from the State of California's most recent land use regulations regarding the hazard mitigation planning process (Government Code 65302 and 8685.9).

### 6.1.2 Wildfire (WF)

**WF GOAL:** Continue to reduce fire hazards in the unincorporated areas of San Bernardino County.

**WILDFIRE OBJECTIVE 1**: **Mountain Area Safety Taskforce.** Continue the cooperation and coordination of Fire Hazard Mitigation efforts with all stakeholders in the mountain areas of San Bernardino County through participation in MAST.

**WF Action 1.1:** Continue Mountain Area Safety Taskforce (MAST) funding to support mitigation activity.

**WILDFIRE OBJECTIVE 2: Support Mountain Mutual Aid Objectives.** Continue development of and continue the mission of mutual aid between the first responders in the County mountain areas through County Mitigation Planning.

**WF Action 2.1:** Update Mountain Mutual Aid Mapbook to document.

**WF Action 2.2:** Update Community Structure Protection Plans as necessary.

**WILDFIRE OBJECTIVE 3: Community Based Fuels Reduction Program.** Continue the community based Fuels Reduction Program through community based programs, both volunteer and government funded.

**WF Action 3.1:** Implement identified community based fuels reduction projects.

**WF Action 3.2:** Develop fuels reduction "maintenance program" by obtaining participation from citizens and/or homeowners associations.

**WF Action 3.3: Vegetation Removal** Clear vegetation from Road District facilities/yards.

**WILDFIRE OBJECTIVE 4: Forest Care.** Continue providing assistance to homeowners by expanding services to all communities in the Mountain areas of the County.

**WF Action 4.1:** Increase homeowner assistance services to mountain residents for fuel reduction.

**WF Action 4.2:** Continue working with Southern California Edison to remove dead trees near power lines.



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**WILDFIRE OBJECTIVE 5: County Fire Hazard Abatement.** Overcome funding shortfalls while improving service delivery.

**WF Action 5.1:** Inspect every residence in the mountain communities within the next two years to enforce the new Fire Hazard Abatement code that addresses green fuels.

**WF Action 5.2:** Continue to collaborate with Forest Care, Red, Cross and Cal Fire to overcome increased costs of enforcement.

**WILDFIRE OBJECTIVE 6: Decrease Wildfire Hazards at Private Property through the Fire Hazard Abatement Programs**

**WF Action 6.1:** Train and Certify landscape contractors to comply with the new Fire Hazard Abatement Code.

**WF Action 6.2:** Continue wildfire mitigation efforts under the Wood Shake Roof Replacement Program.

**WF Action 6.3: Protect Property in Wilderness Areas** Rockscape or pave property grounds which have structures located in wilderness and or areas prone to wildfires. Double the width of external fire breaks.

**WILDFIRE OBJECTIVE 7: Support Mitigation Strategies in Community Wildfire Protection Plans. Continue to improve CWPP's in cooperation with Cal Fire, the IEFSA and individual Fire Safe Councils.**

**WF Action 7.1:** Modify independent and unique CWPPs into a more common framework making them similar but leaving room to provide specific hazard characteristics and mitigation actions for each community.

**WILDFIRE OBJECTIVE 8: Improve Emergency Access.** Improve and maintain emergency access for wildfire protection.

**WF Action 8.1:** Construct Arrowbear Drive Realignment and Widening

**WF Action 8.2:** Construct Cedar Glen Fire Access Road

**WF Action 8.3: Structural Fire Breaks Widening** Double the width of external fire breaks on grounds which have structures located in wilderness and or areas prone to wildfires.

**WILDFIRE OBJECTIVE 9: Special District Funding:** Continue Special Districts Projects relating to wildfire.





**WF Action 9.1:** Continue funding and support for Special Districts Projects relating to wildfire in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District.

**WF Action 9.2: Emergency Water Supplies** Purchase emergency water supply or water purification devices to ensure uninterrupted supply of water to emergency response personal. (completed with continuous fresh of supplies and rotation)

### 6.1.3 Earthquake/Geologic Hazards (EQ)

**GOAL:** Minimize exposure to structural and contents damage from geologic and seismic conditions. (Complements General Plan, Section VIII, Safety Element (Goal S 7)

**EARTHQUAKE OBJECTIVE 1:** Educate the public on reducing earthquake risk.

**EQ Action 1.1:** Improve public education programs and practices to residents for earthquake risk.

**EARTHQUAKE OBJECTIVE 2:** Protect occupants and structures in proposed developments from high levels of risk caused by rupture of the ground surface during an earthquake (Complements General Plan, Section VIII Safety Element Policy S 7.4).

**EQ Action 2.1:** Evaluate single family homes for Earthquake hazard when conducting permit applications and plan reviews.

**EQ Action 2.2: Seismic Strapping** for existing water tanks and future construction.

**EQ Action 2.3: Employee Emergency Sheltering** Develop a plan for short-term and intermediate-term sheltering of employees.

**EARTHQUAKE OBJECTIVE 3:** Continue geologic hazard mapping projects to minimize and prevent damage caused by earthquakes and other geologic hazards.

**EQ Action 3.1:** Identify liquefaction hazard areas outside the currently designated Geologic Hazard Overlay Districts.

**EARTHQUAKE OBJECTIVE 4:** Protect life and property from risks resulting from gravity-derived and/or earthquake-triggered landslides, expansive soils and/or other poor soil conditions. (Complements General Plan, Section VIII, Safety Element Policy § 7.6)

**EQ Action 4.1:** Require development on hillsides to minimizes the extent of topographic alteration and erosion, to maintain slope stability, and to reduce the potential for offsite sediment transport (Complements General Plan, Section VIII, Safety Element Policy § 6.1).



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**EQ Action 4.2:** Generator Installation Install generators at all road facilities. This will allow uninterrupted communications and provide power to refuel critical emergency response equipment.

**EARTHQUAKE OBJECTIVE 5:** Reduce runoff over the cliffs in the Rimforest neighborhood. (Complements Rimforest Drainage Feasibility Study)

**EQ Action 5.1:** Divert runoff to Little Bear Creek.

**EARTHQUAKE OBJECTIVE 6: Special District Funding:** Continue Special Districts Projects relating to earthquake hazards.

**EQ Action 6.1:** Continue funding and support for Special Districts Projects relating to earthquake hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District.

### 6.1.4 Flood (FL)

**GOAL:** Provide adequate flood protection to minimize hazards and structural damage. (General Plan, Safety Element, Goal S 5)

**FLOOD OBJECTIVE 1: National Flood Insurance Program.** Participate in the National Flood Insurance Program (NFIP), which provides flood insurance within designated floodplains. (General Plan, Safety Element, Policy S 5)

**FL Action 1.1:** Update NFIP data and maps with newly identified flood hazard areas in the County, as new information becomes available.

**FLOOD OBJECTIVE 2: Alluvial Task Force.** Review and analyze the findings and recommendations from the recently released Alluvial Fan Task Force reports, as funding permits.

**FL Action 2.1:** Determine whether or not additional amendments to development standards or policies are merited, based on the completed analysis.

**FLOOD OBJECTIVE 3: Flood Hazard Reduction.** Reduce flood hazards through development standards and policies stated in the County of San Bernardino General Plan and County of San Bernardino 2010 Development Code.

**FL Action 3.1:** Amend the Flood Plain Safety Overlay District through automatic map updates as new data is released and published by FEMA.





**FL Action 3.2:** Review development plans to ensure compliance with ordinances.

**FL Action 3.3:** Inspect construction to ensure compliance with approved development plans.

**FL Action 3.4: Soil Stabilization on Roadways and Along Roadway Shoulders** Soil stabilization on roadway shoulders and dirt roads. This will prevent erosion caused by flood conditions.

**FL Action 3.5: Encasing Pipelines** Encase water pipelines with specific sized rock, gravel, and road base in natural waterways to prevent continual washout or exposure during heavy storm events/floods.

**FLOOD OBJECTIVE 4: Future Flood Mitigation Projects**. Improve existing facilities and construct new facilities to mitigate flooding with the County.

**FL Action 4.1:** In each flood control zone, construct facilities identified in those zones by the Flood Control Advisory Committee. See Flood Control District Annex for a listing of projects.

**FLOOD OBJECTIVE 5: Special District Funding:** Continue Special Districts Projects relating to flood hazards.

**FL Action 6.1:** Continue funding and support for Special Districts Projects relating to flood hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District.

**FL Action 6.2: On Call Contractors** Employ on call contractors to assist in emergency situations.

### 6.1.5 Drought (DR)

**GOAL:** Minimize the effects of drought on the County in all aspects including economically and socially.

**DROUGHT OBJECTIVE 1:** Educate the public on water conservation methods.

**DR Action 1.1:** Create a public awareness campaign advising citizens, business owners and farmers on water conservation.

**DR Action 1.2:** Provide incentives for farmers to grow crops that are less water intensive.

**DR Action 1.3:** Continue to coordinate with the San Bernardino Valley Water Conservation District to provide Qualified Water Efficient Landscaper (QWEL) training.

**DR Action 1.4:** Continue to enforce the watering schedule and watering restrictions throughout the County.

**DROUGHT OBJECTIVE 2:** Protect the quality of the County's watersheds.

**DR Action 2.1:** Approve the County's Watershed Water Quality Management Plan written in 2013.

**DROUGHT OBJECTIVE 3: Special District Funding:** Continue Special Districts Projects relating to drought hazards.

**DR Action 3.1:** Continue funding and support for Special Districts Projects relating to drought hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District.

### 6.1.6 Anti-Terrorism (AT)

**GOAL:** Use antiterrorism strategies to discourage terrorism and protect the people, infrastructure and assets in San Bernardino County from the effects of terrorism.

**ANTI-TERRORISM OBJECTIVE 1:** Use anti-terrorism design strategies to discourage / prevent acts of terrorism.

**AT Action 1.1:** Identify and prioritize mitigation activities (anti-terrorism force protection) at critical facilities and gathering places that are vulnerable to terrorist attacks.

**ANTI-TERRORISM OBJECTIVE 2: Special District Funding:** Continue Special Districts Projects relating to terrorism hazards.

**AT Action 2.1:** Continue funding and support for Special Districts Projects relating to terrorism hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District.





### 6.1.7 Climate Change (CC)

**GOAL:** Reduce the impacts of climate change on the County and limit human activities that change the atmosphere's makeup.

**CLIMATE CHANGE OBJECTIVE 1:** Meet greenhouse gas (GHG) reductions targets set forth by the Clean Air Act.

**CC Action 1.1:** Continue working with the South Coast Air Quality Management District and the Mojave Desert AQMD to meet GHG reductions targets.

**CC Action 1.2:** Continue implementing the energy conservation and efficiency measures identified in the County of San Bernardino Greenhouse Gas Emissions Reduction Plan. (San Bernardino County Renewable Energy and conservation Element)

**CLIMATE CHANGE OBJECTIVE 2:** Educate the public on the effects of climate change and reducing our impact.

**CC Action 2.1:** Encourage carpooling and the use of public/ alternative transportation methods.

**CC Action 2.2:** Optimize energy efficiency in the built environment and promote the local economic benefits of energy efficiency retrofits. (San Bernardino County Renewable Energy and conservation Element)

**CC Action 2.3:** Encourage residents and businesses to conserve energy. (San Bernardino County Renewable Energy and conservation Element)

**CLIMATE CHANGE OBJECTIVE 3: Special District Funding:** Continue Special Districts Projects relating to climate change hazards.

**CC Action 3.1:** Continue funding and support for Special Districts Projects relating to climate change hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District.

## 6.2 Mitigation Strategy

To narrow mitigation alternatives for inclusion, FEMA's six broad categories of mitigation alternatives were used. Each FEMA category is listed below. The HMP Planning Committee developed several mitigation alternatives for implementation under each mitigation category.

- Prevention (PRV)

- Property Protection (PPRO)
- Public Education and Awareness (PE&A)
- Natural Resource Protection (NRP)
- Emergency Services (ES)
- Structural Projects (SP)

Table 6-1 summarizes the mitigation alternatives for categories of projects addressing the hazards in the San Bernardino County Unincorporated Area Multi-Jurisdictional Hazard Mitigation Plan. The Table includes implementation strategies for the wildfire, earthquake/geologic hazards, flood, drought, climate change and terrorism.

**Table 6-1: Mitigation Alternative Summary**

| Action | Lead Agency | Hazard | Funding Source |
|---|---|---|---|
| **Prevention (PRV):** **Preventative activities are intended to keep hazard problems from getting worse, and are typically administered through government programs or regulatory actions that influence the way land is developed and buildings are built. This includes the development of additional code requirements to further reduce or eliminate damages from the identified hazards.** | County Land Use Services | All Hazards | General Fund |
| **Natural Resource Protection (NRP):** **To locate and protect natural and cultural resources at risk from the identified hazards.** | Fire Protection District / Flood Control District | Wildfire and Flood | General Fund, Grants |
| **Property Protection (PPRO):** **Property protection measures involve the modification of existing buildings and structures to help them better withstand the forces of a hazard, or removal of the structures from hazardous locations.** | Fire Protection District. | Wildfire | General Fund, Grants |
| **Public Education and Awareness (PE&A):** **To continue and develop new public education programs targeting the top identified hazards.** | Fire Protection District. | All Hazards | General Fund, Grants |





| Action | Lead Agency | Hazard | Funding Source |
|---|---|---|---|
| **Emergency Services (ES):** **Although not typically considered a "mitigation" technique, emergency service measures do minimize the impact of a hazard event on people and property. These commonly are actions taken immediately prior to, during, or in response to a hazard event. Examples include:** | Fire Protections District | All Hazards | General Fund, Special District Funds, Grants |
| **Structure Protection (SP) – Flooding** **To continue to identify, fund, and build projects that reduce or eliminate flood hazards in the County.** | Flood Control District | Flooding Hazards | General Fund, Special District Funds, Grants |
| **Structure Protection (SP)– Geological Hazards** **To identify unknown hazards and develop additional new and retrofit requirements or programs to reduce or eliminate damage from geological hazards.** | Land Use Services | Geological Hazards | General Fund Grants |
| **Structure Protection (SP) – Wildfire** **To further protect structures at risk from wildfire through education, building, and enforcement codes and actions.** | Fire Protections District | Wildfire | General Fund, Special District Funds, Grants |

### 6.2.1 Mitigation Action Plan

This section serves to identify *on-going* actions and projects in the County Unincorporated Area. With the results of the hazard risk assessment finalized, mitigation goal established, and capabilities assessed, the County and participating districts then set out to identify new mitigation actions that would reduce the outlined in the vulnerability assessment.

Not all identified mitigation actions are implementable in the 5-year plan cycle, due to technical feasibility, political acceptance, lack of funding, or other constraints. Once the mitigation actions for each participating jurisdiction were identified, they were evaluated and prioritized (by providing a time frame) to identify the most suitable mitigation actions for each participating jurisdiction to implement.



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Table 6-2: Mitigation Action Descriptions

| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| **ALL Hazard** | **AH Action 1.1:** Valley Dispatch and Operations Center. | Update and maintain the operations of the facility and ensure cohesive working and response to any scale emergency and operations in a secure complex | ES | Budgetary Items from County and Federal Grant Funding. EMPG, HMPG, UASI. | Fire Protection District. | 1-3 Years | See Fire Protection District Annex A. Section A.6 Fire Protection District Mitigation Project. |
| **ALL Hazard** | **AH Action 1.2:** Maintain Shelter Operations Compound (SHOC). This shelter concept provides a new one-stop shelter concept. The SHOC combines a shelter, a Local Assistance Center (LAC) and a Non-LAC Unit in one easy location. | After the 2003 Wildland Fires, the County and American Red Cross recognized the need to provide services beyond basic care and short-term sheltering, especially during large fires, floods, and earthquakes The Mass Care & Shelter Plan and Concept of Operations, outlines the framework of a new one-stop shelter concept, Shelter Operations Compound (SHOC). It combines a shelter, a Local Assistance Center (LAC) and a Non-LAC Unit in one easy location. Residents can access public information and referral services through the LAC, and then take a short walk to the Non-LAC Unit for communication, postal services, and other private organizations/business at little to no cost. The completion of the Plan in 2012 will help to sync local resources, encourage local self-sufficiency, foster partnership between public and private agencies, and serve as a reference document for the region.<br><br>By June 2017, the program will have 32 trailers/caches equipped with mass care and shelter supplies, strategically placed throughout the County and ready for rapid deployment. It is expected to serve over 12,000 residents. In addition to enhancing the comfort levels of shelter residents, the program will produce standardized documents and protocols for procuring and maintaining Mass Care and Shelter trailers/caches. These plans and programs will help the County prepare for and mitigate damages from hazards. This is an update and expansion of the plan and done without more grant funds. | ES | To increase Mass Care and Shelter capability of the county, grants from 2008-2009 Homeland Security Grant Program (HSGP) and 2009 Riverside Regional Urban Area Security Initiative (UASI) funded the Mass Care and Shelter Trailer/Cache Program. | Fire Protection District/ | 1-5 Years | See Fire Protection District Annex A. Section A.6 Fire Protection District Mitigation Project. |
| **All-Hazard** | **AH Action 2.1:** Continue funding and support for Special Districts relating to all hazards. | Continue funding and support for Special Districts Projects relating to water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District for all hazards. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | Ongoing | |
| **All-Hazard** | **AH Action 2.2:** Install Generators at Critical Facilities | Retrofit existing buildings and facilities with connectors/ ATS for emergency generators and/or install permanent emergency generators at critical facilities, including wells and booster station locations. | ES, SP | TBD | Water Systems | TBD | Critical sites are already set up for connection or has a permanently installed generator |





Cost effectiveness of each measure was a primary consideration when developing mitigation actions. Because mitigation is an investment to reduce future damages, it is important to select measures for which the reduced damages over the life of the measure are likely to be greater than the project cost. For structural projects, the level of cost effectiveness is primarily based on the likelihood of damages occurring in the future, the severity of the damages when they occur, and the level of effectiveness of the selected measure. While detailed analysis was not conducted during the mitigation action development process, these factors were of primary concern when selecting measures. For measures that do not result in a quantifiable reduction of damages, such as public education and outreach, the relationship of the probable future benefits and the cost of each measure was considered when developing the mitigation actions.

Based upon the participating jurisdiction capabilities, Table 6-2 shows primary actions selected for further implementation and development during the next planning cycle. Table 6-2 provides details for each mitigation action with mitigation action descriptions, FEMA mitigation category, responsible party, and timeframe.

***Important to Note: See Jurisdictional Annexes for more information on implementation mechanisms and mitigation projects for each participating jurisdiction. If a participating jurisdiction is identified as a primary lead for implementation, the mitigation actions are also contained the corresponding jurisdictional annex.***

| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| **All-Hazard** | **AH Action 2.3:** Water Systems Repair Plan | Develop a plan for speeding the repair of and functional restoration of water and wastewater systems through stockpiling of shoring materials, temporary pumps, surface pipelines, portable hydrants, and other supplies. | PRV | SDD WAS | Water Systems | TBD | We have a warehouse and inventory. Add'l inventory would need to be purchased from local wholesaler |
| **All-Hazard** | **AH Action 2.4:** Smart Water Meters and SCADA | Utilization of SCADA and Smart Water Meters to get real time data on problems with the system and reduce drive time emissions as a result of traditional meter reading. | PRV | Individual CSAs | Water Systems | Ongoing | Both SCADA and Smart Meters have been installed and continue to be installed |
| **All-Hazard** | **AH Action 2.5:** Provide Employees with Emergency Supplies | Provide emergency supplies of food, water, and portable generators for employees at office and field locations. | ES | SDD/WAS | Water Systems | Ongoing | WAS has a stock of emergency food supplies, water, and generators. |
| **All-Hazard** | **AH Action 2.6:** Annual Tower and Guide Wire Inspections | Conduct annual tower and guide wire inspections to mitigate storm/wind/earthquake hazards from knocking out communications. | PRV | TBD | TV Districts | 7/1/2016-7/1/2017 | All Districts |
| **All-Hazard** | **AH Action 2.7**: Maintain Tower Lighting | Maintain lights on all tower locations. | SP | TBD | TV Districts | June-17 | |
| **All-Hazard** | **AH Action 2.8:** Designate Emergency Operations Sites | Conduct an inventory or list of County Park Facilities and Community Centers to establish a list of pre-designated emergency operations or disaster relief sites. Not all Community Centers are an appropriate size to accommodate large numbers of evacuees and may only serve as command and control centers or distribution centers. | PRV | TBD | Park Districts | April-17 | All Districts |
| **All-Hazard** | **AH Action 2.9:** Establish Power Sources for Emergency Operations Sites | Establish small solar energy fields or other forms of renewable power at County Community Centers to facilitate stand-alone emergency operations for the community. | PRV, SP | TBD | Park Districts | 12/1/2016-7/1/2018 | Lucerne Valley Joshua Tree |
| **All-Hazard** | **AH Action 2.10:** Connect Water Systems to Generators | Connect water systems to generators to ensure delivery even in disaster situations. | PRV, SP | TBD | Park Districts | TBD | |
| **All-Hazard** | **AH Action 2.11:** Establish a Centralized Communications Network | Establish a centralized communications network to monitor channel output for TV Districts and provide emergency information by way of character generator tied to channel transmissions. | PRV | TBD | TV Districts | 7/1/2017-12/1/2017 | All districts |
| **All-Hazard** | **AH Action 2.12** Incorporate as appropriate requirements from the State of California's most recent land use regulations regarding the hazard mitigation planning process (Government Code 65302 and 8685.9). | Government Code 65302.6 requires the following elements to be included in the hazard mitigation plan:<br><br>(1) An initial earthquake performance evaluation of public facilities that provide essential services, shelter, and critical governmental functions.<br>(2) An inventory of private facilities that are potentially hazardous, including, but not limited to, multiunit, soft story, concrete tilt-up, and concrete frame buildings.<br>(3) A plan to reduce the potential risk from private and governmental facilities in the event of a disaster.<br><br>Government Code 8685.9 requires that the state share shall not exceed 75 percent of total state eligible costs unless the local agency is located within a city, county, or city and county that has adopted a local hazard mitigation plan as part of the safety element of its general plan. In that situation, the Legislature may provide for a state share of local costs that exceeds 75 percent of total state eligible costs. | PRV, NRP | TBD | Primary: Land Use Services<br>Secondary: Fire Protection District/ | 1-3 years | |



| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| **All-Hazard** | **AH Action 3.1:** Continue funding and support for Special Districts Projects relating to all hazards. | Continue funding and support for Special Districts Projects relating to water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District for all hazards. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | On-Going | |
| **Wildfire** | **WF Action 1.1** Continue Mountain Area Safety Taskforce (MAST) funding to support mitigation activity. | MAST was formed to mitigate the region wide risk of a catastrophic wildfire due to dead and dying trees in the mountain communities. The mission of the MAST is to facilitate a coordinated effort by cities, county, state, federal, and non-profit agencies to provide for the protection of property owners, residents, and property subject to the risk of catastrophic wildfire that could occur in San Bernardino County with an initial emphasis on the threat resulting from the Old and Grand Prix fires in 2003. MAST priorities are to continue reducing fire hazards through fuel reduction programs and hazard abatement though enforcement of county ordinances.<br><br>The Mountain Area Safety Taskforce (MAST) Operations Section meets monthly. MAST Operations Section determines project priorities based on the benefit cost analysis of the projects and the effect of the project on the overall goals of the MAST organization.<br><br>Goals can change as detailed Benefit Cost Analysis is conducted and CEQA/NEPA reviews are completed. | NRP, PPRO | Seeking additional funding through HMPG. | San Bernardino County Fire Protection District | On-Going | See Implementation plan on more information on MAST.<br><br>See Fire Protection District Annex A. Section A.6 Fire Protection District Mitigation Project . |
| **Wildfire** | **WF Action 2.1:** Update Mountain Mutual Aid Map Book to document updated information contained in 2016 HMP. | The Map Book portion of the Community Safety and Structure Protection Plan provides not only a street network of the area but more importantly it provides the locations of strategic and critical resources for fire fighters. These include but are not limited to safe zones, open areas, locations for refuge. They also identify areas within communities that have narrow and steep winding streets and or with limited ingress and egress. The document is handed out to all responding strike teams from out of the area and has proved invaluable in directing and coordinating an effective firefighting response and reduces the potential for life loss and property damage. | ES | Seeking additional funding through HMPG. | San Bernardino County Fire Protection District | On-Going | See Fire Protection District Annex A. Section A.6 Fire Protection District Mitigation Project . |



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| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| **Wildfire** | **WF Action 2.2** Update Community Structure Protection Plans as necessary. | This is an on-going action (from the 2011 MJHMP) with the goal to continue development of and continue the mission of mutual aid between first responders in the County mountain areas. | PPRO | | Fire Protection District | On-Going | |
| **Wildfire** | **WF Action 3.1:** Implement identified community based fuels reduction projects. | The Fuels Reduction Program is designed to create community based fuel modification programs across the mountain communities.<br>These projects are selected specifically to reduce the potential for catastrophic wildfires and the damage that they can do to the communities. Project design, contracting, and operations are managed by the County's Public Works Department with priorities set by local fire chiefs in monthly MAST Operations Meetings. This program is the oldest and most significant for reducing wildfire threat on a mountain wide basis. | PPRO | Current Funding:<br><br>Seeking additional funding through HMPG. | Primary: San Bernardino Public Works Department<br><br>Secondary: County Fire Protection District | On-Going | |
| **Wildfire** | **WF Action 3.2:** Develop fuels reduction "maintenance program" by obtaining participation from citizens and/or homeowners associations. | To survive a wildfire, property owners need to manage the land surrounding their homes and communities effectively. Removing fuels in the wildland fuel reduction zone beyond the defensible space can reduce the speed and intensity of an oncoming wildfire. But if these areas aren't regularly **maintained**, they lose their effectiveness. Plants grow back, and flammable vegetation needs to be routinely removed and disposed of properly. This guide provides tips on how to create and maintain defensible space and wildland fuels treatments around your property. | PPRO, PE&A | Seeking additional funding through HMPG | Primary: Public Works<br><br>Secondary: Fire Protection District | On-Going | |
| **Wildfire** | **WF Action 4.1** Increase homeowner assistance services to mountain residents for fuel reduction. | This is an ongoing wildfire mitigation action (from the 2011 MJHMP) for the group Forest Care to achieve the goal of providing assistance to homeowners by expanding services to all communities in the Mountain areas of the County.<br><br>Forest Care is a program dedicated to creating a healthier forest. This program provides foresters to assess individual properties for thinning the vegetation and then provides 75% of the funding to do so. | PPRO, PE&A | Seeking additional funding through HMPG | San Bernardino County Fire Protection District | On-Going | |
| **Wildfire** | **WF Action 4.2** Continue working with Southern California Edison (SCE) to remove dead trees near power lines. | A significant number of fires across the State are caused by trees falling into power lines. When the forests in the mountain communities became infested with bark beetles the pine tree die off was unprecedented. Thousands of these dead trees were standing precariously close to power lines. Early in the Bark Beetle Emergency in 2004, Southern California Edison swiftly initiated a program to remove all trees that were dead, dying, and/or diseased that had the potential to fall into any SCE power lines. | PRV, PPRO | As of July of 2010 Southern California Edison (SCE) has spent $179,758,978 to remove dead dying and diseased trees. | San Bernardino County Fire Protection District | On-Going | |



| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| | | The role of Southern California Edison was critical to the success of MAST both operationally and financially. Edison still removes the most difficult trees, the most costly trees; and the ones that are most likely to be the source of ignition for a wild land fire. They are also removing the trees that are immediately threatening homes.<br><br>They have removed 118,305 trees since the inception of the program in 2004. They also provided reimbursements to people that removed their own trees. | | | | | |
| **Wildfire** | **WF Action 5.1:** Inspect every residence in the mountain communities throughout the year to enforce the Fire Hazard Abatement code that addresses green fuels. | The Fire Hazard Abatement Program conducts surveys to identify fire hazards throughout the year. Fire hazards are identified and notices to abate the hazard(s) are mailed to property owners. Property owners are given 30 days to abate the violations. Failure to abate may result in citations, penalties, and/or fees for abatement by the County. The Fire Hazard Abatement Program responds to complaints year round in the unincorporated areas and contracting Cities and Fire Districts.<br><br>The Division completes more than 430,000 inspections, issues more than 45,000 Notices to Abate Fire Hazards, issues over 4,000 citations for non-compliance, and abates the fire hazards on more than 2,000 parcels annually. Within the last 5 years, the Fire Hazard Abatement Division has received even more financial resources that enable them to abate all properties declared a fire hazard. | PRV, PPRO, PE&A | Seeking additional funding through HMPG | Primary: Land Use Services<br><br>Secondary: Fire Protection District | On-Going | For more information on Contractor Certification, see Annex A Section A.6 Fire Protection District Mitigation Project . |
| **Wildfire** | **WF Action 5.2:** Continue to collaborate with Forest Care, Red, Cross and Cal Fire to overcome increased costs of enforcement. | This is an on-going action from the 2011 MJHMP with the goal of overcoming funding shortfalls for the County Fire Hazard Abatement Program. | PRV | | San Bernardino County Fire Protection District | On-Going | |
| **Wildfire** | **WF Action 6.1** Train and Certify landscape contractors to comply with the Fire Hazard Abatement Code. | The City of Big Bear Lake created a program to train and certify landscape contractors to provide a qualified workforce to conduct fuels reduction activities on individual properties. The contractors are trained to comply with the new Fire Hazard Abatement Code that exists both in the City of Big Bear and the County unincorporated area. The City of Big Bear Lake Fire Department conducts the classes for landscapers and handy persons. This provides an incentive for the contractors and provides a level of certification that the homeowner can rely on when they are deciding to hire a landscape contractor to conduct fuels abatement around their home. | PRV, PPRO | Seeking additional funding through HMPG | San Bernardino County Fire Protection District | On-Going | On-Going |



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| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| **Wildfire** | **WF Action 6.2:** Continue wildfire mitigation efforts under the Wood Shake Roof Replacement Program. | The County successfully passed an ordinance that requires the replacement of wood shake roofs by 2014. MAST has successfully mapped all of the wood shake roofs in the fire safety overlay and has created a strategy as to which roofs will be selected to participate in the FEMA funded project. This is an on-going project in cooperation with Big Bear Lake Fire Protection District in order to provide more funding for wood shake roof replacements by property owners. | PRV, PPRO, SP | | Primary: MAST<br><br>Secondary: San Bernardino County Fire Protection District | On-Going | |
| **Wildfire** | **WF Action 6.3:** Protect Property in Wilderness Areas | Rockscape or pave property grounds which have structures located in wilderness and or areas prone to wildfires. Double the width of external fire breaks. | PPRO, PRV, SP | TBD | Sewer Systems | January-17 | All sewer pump stations have paving |
| **Wildfire** | **WF Action 7.1:** Modify independent and unique CWPPs into a more common framework making them similar but leaving room to provide specific hazard characteristics and mitigation actions for each community. | Community Wildfire Protection Plans are designed to provide a means for a community, usually through the Fire Safe Council, to have input into and actively participate in the planning, strategy, goals, and objectives of creating a fire safe community. | PRV | Seeking additional funding through HMPG | San Bernardino County Fire Protection District | On-Going | On-Going<br><br>For more information on CWPP see Annex A Section A.6 Fire Protection District Mitigation Project . |
| **Wildfire** | **WF Action 8.1:** Construct Arrowbear Drive Realignment and Widening. | The Arrowbear community off State Highway 18 has limited access to State Highway 138. The existing bridge/spillway and road needs to be realigned and widened to facilitate access by emergency personnel during wildfires and flooding. Mitigation strategy for this is to remove and replace existing bridge/spillway, realign and widen the road. | SP | Seeking grant funding<br><br>Total Cost: $3,000,000 Approx. | Primary: Public Works<br><br>Secondary: San Bernardino County Fire Protection District | 1-3 Years | |
| **Wildfire** | **WF Action 8.2:** Construct Cedar Glen Fire Access Road. | Lack of paved roads inhibits traffic circulation and the ability to enter and exit the area without backtracking during wildfire emergencies. Strategy is to Construct road and drainage improvements to Little Bear Creek Road and Elder Drive. | SP | Seeking grant funding<br><br>**Total Cost:** $2,500,000 | Public Works | 1-3 Years | |



| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| **Wildfire** | **WF Action 8.3:** Structural Fire Breaks Widening | Double the width of external fire breaks on grounds which have structures located in wilderness and or areas prone to wildfires. | SP, PRV | Individual CSAs | Water Systems | 7/1/2017-7/19/2019 | |
| **Wildfire** | **WF Action 9.1:** Continue funding and support for Special Districts Projects relating to wildfire. | Continue funding and support for Special Districts Projects relating to wildfire in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | On-Going | |
| **Wildfire** | **WF Action 9.2:** Emergency Water Supplies | Purchase emergency water supply or water purification devices to ensure uninterrupted supply of water to emergency response personal.(completed with continuous fresh of supplies and rotation) | ES | TBD | Roads | TBD | |
| **Earthquake** | **EQ Action 1.1:** Improve public education programs and practices to residents for earthquake risk. | Public education and outreach programs are an efficient and cost-effective way to promote meaningful changes within a community. A Program for Public Information (PPI) for earthquake awareness and mitigation could significantly reduce injury and property damage to earthquake. Use a suite of partnerships, activities, and products to educate the public about earthquake science and motivating homeowners to become prepared for earthquakes. | PE&A | | Human Resources | 5-10 Years | |
| **Earthquake** | **EQ Action 2.1:** Evaluate single family homes for Earthquake hazard when conducting permit applications and plan reviews. | 82.15.040 Development Standards states that a structure used for human occupancy shall be located 50 feet or farther from any active earthquake fault traces. Lesser setbacks may be applicable in certain situations as determined by an appropriate geologic investigation and approved by the County Geologist or other engineering geologist designated by the Building Official.<br><br>Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621 et seq.) requires the delineation of potential damage areas along known active faults throughout California. It requires local governments to withhold approval of construction permits in those zones until geologic investigation has determined that the site is not threatened by surface displacement from future faulting. | PRV | | Land Use Services | TBD | On-Going |
| **Earthquake** | **EQ Action 2.2:** Seismic Strapping | Seismic strapping for existing water tanks and future construction. | SP, PRV | CSA 64 | Water Systems | 7/17/2017-7/1/2019 | Ongoing currently |
| **Earthquake** | **EQ Action 2.3:** Employee Emergency Sheltering | Develop a plan for short-term and intermediate-term sheltering of employees. | PRV | WAS | Sewer Systems | 7/17/2017-7/19/2019 | To purchase cots, small portable generators, tents, etc. |



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| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| Earthquake | **EQ Action 3.1:** Identify liquefaction hazard areas outside the currently designated Geologic Hazard Overlay Districts. | Supported by General Plan mechanism (General Plan, Section VIII, Safety Element Policy § 7.5; California Building Code §1803.5.11);<br><br>Seismically- induced lateral spreading, and/or seismically-induced lateral flow, can cause devastating structural damage and a high potential for saturation exists when the groundwater level is within the upper 50 feet of alluvial material. | PRV | | Land Use Services | 5-10 Years | |
| Earthquake | **EQ Action 4.1**: Require development on hillsides to minimizes the extent of topographic alteration and erosion, to maintain slope stability, and to reduce the potential for offsite sediment transport (Complements General Plan, Section VIII, Safety Element Policy § 6.1). | This mitigation action is especially important in the San Bernardino and San Gabriel Mountains which have high slope failure / erosion potential.<br><br>Typical slope mitigation techniques that are used include:<br><br>Drainage Improvements - Since water is the biggest culprit in failing slopes, drainage improvements should be the first priority. Some drainage improvements may include:<br>▪ Collect or divert surface water from the problem slope. This may include catch basins, swales, or sealing tension cracks to prevent infiltration.<br>▪ Collect and remove subsurface water. This may include drains constructed within the subsurface to remove excess seepage, or lower ground water.<br><br>Some earthwork mitigation techniques are as follows:<br>▪ Remove the upper soils of the slope to create a flatter slope.<br>▪ Buttress the slope toe by filling with rock, gravel, or soil.<br>▪ Benching the slope if each bench is on competent subgrade.<br>▪ Structural Improvements - Structural improvements include:<br>▪ Friction Piles<br>▪ Retaining walls<br>▪ Geo Grid<br>▪ Sheet Piles<br>▪ Rock Bolts<br>▪ Vegetative Cover<br><br>Complements General Plan, Section VIII, Safety Element Policy § 7.6<br><br>Complements General Plan, Section VIII, Safety Element Policy § 6.1) | PRV | N/A | Land Use Services | On-Going | Provide enhanced information during the development review process to address slope failure concerns. |
| Earthquake | **EQ Action 4.2:** Generator Installation | Install generators at all road facilities. This will allow uninterrupted communications and provide power to refuel critical emergency response equipment. | SP, PPRO | TBD | Roads | TBD | |



| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| Earthquake | **EQ Action 5.1:** Divert runoff to Little Bear Creek. | To reduce the runoff over the cliff(s) in the Rimforest neighborhood, the runoff must be diverted to another path. This will be accomplished over three phases:<br>• Phase 1: Reduce Runoff Tributary Area by 64%- 50.35 AC<br>• Phase 2: Reduce Runoff Tributary Area by 30%- 23.79 AC<br>• Phase 3: Reduce Runoff Tributary Area by 5%- 3.99 AC | SP, NRP, PRV | | Primary: Public Works<br><br>Secondary: Flood Control District | | |
| Earthquake | **EQ Action 6.1:** Continue funding and support for Special Districts Projects relating to earthquake hazards. | Continue funding and support for Special Districts Projects relating to earthquake hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | On-Going | |
| Flood | **FL Action 1.1:** Update NFIP data and maps with newly identified flood hazard areas in the County, as new information becomes available. | As required by the State of California, National Flood Insurance Program (NFIP) maps published by FEMA must be included in the HMP or General Plan Safety Element. Keeping this information current is an important mitigation action. | PRV, PPRO | | San Bernardino County Flood Control District | On-Going | |
| Flood | **FL Action 2.1:** Determine whether or not additional amendments to development standards or policies are merited, based on the Alluvial Fan Task Force Recommendation. | This is an on-going mitigation action from the 2011 MJHMP. | PRV | | Primary: San Bernardino County Flood Control District<br><br>Secondary: Land Use Services | On-Going | |
| Flood | **FL Action 3.1:** Amend the Flood Plain Safety Overlay District through automatic map updates as new data is released and published by FEMA. | Current San Bernardino County Hazard Maps can be found at: http://cms.sbcounty.gov/lus/Planning/ZoningOverlayMaps/HazardMaps.aspx. | PRV, NRP | | Primary: San Bernardino County Flood Control District<br><br>Secondary: Land Use Services | On-Going | |



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| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| **Flood** | **FL Action 3.2:** Review development plans to ensure compliance with ordinances. | This is an on-going mitigation action from the 2011 MJHMP in order to reduce the flood hazards through development standards and policies stated in the General Plan and San Bernardino 2077 Development Code. | PRV | | Primary: Land Use Services<br><br>Secondary: San Bernardino County Flood Control District | On-Going | |
| **Flood** | **FL Action 3.3:** Inspect construction to ensure compliance with approved development plans. | This is an on-going mitigation action from the 2011 MJHMP in order to reduce the flood hazards through development standards and policies stated in the General Plan and San Bernardino 2077 Development Code. | PRV, PPRO, SP | | Primary: Public Works<br><br>Secondary: Flood Control District | On-Going | |
| **Flood** | **FL Action 3.4:** Soil Stabilization on Roadways and Along Roadway Shoulders | Soil stabilization on roadway shoulders and dirt roads. This will prevent erosion caused by flood conditions. | SP, PRV | TBD | Roads | TBD | |
| **Flood** | **FL Action 3.5:** Encasing Pipelines | Encase water pipelines with specific sized rock, gravel, and road base in natural waterways to prevent continual washout or exposure during heavy storm events/floods. | SP, PRV | CSA 70 J | Water Systems | 7/17/2017-7/1/2027 | |
| **Flood** | **FL Action 4.1:** In each flood control zone, construct facilities identified in those zones by the Flood Control Advisory Committee. See Flood Control District Annex for a listing of projects. | This is an ongoing mitigation action from the 2011 MJHMP to achieve the goal of improving existing facilities and construct new facilities to mitigate flooding within the County. | SP | | Primary: Public Works<br><br>Secondary: San Bernardino County Flood Control District | On-Going | |
| **Flood** | **FL Action 6.1:** Continue funding and support for Special Districts Projects relating to flood hazards. | Continue funding and support for Special Districts Projects relating to flood hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | On-Going | |



| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| **Flood** | **FL Action 6.2:** On Call Contractors | Employ on call contractors to assist in emergency situations. | PRV, ES | TBD | Roads | TBD | |
| **Drought** | **DR Action 1.1:** Create a public awareness campaign advising citizens, business owners and farmers on water conservation. | Public education and outreach programs are an efficient and cost-effective way to promote meaningful changes within a community. A program to raise awareness on the importance of water conservation could significantly reduce the amount of water used by the public. | PE&A, NRP | | Human Resources | TBD | |
| **Drought** | **DR Action 1.2:** Provide incentives for farmers to grow crops that are less water intensive. | Farmers use 80% of the State's water. By offering incentives to produce less water intensive foods (such as beets, carrots and potatoes) as opposed to more water intensive foods such as almonds, beef and pork) would make a substantial difference in water consumption. | NRP, PRV, | | DAO Community Services? | On-Going | |
| **Drought** | **DR Action 1.3:** Continue to coordinate with the San Bernardino Valley Water Conservation District to provide Qualified Water Efficient Landscaper (QWEL) training. | The Qualified Water Efficient Landscaper training presents an affordable proactive local approach to reducing landscape water demand. QWEL provides graduates with knowledge in water efficient and sustainable landscape practices including water management and preservation of other valuable resources. | PE&A | | Economic Development Agency? | On-Going | |
| **Drought** | **DR Action 1.2:** Approve the County's Watershed Water Quality Management Plan. | The County's Watershed Water Quality Management Plan written in 2013. | PRV, NRP | | | On-Going | |
| **Drought** | **DR Action 1.4:** Continue to enforce the watering schedule and watering restrictions throughout the County. | In response to the State Water Resources Control Board's 2016 emergency water conservation regulation, the County enforces a watering schedule for residential and commercial addresses. | PRV, NRP | | Land Use Services | On-Going | |
| **Drought** | **DR Action 3.1:** Continue funding and support for Special Districts Projects relating to drought hazards. | Continue funding and support for Special Districts Projects relating to drought hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District. For more information regarding these projects, see Annex C Section C.7 | VARIES | VARIES | VARIES | On-Going | |



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| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| **Anti-Terrorism** | **AT Action 1.1:** Identify and prioritize mitigation activities (anti-terrorism force protection) at critical facilities and gathering places that are vulnerable to terrorist attacks. | Critical facilities may include essential facilities (such as hospitals, police and fire stations, evacuation centers, etc.), transportation systems, lifeline utility systems, high potential loss facilities (such as nuclear power plants, dams and military installations, etc.), and hazardous material facilities.<br><br>Gathering facilities should also receive special attention. Places of mass gathering not only present terrorists with potential opportunities for mass casualties, symbolism and high impact media coverage, they pose a broad range of security challenges for their owners and operators. | PRV, PPRO | | Land Use Services | On-Going | |
| **Anti-Terrorism** | **AT Action 2.1:** Continue funding and support for Special Districts Projects relating to terrorism hazards. | Continue funding and support for Special Districts Projects relating to terrorism hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | On-Going | |
| **Climate Change** | **CC Action 1.1:** Continue working with the South Coast Air Quality Management District to meet GHG reductions targets. | The San Bernardino County General Plan Amendment and Greenhouse Gas Reduction Plan addresses the environmental effects specific to the proposed General Plan Amendment, Greenhouse Gas Reduction Plan, and associated Development Code Amendment and can be found here: http://www.sbcounty.gov/Uploads/lus/Countywide/GreenhouseGas/Full-Vol-1.pdf | PRV, NRP | | Land Use Services | On-Going | |
| **Climate Change** | **CC Action 1.2:** Continue implementing the energy conservation and efficiency measures identified in the County of San Bernardino Greenhouse Gas Emissions Reduction Plan. | According to the San Bernardino County Renewable Energy and conservation Element, San Bernardino County's commercial, institutional and residential communities will continue to grow in the foreseeable future. Access to dependable and affordable energy sources is critical to maintaining and enhancing the quality of life enjoyed by San Bernardino residents and businesses. As energy needs grow, so do the needs to develop new energy sources. | PRV, NRP | | Land Use Services | On-Going | |
| **Climate Change** | **CC Action 2.1:** Encourage carpooling and the use of public/ alternative transportation methods. | Reduction Measure R2T1 of the County of San Bernardino Greenhouse Gas Emissions Reduction Plan establishes an Employment Based Trip and VMT Reduction Policy. Some features include a compressed work week, car/vanpools, employee bicycle/pedestrian programs, and shuttle/ transit programs. | PE&A, PRV, NRP | | Human Resources | On-Going | |



| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| **Climate Change** | **CC Action 2.2:** Optimize energy efficiency in the built environment and promote the local economic benefits of energy efficiency retrofits. (San Bernardino County Renewable Energy and Conservation Element) | This is an on-going mitigation policy from the San Bernardino County Renewable Energy and Conservation Element. | SP, PE&A, PRV | | Public Works | On-Going | |
| **Climate Change** | **CC Action 2.3:** Encourage residents and businesses to conserve energy. (San Bernardino County Renewable Energy and conservation Element) | This is an on-going mitigation policy from the San Bernardino County Renewable Energy and Conservation Element. | PE&A, NRP, PRV | | Human Resources | On-Going | |
| **Climate Change** | **CC Action 3.1:** Continue funding and support for Special Districts Projects relating to climate change hazards. | Continue funding and support for Special Districts Projects relating to climate change hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | On-Going | |



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# Section 7. Plan Maintenance

## 7.1 Monitoring Evaluating and Updating the HMP

The San Bernardino County Fire Protection District Office of Emergency Services (OES) is the custodian of the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). In the 2010 MJHMP, County of San Bernardino indicated that the MJHMP would be reviewed annually. Although no formal meetings were held, OES reviewed the plan annually and collected new hazard mitigation information and mitigation efforts throughout the county. Additionally, OES referenced/reviewed the MJHMP before submitting grant applications to ensure the project was captured in the plan when applying for all grants to assist their mitigation efforts.

There are three (3) main components to the MJHMP: hazards, projects, and stakeholder involvement (public, as well as, county staff). The County and its Special Districts have focused on these components and over the last 5 years have made steady improvements in all areas. The County and its Special Districts participated and facilitated several meetings and established several tasks forces to help advance the understanding of hazards in the community. This information was shared with other county personnel and the general public. OES believes that this sharing of information leads to a more informed community, thus a more robust MJHMP.

Departments and Special Districts with projects track the status of the projects through the entire life cycle from concept to completion. Projects in progress are tracked to ensure all milestones are met and payments are made in a timely manner. Each year proposed projects are reviewed during budget development every spring and selected projects are submitted for funding to the appropriate funding source. These funding sources include but are not limited to grant funding, General Fund funding, and Special District funding.

Because the MJHMP is a living document that reflects ongoing hazard mitigation activities, the process of monitoring, evaluating, and updating will be critical to the effectiveness of hazard mitigation within the County Unincorporated Area. The County and its Special Districts will hold internal planning meetings to discuss current projects and evaluate newly proposed projects resulting from internal staff meetings and input from the public. The results of these Departmental/Special District meetings will be presented to the Multi-Jurisdictional Planning Team meetings at their annual meetings. To facilitate the Multi-Jurisdictional Hazard Mitigation Planning process, OES is proposing to conduct these annual meeting with the Multi-Jurisdictional County Planning Team where the Team Members will discuss the projects, priorities, and goals in the current plan and from individual Special District meetings and suggest any necessary changes. Results of the annual meeting will be retained and compiled for the 2016 update. The County Planning Team will continue to support focused outreach for county Departments and Districts as well as support Countywide activities.





### 7.1.1 Plan Adoption

To comply with DMA 2000, the San Bernardino County Board of Supervisors has officially adopted the 2016 San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan. The adoption of the 2016 MJHMP recognizes the County's commitment to reducing the impacts of natural hazards within the County limits. A copy of the 2016 MJHMP adoption resolution is included after the table of contents in this document.

### 7.1.2 Implementation

The knowledge gained from the MJHMP has helped the county enhance other planning efforts. One of the biggest results from the 2010 MJHMP efforts was the incorporation of the MJHMP into the 2007 General Plan's Safety Element. This merging of plans has help ensure development decisions are considering the most recent hazard information. It is the County's intent to incorporate by reference the updated MJHMP into the County General Plan upon approval from FEMA.

The MJHMP has also led to the strengthening and improvement of several County Ordinances, which are designed to ensure proper fuels reduction was completed in the Severe Fire Hazard Zones. Two new ordinances were passed requiring replacement of wood shake roofs in the Severe Fire Hazard Severity Zones by 2014 and the reduction of live fuel loads around structures in the Very High Fire Hazard zone.

The MJHMP goals and actions will be incorporated into various general operations of government. For example, much of the information from the MJHMP will be included in the County Operational Area Emergency Operation Plan (EOP). As any future County plans are developed, the Multi-Jurisdictional Hazard Mitigation Plan will be a great asset in any plan development efforts. As noted earlier, much of the information contained in this MJHMP is from the County General Plan and is already part of the planning process.

Additional benefit is gained from the County and its Special Districts reviewing existing mitigation projects and development of additional mitigation projects at their internal annual Planning Team meetings. This input includes comments and suggestions from the public as well as from the internal planning process of each County department and District.

#### 7.1.2.1 Implementation through Existing County Mechanisms

##### 7.1.2.1.1 All Hazards

##### 7.1.2.1.2 Amendment to Title 6 County Code

An amendment to Title 6 of the County of San Bernardino Code to adopt by reference the 2010 Editions of the California Building Standards Codes went before the Board of Supervisors on



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November 2, 2010 and was continued for a second reading on November 16, 2010 and approved unanimously. The amendment became effective on January 1, 2011.

The County of San Bernardino amendment to Title 6 of the County Code to adopt by reference the 2010 Editions of the California Building Standards Codes repealed the current chapters of Division 3 of Title 6 that reflect the 1994/1995 editions of the California Building Standards Codes and adopt the 2010 editions of these codes by reference.

The California Building Standards Commission approved the California Building Standards Code (Code) for a statewide effective date of January 1, 2011 and requires this Code apply in all parts of the state. This Code consists of the California Building, Residential, Plumbing, Mechanical, Electrical, Energy, Historical Buildings, Existing Building (Unreinforced Masonry) and the Green Building Standards Codes. Since this 2010 Edition was adopted by local ordinance, the prior editions of this code will be repealed and the most recent editions of the codes with applicable amendments requiring express findings and certain appendices necessary for the health and safety of the citizens of this County will be in effect within the unincorporated areas of San Bernardino County. The benefit of adopting this Code is that it provides consistency and clarification for the building community as well as building inspectors and plans examiners. State law (Health & Safety Code 18941.5 and 17958.7) requires the local government make express findings in order to amend building standards and the amendments must be necessary due to local climatic, geological, or topographical conditions.

Those amendments and findings are included in the County's ordinance and were filed with the California Building Standards Commission.

The recommended modifications not requiring express findings are administrative or procedural in nature and concern the local implementation issues that are not covered by building standards.

An example of this type of modification is to the California Residential Code, Section R105.3.1.1 which requires the Board of Appeals to confirm substantial valuations in the flood plain. The traditional purpose of the Board of Appeals has been reserved for a contested decision of the Building Official, and it is felt that it should remain as such.

With respect to grading and excavation regulations found in Appendix J of the 2010 State published code, the 2001 California Building Code dealt with grading with more clarity in regards to what activities require a permit and set forth rules to ensure large grading projects are scrutinized in greater detail than smaller projects by requiring more reporting and inspection of such work. The grading chapter in the 2001 Code has been trusted and in use in its primary form for years. The 2010 Appendix J grading chapter needs substantial amendment and modification to address all grading issues and is not recommended for adoption in its present form. The Board adopted the 2001 Appendix Chapter 33 regulations as part of this proposed ordinance. Relocation permit requirements have been moved to a new section of the Code, and it retains specific standards for relocation procedures in details not found in the 2010 State-published code. Clarification of the types of buildings affected by the new regulations has also been made.





Administrative changes to the 2010 California Existing Building Code (Part 10 of Title 24) were approved to outline the procedures required to set allowable time limits for the retrofit and repair of unreinforced masonry buildings. Staff is also recommending that authorization be given to the Building and Safety Division of the Land Use Services Department to issue Administrative Citations as an alternative means of enforcement of the County Code provisions.

Express findings are made for changes to the California Plumbing Code, Appendix K regarding the soil conditions that exist in this county. These changes are supported by the Environmental Health Division. These express findings are iterated in the ordinance and will be filed with the Building Standards Commission as required by law in order to become effective.

### 7.1.2.2 Wildfire

#### 7.1.2.2.1 Inland Empire Fire Safe Alliance (IEFSA)

The Inland Empire Fire Safe Alliance (IEFSA) was created to act as a forum for all Fire Safe Councils in San Bernardino County. Some of the benefits are developing a consistent and comprehensive message to citizens about fire safety; coordinating efforts for grant administration, writing, and reporting; a one-stop shop for information, resources and research; and a centralized source for sharing of updates from cooperating governmental agencies. There are approximately 20 Fire Safe Councils active in San Bernardino County.

IEFSA has held bimonthly meetings for over 5 years and have been the focal point for all regional Fire Safe Councils including some from Riverside County. They have also held numerous workshops and seminars regarding fire resistive construction, and materials, BAER reports, CWPPs and grant writing. The IEFSA was the focal point for Fire Safe Councils (FSCs) that were working on completing their CWPPs and created a focus group and a steering committee to accomplish these critical plans. To support public education and involvement,

IEFSA created the web site www.fireinformation.com as well as participated in countless safety fairs and fire wise awareness activities. They also conducted a Public Education Media Exchange where all FSC and Agencies got together to share educational modalities and create common thought and educational threads. They have reached out to thousands of mountain residents in preparing them for wildfires.

#### 7.1.2.2.2 Mountain Area Safety Taskforce (MAST)

MAST was formed to mitigate the region wide risk of a catastrophic wildfire due to dead and dying trees in the mountain communities. The mission of the MAST is to facilitate a coordinated effort by cities, county, state, federal, and non-profit agencies to provide for the protection of property owners, residents, and property subject to the risk of catastrophic wildfire that could occur in San Bernardino County with an initial emphasis on the threat resulting from the Old and Grand Prix fires in 2003. MAST priorities are to continue reducing fire hazards through fuel reduction programs and hazard abatement though enforcement of county ordinances.

The Mountain Area Safety Taskforce (MAST) Operations Section meets monthly. MAST Operations Section determines project priorities based on the benefit cost analysis of the projects and the effect of the project on the overall goals of the MAST organization.

The MAST Unified Command identified the following objectives as their focus and direction:

- Provide for Community Safety.
- Develop Coordinated Public Information Dissemination Between Cities, County, Special Districts, State, Federal, and Non-Profit Agencies.
- Develop Immediate, Mid-range and Long-range Coordinated Agency Plans.
- Identify and Secure Potential Funding Resources to Provide Protective Measures.
- Document Task Force Activities Including Mission, Goals and Objectives, Policies, Procedures, and Outcomes. Prior to any type of flood threat, the following precautionary measures may be taken by MAST members to reduce the impact of impending fires:
- Review mutual aid agreements
- Define evacuation areas and trigger points
- Review the use of alert and warning systems
- Provide information to the public of fire prone areas and protective measures in progress or planned for those areas
- Educate public on emergency self-help and preparedness
- Develop and maintain emergency notification procedures and checklists

MAST is the central point of coordination for all projects related to the reduction of the potential for catastrophic wildfires. There are numerous participants and all levels of government. MAST partners collaborate to provide multi-agency technical support to ensure project success. Economic impacts are considered and the result has been significant increase in economic activity through thoughtful application of grant funding. MAST has been so successful in the environmental management of projects that all of the local environmental groups including national affiliates are now supporters of MAST fuels projects.

The MAST group includes:

- San Bernardino County Board of Supervisors
- County Administrative Office
- County Public Works-Flood Control/Transportation/Solid Waste





- County Fire Protection District
- County Fire Protection District/Office of Emergency Services (OES)
- County Sheriff's Department
- Southern California Edison
- Bear Valley Electric
- Arrowbear Lake Fire Department
- Big Bear City Fire Protection District
- City of Big Bear Lake Fire Department
- Crest Forest Fire Protection District
- Running Springs Fire Department
- USFS
- San Bernardino National Forest Association
- Forest Care
- Cal Fire
- Caltrans
- California Highway Patrol
- Inland Empire Fire Safe Alliance
- Angelus Oaks Fire Safe Council
- Arrowhead Communities Fire Safe Council
- Bear Valley Fire Safe Council
- Lytle Creek Fire Safe Council
- Mill Creek Fire Safe Council
- Mountain Rim Fire Safe Council
- Wrightwood Fire Safe Council

Since its beginnings, MAST has been the Unified Command that has successfully implemented and completed numerous programs leading to safer communities, a more educated public and an improved environment.

MAST provides an extensive Fuels Reduction Program. The Fuels Reduction Program began with removal of dead hazardous trees from areas threatening electrical transmission lines, evacuation routes, and structures within the San Bernardino Mountains. Dead and dying trees pose an extreme fire danger, and MAST members began removing these trees under state and federal grants, including a $70 million grant from the USDA Natural Resources Conservation Service. At the height of the program, Southern California Edison contractors were taking out 650 trees a day. As the program developed, additional hazards were identified, such as green fuel load density and wood shake roofs on structures within the San Bernardino Mountains

The MAST mission has expanded to include reducing green fuel by thinning live trees in densely wooded areas. Property owners also are being urged to thin the live trees and vegetation on their property to gain an upper hand on the bark beetle infestation and reduce the risk of catastrophic wildfires like the Grand Prix and Old fires in 2003.

Other MAST Achievements include:

- Increasing awareness of the drought-related bark beetle emergency and the threat of catastrophic wildfires
- Distributing fire safety and prevention information to the public
- Developing evacuation plans and distributing emergency planning information to the public
- Developing commercial use or disposal options for waste wood products.

The Mountain Area Safety Taskforce (MAST) Operations Section meets monthly. MAST Operations Section determines project priorities based on the benefit cost analysis of the projects and the effect of the project on the overall goals of the MAST organization.

Goals can change as detailed Benefit Cost Analysis is conducted and CEQA/NEPA reviews are completed.

#### 7.1.2.2.3 Fire Safety Overlay District Mitigation

A General Plan Amendment to the Safety Element of the County of San Bernardino 2007 General Plan updated the Fire Safety Overlay District effective March 11, 2010. The Safety Element includes several hazard overlays that are included in the General Plan mapping system to inform the public of potential hazards to development of property within certain areas of the County and to enable the County to mitigate the risks presented to property owners by these hazards, by requiring fire resistant building construction methods. The overlays include potential fire hazards within the mountain regions as well as the valley and desert "interface". Over the past twenty years, certain federal and state agencies have been in the process of digitizing much of this hazard data. The digitization of this data has allowed for greater accuracy as well as more timely updates. In recognition of the new data from various federal and state agencies, the County updated the Fire Safety Overlay District contained within the Safety Element of the General Plan. The Fire Safety Overlay District is amended by modifying four General Plan Quad Maps to incorporate updated fire safety mapping published by Cal Fire for the Valley area.

As new information is received, the overlay maps are updated to reflect changes. These updates are made by the Land Use Services Department in collaboration with County Fire Protection District. More areas have been added through annexation and contract for services and so there has been large growth and the overlay will be updated. The future 2018 CountyWide Plan will replace the General Plan, and will contain more update maps and regulations that will allow development to occur but ensure safety and sustainability within the Fire Safety Overlay District.

#### 7.1.2.2.4 Public Education Programs

The County through MAST conducted a comprehensive mountain-wide multi-modality Public Outreach Program from 2006 to 2008. It can be found at www.CalMAST.org. The program in both English and Spanish created and presented multiple public educational meetings, newsletters,





brochures, calendars, and posters. Because of the large number of visitors to the forest, MAST also created Emergency Information Visitors brochure and glove box sized Emergency Response Evacuation maps for the mountain communities. The program won national awards for advertising and public relations. Other jurisdictions initiated their own public education activities but brought them back through MAST so that the entire group could receive the benefit. The City of Big Bear Lake Fire Department was the most prolific in developing innovative and creative educational programs. They developed the Thin-Is-In website at (www.thinisin.org) that is an excellent site for citizens and agencies as well. Since the Big Bear Valley is served by an excellent radio station KBHR (k-bear) they have posted numerous public safety messages. Also during the Butler, Butler II and Slide Fires, KBHR provided constant updates to the community regarding the fire.

#### 7.1.2.2.5 County Fire Hazard Abatement

Land Use Services Department, Environmental Health Division is responsible for Fire Hazard Abatement (FHA). Fire Hazard Abatement works to reduce the potential for an individual's property to be the source of fire and structural ignitability. Failing to maintain private property in a fire safe condition is seen as a fire threat and is considered a threat to neighbor's property rights. To obtain compliance, FHA issues notices of violation to properties that have dry vegetation and flammable green vegetation. If the property owner doesn't comply with the notice, FHA then obtains a warrant to go onto the property and abate the fire hazard.

The Fire Hazard Abatement portion of the County Code was completely rewritten and redesigned around real flammable fuels. The most significant change was to include certain types of green fuels as flammable vegetation.

Following in the City of Big Bear Lake's path, the County adopted the new code in the fall of 2008. In January of 2010 the County amended the Hazard Overlay maps.

The Fire Hazard Abatement Division of the Land Use Services Department conducts annual inspections of all parcels of land in mountain regions for the purpose of identifying exterior fire hazards. Biannual inspections are completed in valley and desert serviced areas. The targeted hazards include high energy release shrubs, dead and hazardous trees, flammable vegetation, weeds, grasses and combustible rubbish. The Division completes more than 430,000 inspections, issues more than 45,000 Notices to Abate Fire Hazards, issues over 4,000 citations for non-compliance, and abates the fire hazards on more than 2,000 parcels annually. Within the last 5 years, the Fire Hazard Abatement Division has received even more financial resources that enable them to abate all properties declared a fire hazard.

#### 7.1.2.2.6 Countywide Fuels Management Program

In May of 2005 the San Bernardino County Fire Protection District and the San Bernardino County Flood Control District formed a partnership to implement the Hazardous Tree Removal Program, later the Fuels Management Program. In this endeavor the Flood Control District



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formed the Hazardous Tree Removal Operations Division which was tasked with developing, bidding and administering Tree Removal and Fuel Reduction Contracts funded by various grants. Contracts originally focused on removing dead, dying, and diseased trees caused by the drought conditions and the bark beetle infestation. The program has evolved to include fuel modification projects which remove hazardous vegetative fuels through the thinning of live vegetation. In addition the location of the fuel reduction projects are moving beyond the limits of the San Bernardino Mountains and into the interface between the Mountain foothills and the high desert.

The following are the types of programs/projects included in the Fuels Management Program:

- Emergency Tree Removal Projects consist of the removal of a tree (or trees) that poses an immediate threat to safety, a structure, or the public right-of-way.
- Block Projects are dead dying diseased tree removal projects on multiple parcels which are located in close proximity to one another.
- Large Urban Parcel Projects are dead dying diseased tree removal projects on a single or multiple large parcels.
- Fuel Modification Projects focus on the removal of hazardous fire fuels in the wildland/urban interface. The fuels removed in these projects are both live and dead vegetation. The goal of these projects is to reduce a future forest fire's intensity as well as the removal of ladder fuels which carry the fire from the forest floor to the forest canopy and result in a crownfire.

In addition to the Hazardous Tree Removal Operations Division, the San Bernardino County Fire Fuels Management Crews are also funded by the same grant sources. The primary focus of the crews is to create and maintain fuel modification projects in the vicinity of communities at risk and construct fuel breaks. In addition the crews assist the public with curb side chipping programs throughout local partner jurisdictions.

#### 7.1.2.2.7 Fireworks Interdiction

The unlawful transport of dangerous fireworks continues to be enforced by several local and state fire and law enforcement agencies, The program continues ensures that thousands of pounds of fireworks per year are seized and properly disposed of, preventing fires, fire injuries and fire deaths.





#### 7.1.2.2.8 Programs Listed in Fire District Annex

Table 7-1: Wildfire Mitigation Implementation Methods

| Mitigation type | Description |
|---|---|
| PPRO | SCE removes dead trees near power lines to reduce fire hazards. For more information, see Annex A Section A.6 Mitigation Project Prioritization and Implementation. |
| ES | Mountain Mutual Aid is an operational group of emergency responders. |
| PRV | The Alliance was created to act as a forum for all Fire Safe Councils in San Bernardino County. For more information, see Annex A Section A.6 Mitigation Project Prioritization and Implementation. |
| PRV | Fire Hazard Abatement works to reduce the potential for an individual's property to be the source of fire and structural ignitability. For more information, see Annex A Section A.6 Fire Protection District Mitigation Project . |
| PE&A | Cal Fire provides programs to increase fire safety in high fire hazard severity zones. For more information, see Annex A Section A.6 Mitigation Project Prioritization and Implementation. |
| PRV, PPRO | The Contractor Certification program trains and certifies landscape contractors to provide a qualified workforce to conduct fuels reduction activities on individual properties. For more information, see Annex A Section A.6 Fire Protection District Mitigation Project . |
| PRV, PPRO | CWPPs are designed to provide a means for a community to have input into and actively participate in the planning, strategy, goals, and objectives of creating a fire safe community. For more information, see Annex A Section A.6 Fire Protection District Mitigation Project . |

### 7.1.2.3 Earthquake / Geologic

A General Plan Amendment to the Safety Element of the County of San Bernardino 2007 General Plan updated the Geologic Hazard Overlay Maps which became effective on March 11, 2010. The Safety Element includes several layers of hazard overlays that are included in the General Plan mapping system to inform the public of potential hazards to development of property within certain areas of the County and to enable the County to mitigate the risks presented to property owners by these hazards. These overlays include potential geologic hazards. Over the past twenty years, certain federal and state agencies have been in the process of digitizing much of this hazard data. The digitization of this data has allowed for greater accuracy as well as more timely updates. In recognition of the new data from various federal and state agencies, the County updated the geologic hazard overlay maps, specifically the Generalized Liquefaction



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Susceptibility layer and the Generalized Landslide Susceptibility layer, contained within the Safety Element of the General Plan.

The Generalized Liquefaction Susceptibility layer was amended to modify four General Plan Quad Maps to incorporate new liquefaction data in the Big Bear Lake area designated by the County Geologist for the Big Bear Lake Valley. This information was then incorporated into the County-designated Geologic Hazard Overlay District.

The Generalized Landslide Susceptibility layer was amended by modifying 17 General Plan Quad Maps and one regional Quad Map, to incorporate updated existing landslide data published by the U. S. Geological Survey for the Mountain area. The County Geologist updated the landslide inventory within the Geologic Hazard Overlay District by incorporating new geologic mapping by the U.S. Geological Survey.

The following is a list of the updated General Plan Geologic Hazard Overlay Maps effective on March 11, 2010:

**Table 7-2: General Plan Geologic Hazard Overlay Maps**

| Map # | Quad Name |
|---|---|
| FH08C | Fifteen Mile Valley |
| FH11C | Mt. San Antonio |
| FH12C | Telegraph Peak |
| FH13C | Cajon |
| FH14C | Silverwood Lake |
| FH15C | Lake Arrowhead |
| FH16C | Butler Peak |
| FH19C | Mt. Baldy |
| FH20C | Cucamonga Peak |
| FH21C | Devore |
| FH22C | San Bernardino North. |
| FH24C | Keller Peak |
| FH27C | Ontario |
| FH30C | San Bernardino South |
| FH31C | Redlands |
| FH32C | Yucaipa |
| FI09C | Fawnskin |
| FI10C | Big Bear City |





| Map # | Quad Name |
|---|---|
| FI17C | Big Bear Lake |
| FI18C | Moonridge |
| EH/FH C | SW Portion of County |
| **FH23C** | **Harrison Mtn.** |

### 7.1.2.4 Flood

#### 7.1.2.4.1 Existing Drainage Studies

Drainage studies including review of upstream properties, site drainage area, potential upstream development, and site-specific development will help to mitigate damage from future storm events. San Bernardino County owns landfill sites, transfer stations and closed disposal sites where combined site property totals several hundred acres. Landfills and disposal site properties include acreage that has been constructed to design grades and may include improved drainage systems. Also, within most landfill and disposal site properties there are many acres of property that remain in its natural state including native vegetation and natural grades. During severe weather events, both engineered areas and undisturbed areas are subject to erosion from storm run-off. The erosion can range from minor to severe depending on the storm event and amount of precipitation. Most sites where engineered drainage systems are in place hold up well experiencing only minor erosion and debris flow. However, during major storm events, runoff from native and unimproved areas carrying solids and debris flow may compromise downstream drainage systems and overwhelm system facilities. Much of the damage to landfill and disposal sites during the December 2010 Winter Storm event was caused by erosion with sediment carried from undeveloped/undisturbed areas or where no improved drainage system is in place.

Other events that may cause damage to property and structures include earthquakes, wildfires, high winds, extreme freezes, and lightning storms.

- Earthquakes have the potential of causing damage to site roadways, structures, and systems including concrete drainage systems, Landfill Gas systems (LFG) and Leachate Collection Recovery Systems (LCRS). With earthquakes, there is always the potential of slope failure and slides on the landfill surface. Damage to any of these facilities has the potential to result in an inability to temporarily service the community.
- High Winds can cause damage to temporary drainage structures, fencing, and metal structures. During past high wind events, Transfer Stations have experienced roof panels being torn from the beams. Landfill sites with exposed geo-synthetic liners may experience damage if the winds lift and tear the liners.
- In January 2007, the County experienced a loss of over $21,000 in damage when water pipes at three separate Transfer Stations froze, then burst, causing damage to offices and electrical equipment.



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- Lightning storms have the potential to damage electrical components in scale houses, in-ground scales, LFG, and LCRS.

#### 7.1.2.4.2 NFIP Program and County General Plan Policies

Because the County has entered into an agreement to participate in the National Flood Insurance Program (NFIP) which provides flood insurance within designated floodplains, the following goals, policies and programs shall apply:

**As stated in the San Bernardino County General Plan Safety Element:**

**GOAL S 5**
The County will provide adequate flood protection to minimize hazards and structural damage.

**Policy S 5.1:** Participate in the National Flood Insurance Program (NFIP), which provides flood insurance within designated floodplains.

**Programs**

1) Designate Floodway and Floodplain areas, as identified by the Federal Emergency Management Agency (FEMA) on flood insurance rate maps and flood boundary maps, as Floodway (FW) on the Land Use Maps and Floodplain Overlays on the Hazards Overlay Maps.

2) Designated floodway areas will be preserved for non-structural uses through restrictions of the FW Land Use Zoning District

3) All new development, including filling, grading, and construction, proposed within designated floodplains, will require submission of a written assessment prepared by a qualified hydrologist or engineer, in accordance with the latest "San Bernardino County Hydrology Manual" and the various detention basin policies (see Existing Policy FL-11), to determine whether the development will significantly increase flood hazard and to show that all new structures will be adequately protected. Development will be conditioned on receiving approval of this assessment by the San Bernardino County Surveyor Division of the Public Works Department. All new construction in a Floodplain Overlay area will be required to be flood-proofed, located, and designed to allow unrestricted flow of floodwaters.

4) The Land Use Compatibility Chart for 100-Year Flood Plains Table 5-1 will apply to County reviews of all discretionary and ministerial actions in County designated floodplains.





5) Lands within floodplain areas may be developed with non-critical and non-essential uses if mitigation measures are incorporated to ensure that the proposed development will not be hazardous, increase flood depths or velocities downstream, or degrade water quality, especially uses such as parks, trails, and open space.

6) Provide known flood hazard information with every discretionary or ministerial application.

7) When no mapped data exist, existing topographical, watershed, and drainage course data will be evaluated for a determination of potential flood hazard for every discretionary and ministerial action.

**Policy S 5.2:** Update data and maps with newly identified flood hazard areas in the County, as new information becomes available.

**Programs**

1) As new overflow studies and mapping are completed and approved by either the County's Land Development Engineer or the San Bernardino County Flood Control District, they will supplement the FEMA mapping and will be incorporated into Flood Hazard Overlay mapping.

2) Initiate and finance programs for the continuous evaluation and designation of floodway, floodplain, and drainage areas.

3) Timely application for FEMA mapping changes will be initiated to reflect any additions to or alterations in identified Floodways or Floodplains by the County Floodplain Management Administrator.

### 7.1.2.5 Drought

#### 7.1.2.5.1 Water Efficient Landscape Ordinance

Over the years, the State of California has been promoting water conservation for all new development within the State. In a drought-prone California, where approximately 60 percent of all residential water is used in landscape applications, California lawmakers have adopted such legislation as Assembly Bill (AB) 325 (1990), AB 2717 (2004), and AB 1881 (2006) that outline, and in some instances mandate, the practice of water conservation in landscape applications. As part of AB 325, the Department of Water Resources (DWR) was charged to assemble a task force of stakeholders representing the landscape, water, and building industries as well as cities, counties, and other agencies that would help DWR prepare and promote the State's first Model Water Efficient Landscape Ordinance (MWELO).

While AB 325 did not require cities, counties, and other agencies within the State to comply with the first adopted MWELO, it did encourage local agencies to implement water conservation techniques into their local ordinances and codes. The County adopted Administrative Guidelines



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that were amended several times and ultimately given the status of "regulation" when they were incorporated into the Development Code (Chapter 83.10) during the 2007 General Plan Update process.

In 2006, State lawmakers adopted AB 1881, which gave guidelines and timelines for revision of the State's MWELO and mandated that every city, county, or other agency within the State of California adopt the State's revised MWELO, or be in compliance with it through their own ordinance, by January 2010. Local agencies are required to report their final action, along with findings of ordinance effectiveness, to DWR by January 2011. While this process was underway, Senate Bill X7-7 was enacted (2009). This bill requires the State of California to achieve a 20 percent reduction in urban per capita water use by December 31, 2020; additionally, it requires the State to make incremental progress towards this goal by reducing per capita water use by at least 10 percent by December 31, 2015. These requirements were incorporated into the MWELO and, in February 2008, DWR made a draft of the State's revised MWELO available to all cities, counties, and other agencies within the State. The final version of the revised MWELO was released in September 2009.

Upon review of the final version of the State's MWELO and the provisions of AB 1881, staff determined the County would need to revise Development Code Chapter 83.10 which sets forth landscaping and irrigation standards within the unincorporated areas of the County. This would in part, become a mitigation measure to assist with any drought hazard the County may encounter. In the meanwhile, the County began enforcing the State's revised MWELO in January 2010, as required by law.
Once the proposed changes to the Development Code have been adopted by the Board of Supervisors, staff will notify and forward all required information regarding the adoption and effectiveness of the County's Water Efficient Landscaping Ordinance to the State DWR as required by January 2011.

The proposed Development Code Amendment will revise the landscaping standards to reflect the changes governed by and to be as effective as, the State of California's revised Model Water Efficient Landscape Ordinance, while continuing to recognize the unique character of the regions that make up the County of San Bernardino.
The ***proposed revisions*** will require the applicant/developer to:

- Design and install systems that meet more effective and efficient water conservation standards in all landscaped areas on a project site, including residential;
- Comply with the revised standards for all new and rehabilitated landscape areas regardless of square footage for projects that are not homeowner installed and for all new and rehabilitated landscape areas, that are homeowner installed, that are 5,000 square feet or greater. This includes the following:
    - Submit a comprehensive Landscape Documentation Package, which has been prepared by a landscape architect licensed to work in the State of California or other licensed professional authorized to design and prepare Landscape Plans within the State of California;





    - Submit estimated annual water budget calculations for compliance with water conservation practices and the efficient use of water for each new or rehabilitated landscape. Calculations for the annual water budget for a project/site specific landscape shall use the formulas for the Maximum Applied Water Allowance (MAWA) and the Estimated Annual Water Use (EAWU) outlined in the ordinance;
    - Submit a Landscape Certificate of Compliance prepared by the landscape professional who prepared the Landscape Documentation Package conveying the project's compliance with the requirements of Development Code prior to final inspection;
    - Planting material within landscaped areas shall be chosen based on the information found in the Water Use Classification of Landscape Species, third edition (WUCOLS III) and the climate zone for the region based on information found in Sunset Western Garden Book;
    - Irrigation systems shall be equipped with a "smart" irrigation controller, which automatically adjusts the frequency and/or duration of irrigation events in response to changing environmental conditions.
    - Submit a rough and/or precise grading plan on all projects proposing more than 50 cubic yards of grading;
    - Submit a soil management report, that includes recommendations for soil modification and/or amendment;
    - Submit a project-specific regular maintenance schedule and two project-specific irrigation schedules for those projects subject to the ordinance.

Other provisions of the new regulations include standards for non-potable/recycled water use where it is available and new enforcement standards for compliance with water conservation practices.

Since the State law became effective on January 1, 2010, the Landscape Plan Review Fee was adjusted (Ordinance #4412, June 22, 2010) to reflect the increase in staff time necessary to meet these additional requirements.

The Planning Commission considered this ordinance on October 21, 2010. There was no one at the hearing who wished to address the Commission on this issue. The Commission recommended that the Board adopt the ordinance as presented on a vote of four commissioners in favor and one absent.

The proposed amendment is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b) (3) of the CEQA Guidelines as the proposed change does not have the potential to cause a significant effect on the environment.

The proposed Ordinance is to be presented to the County of San Bernardino Board of Supervisors for adoption in the first quarter of 2011. Utilizing either the State Water Efficient Landscape Ordinance, which is in effect currently, or the County's specific Water Efficient Landscape Ordinance; the drought mitigation for this hazard is positive.

#### 7.1.2.5.2 San Bernardino County Desert Area Groundwater Inventory and Atlas

As of January 2011, the California Department of Water Resources anticipates releasing the Final Local Groundwater Assistance (LGA) Guidelines later this calendar year. In December 2009, the draft LGA Guidelines and Proposal Solicitation Package (PSP) was available for public comment. The comment period ended on January 12, 2010.

Local public agencies with authority to manage groundwater resources are encouraged to apply Examples of projects that may be considered are: Groundwater data collection, modeling, monitoring and management studies; monitoring programs and installation of equipment; basin management; development of information systems; and other groundwater related work.

The County of San Bernardino Board of Supervisors may consider an action directing staff to apply for the grant when it becomes available for a Desert Area Groundwater Inventory (DGI) and Atlas. The DGI falls within the scope of the Local Groundwater Assistance (LGA) Program, which is funded with Prop 84 IRWM funds anticipated to be available for fiscal year 2010-2011. Grants are limited to $250,000 per recipient, and total funding is $4.7 million.

California Department of Water Resources will give priority to local agencies with adopted groundwater management plans (SB1938 compliant), and which demonstrate collaboration with other local agencies in managing groundwater basins. County's groundwater management ordinance satisfies this requirement.

By having a Desert Area Groundwater Inventory and Atlas, this would enable the County to have a database providing locational and water depth information for specific regions of the County that currently do not have a groundwater inventory. This Inventory and Atlas would provide information applicable for flood mitigation or ground water availability for usage during severe drought. The location and water depth in the inventory are important for an earthquake hazard analysis, if liquefaction potential exists.

Since there is not a Desert Area Groundwater Inventory currently, and if liquefaction is a concern in a specific region of the County, then the water depth data would estimate the vertical distance from the land surface to the top of the groundwater aquifer (i.e., the groundwater-saturated layer.)

**Table 7-3: Tentative Schedule for the LGA Grant**

| Date | Event | |
|---|---|---|
| TBD | Release Final LGA Guidelines and PSP | Dependent upon Grant approval |
| TBD | Proposal Applications Due | Dependent upon Grant approval |
| TBD | Public Release of Draft Award Recommendations | Dependent upon Grant approval |

*Fund Source: Proposition 84*





### 7.1.3 Continued Public Involvement

As indicated earlier, the County will continue to engage the general public and seek input on the mitigation and preparedness planning process. In addition to the San Bernardino County Board of Supervisor meetings, the actions include:

- Municipal Advisory Communities throughout the unincorporated County area,
- Flood Zone Advisor Committees,
- Special District Advisory Committees,
- Public hearings for County General Plan updates held four times a year,
- MAST and FAST meetings,
- Fire Safe Council meetings,
- Community Emergency Response Team meetings, and
- Public events where educational efforts are undertaken in the unincorporated areas.

Additionally, the public is kept involved through annual programs such as the Great Shakeout held annually in October, SKY Warn events sponsored by the National Weather Service, and other monthly safety programs. The County will continue to use several different methods to reach out to the public: mailers, cable TV, website, social networks, e-mail, posting in public libraries, and fairs.



EXHIBIT A

## Section 8. Works Cited

USGS. (2009).
USGS. (2016, April 7). *USGS Earthquake Hazards Program*. Retrieved from https://earthquake.usgs.gov/learn/glossary/?term=earthquake





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EXHIBIT A

# Appendix A. Outreach Documentation

## A.1 Ready SB County Preparedness App Message

An App message was sent out to over 15,000 persons with the App and it is attached to the San Bernardino County Fire Website. .Ready SB County Preparedness Mobile App can be used on either an Android or iPhone. This app provides multiple resources for our residents that will assist them in preparing for a disaster and enhancing the recovery process. Protect yourself and your loved ones before, during and after a disaster.

Get the Latest News from SBCounty.gov, CalTrans, National Weather Service, and San Bernardino County Fire Office of Emergency Services. This app will provide you with an emergency supply kit list, grocery list and checklists tailored to your needs. You can access and update your plan as needed. Learn all you need to plan for and respond to natural disasters, terrorism and pandemic flu in San Bernardino County

## A.2. San Bernardino County Fire Public Input Requested

San Bernardino County Fire Department/Office of Emergency Services (OES) is coordinating the update of the San Bernardino County Unincorporated Area Multi Hazard Mitigation Plan. Hazard Mitigation Plans are updated every five years and must be approved by Cal OES and FEMA. The purpose of the public input and comment is to show progress being made and elimination of hazards since the last plan. Your input is appreciated by reviewing and commenting on the current plan (link below) by calling OES at 909-356-3998 – ask for David Davis. Comment period **closed at 5:00 p.m., Wednesday, November 3, 2016.**
http://www.sbcfire.org/oes/Documents.aspx



COUNTY OF SAN BERNARDINO - Hazard Mitigation Plan Update

## A.3. MJHMP PowerPoint Presentation

**San Bernardino County Operational Area Multi-Jurisdictional Multi-Hazard Mitigation Plan**

**Hazard Mitigation Plan Benefits**

- Jurisdictions eligible to apply for FEMA Grants:
  - Hazard Mitigation Grant Programs (HMGP)
  - Pre-Disaster Mitigation (PDM)
  - Flood Mitigation Assistance
  - Repetitive Flood Claims (RFC)
  - Severe repetitive Loss Pilot (SRL) Programs
- National Flood Insurance Program (NFIP)
  - Rates may decrease for Flood Insurance





**Hazard Mitigation Planning**

- 55 partners
- Heavy Focus on Planning Process
- Cal EMA Coordinated
- FEMA Approved

**Plan for Unincorporated Area San Bernardino County**

- Unincorporated Communities
  - Population (296,284)
  - Area of County (19,848 sq miles)
  - Elevation (Below sea level to 11,400')
  - Regional Weather Conditions



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# Annex A. Fire Protection District

## A.1 Introduction

This Annex details the hazard mitigation planning elements specific to the Fire Protection District, a previously participating jurisdiction to the 2011 San Bernardino County Hazard Mitigation Plan Update. This Annex is not intended to be a standalone document, but appends to and supplements the information contained in the base plan document. As such, all sections of the base plan, including the planning process and other procedural requirements apply to and were met by the Fire Protection District. This Annex provides additional information specific to the Fire Protection District, with a focus on providing additional details on mitigation actions and projects.

The Board of Supervisors acts as the Board of Directors for the County Flood Control District, and as part of their responsibilities as an elected member of the County of San Bernardino Board of Supervisors.

## A.2 Fire District Profile

The San Bernardino County Fire Department is an all-risk/full-service fire department committed to providing the highest level of service in the most efficient and cost effective manner to the citizens and communities that we serve. At 20,160 square miles, San Bernardino County is the largest county in the continental United States. Our jurisdiction encompasses 19,278 square miles of extremely diverse environments that stretch from the Los Angeles County line on the west, to the Colorado River on the east, to the Nevada State line and Kern and Inyo counties on the north. We provide services to more than 60 communities/cities and all unincorporated areas of the county.

**Mission Statement**
Community-based all-risk emergency services organization dedicated to the health and well-being of the citizens of San Bernardino County through a balance of regionalized services delivery and accountability to the local community supported by centralized management and services.

**Service Motto**
Duty, Honor, Community.

**Standard of Commitment**
"Where Courage, Integrity, and Service Meet."

**Vision Statement**
Committed to Providing Premier Fire Services.

**Hazard Mitigation Planning Group:**
Michael Antonucci – Emergency Services Manager





## A.3 Planning Process

As described above, the County Fire District followed the planning process detailed in Section 3 of the base plan. In addition to providing representation on the San Bernardino County Hazard Mitigation Planning Committee (HMPC), the District formulated their own internal planning team to support the broader planning process requirements. Internal planning participants, their positions, and how they participated in the planning process are shown in Table A-1. Additional details on plan participation and District representatives are included in Appendix A.

**Table A-1: Fire District Planning Team**

| Name | Title / Role |
|---|---|
| Michael Antonucci | Emergency Services Manager |
| Cindy Serrano | Assistant Emergency Services Manager |
| David Davis | Emergency Services Officer |
| Miles Wagner | Emergency Services Officer |
| Cheryl Nagy | Emergency Services Officer |
| Carrie Cruz | Emergency Services Officer |
| Elli Maldonado | Office Assistant |
| Mary Barnett | Technical Writer / Plan Update and Edits |
| Michael Horton | Fire Marshal |

Weekly meetings held every Tuesday since July 2016 with conference calls to the consultant group and other stakeholders plus all meetings listed in this document.

## A.4 Hazard Identification and Prioritization

The County Fire Protection District Planning Team participated in the County hazard identification and prioritization process described in the base plan. The Fire District Planning Team assisted to summarize the extent, probability of future occurrences, potential magnitude/severity, and significance specific to the Fire District in the base plan.

The Planning Team (all participating jurisdictions) determined that the County and its Special Districts should focus over the next five (5) years on hazards that fell within the HIGH and MEDIUM “Probability” and “Impact” categories. While all the hazards present a potential problem in the County, the Planning Team felt that if they were able to reduce or eliminate the risk from “fire related” hazards, it would provide a greater service to the people within the jurisdiction. Table 4-3 illustrates how the final prioritization of the hazard; the “Green” colored box represents the highest priority hazards; and the “White” colored boxes represent lower (second and third tier) priority hazards.

Table A-2: Fire District Hazard Priority Matrix

| | | Impact | | |
|---|---|---|---|---|
| | | High | Medium | Low |
| Probability | High | **Wildfire**<br>Flood<br>Earthquake/ Geologic Hazards | Drought | |
| | Medium | Terrorism | Climate Change (Extreme Heat and other) | Hail<br>Infestation |
| | Low | | Dam Inundation | Tornado<br>High Winds<br>Winter Storm<br>Lightning<br>Extreme Cold |

## A.5 Coordination with existing Fire District Mechanisms

Coordination with other District planning efforts is paramount to the successful implementation of this plan. This Section provides information on how the Fire Protection District integrated the previously-approved 2011 Plan into existing planning mechanisms and programs.

While not designed or proposed specifically as mitigation projects, the County Fire Protection District undertakes many activities that incorporate mitigation elements and integrate risk reduction as an additional benefit. The following describes a number of these projects which exemplify how the County integrates hazard mitigation into county-wide programs.

### A.5.1 Critical Route Planning Committee

San Bernardino County Fire Protection District Office of Emergency Services has a “Critical Route Planning Committee” that is developing countywide routes and alternate routes for use in evacuating residents from a disaster area while simultaneously allowing first responders’ access into a disaster area without congestion and gridlock. The Committee members are from County departments, City and Town representatives, and key state and federal agencies. The Critical Route Planning effort is being coordinated with surrounding counties to prevent congestion and gridlock at the County boundaries.





### A.5.2 Public Alert and Education Programs

#### A.5.2.1 Wireless Emergency Alerts (WEA)

During threatening emergencies in your area, authorized government agencies can send Wireless emergency Alerts to your mobile device. Messages regarding extreme weather, life threatening emergencies, AMBER alerts, and Presidential Alerts during a national emergency are all sent through the WEA system

#### A.5.2.2 Emergency Alert System (EAS)

The Emergency Alert Systems: national public warning system that requires TV and radio broadcasters, cable television systems, wireless cable systems, satellite digital audio radio service providers, direct broadcast satellite service providers and wireline video service providers to offer to the President the communications capability to address the American public during a national emergency. The FCC works with the Federal Emergency Management Agency and the National Oceanic and Atmospheric
Administration's National Weather Service to implement the EAS at the national level. Only the President determines when the EAS will be activated at the national level, and has delegated the administration of this function to FEMA.
Accordingly, FEMA activates the national EAS, and directs national EAS tests and exercises. The NWS uses the EAS on a local and statewide basis to provide the public with alerts and warnings regarding dangerous weather and other emergency conditions.

The EAS allows participating providers to send and receive emergency information quickly and automatically, even if their facilities are unattended. If one link in the system for spreading emergency alert information is broken, members of the public have multiple alternate sources of warning. EAS equipment also provides a method for automatic interruption of regular programming, and in certain instances is able to relay emergency messages in languages other than English.

#### A.5.2.3 Integrated Public Alert & Warning System (IPAWS)

During an emergency, alert and warning officials need to provide the public with lite-saving Information quickly. The Integrated Public Alert and Warning System (IPAWS) is a modernization and integration of the nation's alert and warning infrastructure and will save time when time matters most, protecting life and property. Federal, State, territorial, tribal and local alerting authorities can use IPAWS and integrate local systems that use Common Alerting Protocol (CAP) standards with the IPAWS infrastructure. IPAWS provides public safety officials with an effective way to alert and warn the public about serious emergencies using the Emergency Alert System {EAS}, Wireless Emergency Alerts (WEA), the National Oceanic and Atmospheric Administration (NOAA) Weather Radio and other public alerting systems from a single interface.



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#### A.5.2.4 Telephone Emergency Notification System (TENS) Implementation

Emergency service agencies like the Sheriff's Office have implemented TENS on numerous occasions to notify residents in specified areas to evacuate. Most recently it was used to evacuate hundreds of homes in the eastern portion of Yucaipa during the Pendleton Fire and in Wrightwood during the Sheep Fire when the entire community was ordered evacuated.

#### A.5.2.5 Emergency Communications Services (ECS)

In the last 10 year the ECS program has continually provided support to all major and minor incidents. The more recent events were the Pilot Fire and the Blue Cut Fire in 2016. ECS provides communications and logistical support to public safety and disaster preparedness events. They have also set up a training program for other County Departments that are not typical emergency responders but provided support in an emergency. ECS delivered and set up amateur radio equipment for Department of Public Works, Department of Public Health, Preschool Services Department, and Department of Behavioral Health and provided training for the employees.

#### A.5.2.6 Fire Safe Council/CERT Community Based AM Radio Transmitters

The Wrightwood Fire Safe Council and the Big Bear City CSD set up and operates a local AM radio transmitter. It has been brought into use during local incidents including a power outage where it is very useful. In power outages, the AM radio in a person's car still works. It was also used to provide preparatory information to the citizens of Wrightwood as the Station Fire was approaching the community from the west. It is also used extensively during the Wrightwood Fire Wise Awareness Days to keep citizens apprised of community events.

### A.5.3 OES Volunteer Programs

The San Bernardino County Fire, Office of Emergency Services (County OES) is proud to provide residents of San Bernardino County with meaningful disaster-related volunteer opportunities. Recognizing that during disasters and other emergencies professional responders may be overwhelmed or need assistance County OES trains residents to integrate with and support professional responders during incidents. County OES currently does these through three volunteer programs; the Community Emergency Response Team (CERT), Emergency Communications Service (ECS) and California Disaster Corps programs. Please visit the links below to learn about the programs offered.

#### A.5.3.1 Community Emergency Response Team (CERT)

The Community Emergency Response Team (CERT) Program educates people about disaster preparedness and trains them in basic response skills. Following a catastrophic event CERT





Members can assist themselves, their families, and others in their neighborhood or workplace until professional responders arrive. Fourteen (14) CERT programs are in the communities of:

- Angelus Oaks
- Big Bear Valley
- Helendale
- Lucerne Valley
- Lytle Creek
- Mill Creek Canyon
- Morongo Basin
- Mountain
- Oak Hills
- Phelan/Pinon Hills
- Rosena Ranch
- San Antonio Heights
- Silver Valley
- Wrightwood CERT

San Bernardino County Fire Protection District Office of Emergency Services has sworn in over 1000 CERT participants as California Disaster Service Workers. These participants have gone on to receive a Sheriff's Department background check to become members of their community's CERT.

The program receives guidance and resources from Department of Homeland Security, FEMA, Citizen Corps, and California Volunteers. The program is administered locally by the San Bernardino County Fire Protection District Office of Emergency Services.

#### A.5.3.2 LISTOS

Listos, which means "ready" in Spanish, is a twelve-hour disaster preparedness course created specifically for the Spanish-speaking community and is delivered entirely in Spanish. The program is intended to be adaptable, flexible and culturally relevant. This means participants are encouraged to involve the entire family and accommodations are made for young children. San Bernardino County Fire, Office of Emergency Services currently partners with the Cities of Fontana and Rialto to bring Listos to their communities

#### A.5.3.3 California Disaster Corps

The Disaster Corps is a first-in-the-nation effort to professionalize, standardize and coordinate highly trained disaster volunteers statewide. This program initiative was built collaboratively in partnership with California Volunteers from the ground up through public-private partnerships and with a wide range of subject matter experts including representatives from all levels of government, local emergency managers, state agency volunteer coordinators, and leaders in non-governmental volunteer programs.

Disaster Corps programs reside only in San Bernardino, San Francisco and Riverside Counties. San Bernardino County Disaster Corps volunteers are those volunteers participating in the volunteer programs residing within the unincorporated communities of San Bernardino County and have demonstrated commitment to their volunteer program and strive to continue developing their skills and training to better support their program and their community.

Within San Bernardino County Disaster Corps volunteers are set aside from regular CERT (Community Emergency Response Team) and ECS (Emergency Communication Services) volunteers by having the ability to be deployed throughout other areas of San Bernardino County and the state. They have received specialized training in SEMS and NIMS, plus have completed many other ICS courses and First Aid and CPR training. In addition there are additional training opportunities not offered to the regular CERT and ECS volunteers.

#### A.5.3.4 ECS Emergency Communications Service

The Emergency Communications Service (ECS) is a volunteer group providing front-line communications, technical and logistical support to the San Bernardino County Fire Department and Office of Emergency Services. Their primary mission is to support County Fire, County Government and other local agencies in time of disaster. In addition, ECS has provided telecommunications and event support to other County departments including Public Health, Behavioral Health, Public Works, Pre-School Services, Sheriff's Search and Rescue and other County Departments.

ECS coordinates disaster communications between city and county agencies, provides a communication link to Cal OES and ensures backup communication channels are kept open in times of a major disaster.

In an average calendar year, ECS supports approximately two-dozen events and incidents throughout the County. These events range from parades and community events, to major public safety incidents including fires and floods. The 200 ECS volunteers donate an average of 9,100 hours per year to the County of San Bernardino.

ECS currently provides multiple HAM licensing classes to County Departments and the residents of San Bernardino County each year.

### A.5.4 ROPE Plan (Responders Organized For Pass Emergencies)

ROPE Field Operations Guide (FOG) and Standard Operating Guide (SOG) for use by participating Federal, State, County, and Municipal agencies and industries for day-to-day incidents in the Cajon Pass, as well as for larger regional incidents requiring coordinated and unified multi agency response. The ROPE FOG contains; communications information, emergency contact information, critical infrastructure mapping and ICS planning tools.





### A.5.5 Great ShakeOut County Drill in all Disciplines (held annually)

The San Bernardino County Operational Area will be participating in the annual The Great ShakeOut drill which will focus on the Southern California Regional Catastrophic Plan (SCRCP). This plan is based on a large scale magnitude earthquake scenario along the southern section of the San Andres Fault. The purpose for participation in the Great ShakeOut Exercise is to address the County's potential to respond to a catastrophic earthquake event based on the plan, and to better prepare for such an occurrence. The goal of the exercise will be to conduct an effective multiagency/multi-jurisdictional evaluation of the Regional Catastrophic Plan with our Operational Area response partners.

### A.5.6 "Ready SB" Smart Phone App for Disaster Preparedness Program

The new mobile app, Ready SB, provides residents with multiple resources that will assist them in preparing for a disaster. Ready SB is now available as a free download from the Apple App Store and the Google Play Store it can immediately help residents prepare themselves for emergencies.

Ready SB features include: "My Plan", an individual emergency plan and/or a family or group plan. The person that downloads the application will receive county wide alerts and notifications of emergency situations in that person's area. There is a feature called "Share My Status" it is a place to update your status via text or email.

The app also includes information about areas that need to be evacuated, where to go, what routes are open and also what resources are available during that emergency.
The app features include: Evacuation Routes and Shelters, Need to Know, and has a Resources List.

### A.5.7 Cal Fire

Cal Fire provides programs to increase fire safety in high fire hazard severity zones. It funds and staffs programs from public education activities to performing fuel modifications with inmate crews. One example is the active Re-Leaf program where mountain residents are educated about drought tolerant and fire resistive landscaping that is available and sustainable. Cal Fire is also the lead agency on reforestation after a wildfire to ensure the stability of the environment. Cal Fire Foresters are active participants in the MAST process helping educate citizens and leading forestry activities on private lands within the USFS boundary.

Numerous fuels projects have been completed by State inmate crews that do significant hand work in dense fuels adjacent to communities. Cal Fire has also led the way in countless re-forestation projects that ensure that new stands of the same trees will repopulate an area and that the original forest won't be overtaken by a different type of replacement forest.



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### A.5.8 Organized Group Volunteer Activities

Mountain communities are populated by several volunteer citizen groups that are capable of providing significant resources that are not provided by traditional governmental agency services.

Volunteer groups particularly “Mountain Hearts and Lives” (MHL) responded to numerous emergencies particularly of note the Grass Valley and Slide Fires. These groups have also spent significant time working to prepare citizens for disasters. MHL has coordinated CERT training as well as HAM radio operator training. Other activities can be found at www.heartsandlives.org. Other partners that assist in coordinated endeavors for disaster preparedness and disaster relief are Rim Family Services and the Rim Resource Community Network. Members of these and other groups work very closely with MAST, Mountain Mutual Aid and the American Red Cross.

## A.6 Fire Protection District Mitigation Project Prioritizing

Cost effectiveness of each measure was a primary consideration when developing mitigation actions. Because mitigation is an investment to reduce future damages, it is important to select measures for which the reduced damages over the life of the measure are likely to be greater than the project cost. For structural projects, the level of cost effectiveness is primarily based on the likelihood of damages occurring in the future, the severity of the damages when they occur, and the level of effectiveness of the selected measure. While detailed analysis was not conducted during the mitigation action development process, these factors were of primary concern when selecting measures. For measures that do not result in a quantifiable reduction of damages, such as public education and outreach, the relationship of the probable future benefits and the cost of each measure was considered when developing the mitigation actions.

Based upon the Fire Districts capabilities, Table A-3: Mitigation Project Prioritization and Implementation shows primary actions selected for further implementation and development during the next planning cycle. Table A-3 provides details for each mitigation action with mitigation action descriptions, FEMA mitigation category, responsible party, and timeframe.





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## A.7 Fire Protection District Mitigation Project Actions

Table A-3: Mitigation Project Prioritization and Implementation

| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| ALL Hazard | **AH Action 1.1:** Valley Dispatch and Operations Center. | Update and maintain the operations of the facility and ensure cohesive working and response to any scale emergency and operations in a secure complex | ES | General Fund and HMP Grant | Fire Protection District/ | 1-3 Years | See Fire Protection District Annex A. Section A.6 Fire Protection District Mitigation Project . |
| ALL Hazard | **AH Action 1.2:** Maintain Shelter Operations Compound (SHOC). This shelter concept provides a new one-stop shelter concept. The SHOC combines a shelter, a Local Assistance Center (LAC) and a Non-LAC Unit in one easy location. | After the 2003 Wildland Fires, the County and American Red Cross recognized the need to provide services beyond basic care and short-term sheltering, especially during large fires, floods, and earthquakes The Mass Care & Shelter Plan and Concept of Operations, outlines the framework of a new one-stop shelter concept, Shelter Operations Compound (SHOC). It combines a shelter, a Local Assistance Center (LAC) and a Non-LAC Unit in one easy location. Residents can access public information and referral services through the LAC, and then take a short walk to the Non-LAC Unit for communication, postal services, and other private organizations/business at little to no cost. The completion of the Plan in 2012 will help to sync local resources, encourage local self-sufficiency, foster partnership between public and private agencies, and serve as a reference document for the region.<br><br>By June 2017, the program will have 32 trailers/caches equipped with mass care and shelter supplies, strategically placed throughout the County and ready for rapid deployment. It is expected to serve over 12,000 residents. In addition to enhancing the comfort levels of shelter residents, the program will produce standardized documents and protocols for procuring and maintaining Mass Care and Shelter trailers/caches. These plans and programs will help the County prepare for and mitigate damages from hazards. This is an update and expansion of the plan and done without more grant funds. | ES | To increase Mass Care and Shelter capability of the county, grants from 2008-2009 Homeland Security Grant Program (HSGP) and 2009 Riverside Regional Urban Area Security Initiative (UASI) funded the Mass Care and Shelter Trailer/Cache Program. | Fire Protection District/ | 1-5 Year | See Fire Protection District Annex A. Section A.6 Fire Protection District Mitigation Project . |
| All-Hazard | **AH Action 2.1** Incorporate as appropriate requirements from the State of California's most recent land use regulations regarding the hazard mitigation planning process (Government Code 65302 and 8685.9). | Government Code 65302.6 requires the following elements to be included in the hazard mitigation plan:<br><br>(1) An initial earthquake performance evaluation of public facilities that provide essential services, shelter, and critical governmental functions. | PRV, NRP | General Fund | Primary: Land Use Services<br><br>Secondary: Fire Protection District/ | 1-3 years | |



| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| | | (2) An inventory of private facilities that are potentially hazardous, including, but not limited to, multiunit, soft story, concrete tilt-up, and concrete frame buildings.<br>(3) A plan to reduce the potential risk from private and governmental facilities in the event of a disaster.<br><br>Government Code 8685.9 requires that the state share shall not exceed 75 percent of total state eligible costs unless the local agency is located within a city, county, or city and county that has adopted a local hazard mitigation plan as part of the safety element of its general plan. In that situation, the Legislature may provide for a state share of local costs that exceeds 75 percent of total state eligible costs. | | | | | |
| Wildfire | **WF Action 1.1** Continue Mountain Area Safety Taskforce (MAST) funding to support mitigation activity. | MAST was formed to mitigate the region wide risk of a catastrophic wildfire due to dead and dying trees in the mountain communities. The mission of the MAST is to facilitate a coordinated effort by cities, county, state, federal, and non-profit agencies to provide for the protection of property owners, residents, and property subject to the risk of catastrophic wildfire that could occur in San Bernardino County with an initial emphasis on the threat resulting from the Old and Grand Prix fires in 2003. MAST priorities are to continue reducing fire hazards through fuel reduction programs and hazard abatement though enforcement of county ordinances.<br><br>The Mountain Area Safety Taskforce (MAST) Operations Section meets monthly. MAST Operations Section determines project priorities based on the benefit cost analysis of the projects and the effect of the project on the overall goals of the MAST organization.<br><br>Goals can change as detailed Benefit Cost Analysis is conducted and CEQA/NEPA reviews are completed. | NRP, PPRO | Seeking additional funding through HMPG. | San Bernardino County Fire Protection District | On-Going | See Implementation plan on more information on MAST.<br><br>See Fire Protection District Annex A. Section A.6 Fire Protection District Mitigation Project . |
| Wildfire | **WF Action 2.1:** Update Mountain Mutual Aid Map Book to document updated information contained in 2016 HMP. | The Map Book portion of the Community Safety and Structure Protection Plan provides not only a street network of the area but more importantly it provides the locations of strategic and critical resources for fire fighters. These include but are not limited to safe zones, open areas, locations for refuge. They also identify areas within communities that have narrow and steep winding streets and or with limited ingress and egress. The document is handed out to all responding strike teams from out of the | ES | Seeking additional funding through HMPG. | San Bernardino County Fire Protection District | On-Going | See Fire Protection District Annex A. Section A.6 Fire Protection District Mitigation Project . |



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| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| | | area and has proved invaluable in directing and coordinating an effective fire-fighting response and reduces the potential for life loss and property damage. | | | | | |
| **Wildfire** | **WF Action 2.2** Update Community Structure Protection Plans as necessary. | This is an on-going action (from the 2011 MJHMP) with the goal to continue development of and continue the mission of mutual aid between first responders in the County mountain areas. | PPRO | HMP Grant Funding | Primary: San Bernardino County Fire Protection District<br><br>Secondary: Land Use Services | On-Going | |
| **Wildfire** | **WF Action 3.1:** Implement identified community based fuels reduction projects. | The Fuels Reduction Program is designed to create community based fuel modification programs across the mountain communities.<br>These projects are selected specifically to reduce the potential for catastrophic wildfires and the damage that they can do to the communities. Project design, contracting, and operations are managed by the County's Public Works Department with priorities set by local fire chiefs in monthly MAST Operations Meetings. This program is the oldest and most significant for reducing wildfire threat on a mountain wide basis. | PPRO | Current Funding:<br><br>Seeking additional funding through HMPG. | Primary: San Bernardino Public Works Department<br><br>Secondary: County Fire Protection District | On-Going | |
| **Wildfire** | **WF Action 3.2:** Develop fuels reduction "maintenance program" by obtaining participation from citizens and/or homeowners associations. | To survive a wildfire, property owners need to manage the land surrounding their homes and communities effectively. Removing fuels in the wildland fuel reduction zone beyond the defensible space can reduce the speed and intensity of an oncoming wildfire. But if these areas aren't regularly **maintained**, they lose their effectiveness. Plants grow back, and flammable vegetation needs to be routinely removed and disposed of properly. This guide provides tips on how to create and maintain defensible space and wildland fuels treatments around your property. | PPRO, PE&A | Seeking additional funding through HMPG | Primary: Public Works<br><br>Secondary: Fire Protection District | On-Going | |
| **Wildfire** | **WF Action 4.1** Increase homeowner assistance services to mountain residents for fuel reduction. | This is an ongoing wildfire mitigation action (from the 2011 MJHMP) for the group Forest Care to achieve the goal of providing assistance to homeowners by expanding services to all communities in the Mountain areas of the County.<br><br>Forest Care is a program dedicated to creating a healthier forest. This program provides foresters to assess individual properties for thinning the vegetation and then provides 75% of the funding to do so. | PPRO, PE&A | Seeking additional funding through HMPG | San Bernardino County Fire Protection District | On-Going | |



| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| **Wildfire** | **WF Action 4.2** Continue working with Southern California Edison (SCE) to remove dead trees near power lines. | A significant number of fires across the State are caused by trees falling into power lines. When the forests in the mountain communities became infested with bark beetles the pine tree die off was unprecedented. Thousands of these dead trees were standing precariously close to power lines. Early in the Bark Beetle Emergency in 2004, Southern California Edison swiftly initiated a program to remove all trees that were dead, dying, and/or diseased that had the potential to fall into any SCE power lines.<br><br>The role of Southern California Edison was critical to the success of MAST both operationally and financially. Edison still removes the most difficult trees, the most costly trees; and the ones that are most likely to be the source of ignition for a wild land fire. They are also removing the trees that are immediately threatening homes.<br><br>They have removed 118,305 trees since the inception of the program in 2004. They also provided reimbursements to people that removed their own trees. | PRV, PPRO | As of July of 2010 Southern California Edison (SCE) has spent $179,758,978 to remove dead dying and diseased trees. | San Bernardino County Fire Protection District | On-Going | |
| **Wildfire** | **WF Action 5.1:** Inspect every residence in the mountain communities throughout the year to enforce the Fire Hazard Abatement code that addresses green fuels. | The Fire Hazard Abatement Program conducts surveys to identify fire hazards throughout the year. Fire hazards are identified and notices to abate the hazard(s) are mailed to property owners. Property owners are given 30 days to abate the violations. Failure to abate may result in citations, penalties, and/or fees for abatement by the County. The Fire Hazard Abatement Program responds to complaints year round in the unincorporated areas and contracting Cities and Fire Districts.<br><br>The Division completes more than 430,000 inspections, issues more than 45,000 Notices to Abate Fire Hazards, issues over 4,000 citations for non-compliance, and abates the fire hazards on more than 2,000 parcels annually. Within the last 5 years, the Fire Hazard Abatement Division has received even more financial | PRV, PPRO, PE&A | Seeking additional funding through HMPG | Primary: Land Use Services<br><br>Secondary: San Bernardino County Fire Protection District | On-Going | For more information on Contractor Certification, see Annex A Section A.6 Fire Protection District Mitigation Project . |



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| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| | | resources that enable them to abate all properties declared a fire hazard. | | | | | |
| **Wildfire** | **WF Action 5.2:** Continue to collaborate with Forest Care, Red, Cross and Cal Fire to overcome increased costs of enforcement. | This is an on-going action from the 2011 MJHMP with the goal of overcoming funding shortfalls for the County Fire Hazard Abatement Program. | PRV | HMP Grant Funding | San Bernardino County Fire Protection District | On-Going | |
| **Wildfire** | **WF Action 6.1** Train and Certify landscape contractors to comply with the Fire Hazard Abatement Code. | The City of Big Bear Lake created a program to train and certify landscape contractors to provide a qualified workforce to conduct fuels reduction activities on individual properties. The contractors are trained to comply with the new Fire Hazard Abatement Code that exists both in the City of Big Bear and the County unincorporated area. The City of Big Bear Lake Fire Department conducts the classes for landscapers and handy persons. This provides an incentive for the contractors and provides a level of certification that the homeowner can rely on when they are deciding to hire a landscape contractor to conduct fuels abatement around their home. | PRV, PPRO | Seeking additional funding through HMPG | San Bernardino County Fire Protection District | On-Going | On-Going |
| **Wildfire** | **WF Action 6.2:** Continue wildfire mitigation efforts under the Wood Shake Roof Replacement Program. | The County successfully passed an ordinance that requires the replacement of wood shake roofs by 2014. MAST has successfully mapped all of the wood shake roofs in the fire safety overlay and has created a strategy as to which roofs will be selected to participate in the FEMA funded project. This is an on-going project in cooperation with Big Bear Lake Fire Protection District in order to provide more funding for wood shake roof replacements by property owners. | PRV, PPRO, SP | Various Grant Funding from Edison, FEMA, Cal Fire | Primary: MAST<br><br>Secondary: San Bernardino County fire Protection District | On-Going | |
| **Wildfire** | **WF Action 7.1:** Modify independent and unique CWPPs into a more common framework making them similar but leaving room to provide specific hazard characteristics and mitigation actions for each community. | Community Wildfire Protection Plans are designed to provide a means for a community, usually through the Fire Safe Council, to have input into and actively participate in the planning, strategy, goals, and objectives of creating a fire safe community. | PRV | Seeking additional funding through HMPG | San Bernardino County Fire Protection District | On-Going | On-Going<br><br>For more information on CWPP see Annex A Section A.6 Fire Protection District Mitigation Project . |



| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| **Wildfire** | **WF Action 8.1:** Construct Arrowbear Drive Realignment and Widening. | The Arrowbear community off State Highway 18 has limited access to State Highway 138. The existing bridge/spillway and road needs to be realigned and widened to facilitate access by emergency personnel during wildfires and flooding. Mitigation strategy for this is to remove and replace existing bridge/spillway, realign and widen the road. | SP | Seeking grant funding<br><br>Total Cost: $2,000,000 | Primary: Public Works<br><br>Secondary: San Bernardino County Fire Protection District | 1-3 Years | |
| **Wildfire** | **WF Action 8.2:** Construct Cedar Glen Fire Access Road. | Lack of paved roads inhibits traffic circulation and the ability to enter and exit the area without backtracking during wildfire emergencies. Strategy is to Construct road and drainage improvements to Little Bear Creek Road and Elder Drive. | SP | Seeking grant funding<br><br>**Total Cost:** $2,500,000 | Primary: Public Works<br><br>Secondary: San Bernardino County Fire Protection District | 1-3 Years | |
| **Wildfire** | **WF Action 9.1:** Continue funding and support for Special Districts Projects relating to wildfire. | Continue funding and support for Special Districts Projects relating to wildfire in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | On-Going | |
| **Wildfire** | **WF Action 9.2:** Emergency Water Supplies | Purchase emergency water supply or water purification devices to ensure uninterrupted supply of water to emergency response personal.(completed with continuous fresh of supplies and rotation) | ES | TBD | Roads | TBD | |



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# Annex B. Flood Control District

## B.1 Introduction

This Annex details the hazard mitigation planning elements specific to the Flood Control District, a previously participating jurisdiction to the 2010 San Bernardino County Hazard Mitigation Plan Update. This Annex is not intended to be a standalone document, but appends to and supplements the information contained in the base plan document. As such, all sections of the base plan, including the planning process and other procedural requirements apply to and were met by the Flood Control District. This Annex provides additional information specific to the Flood Control District, with a focus on providing additional details on mitigation actions and projects.

The Board of Supervisors acts as the Board of Directors for the County Flood Control District, and as part of their responsibilities as an elected member of the County of San Bernardino Board of Supervisors.

## B.2 Flood District Profile

***Flood Control District Functions:***
The Flood Control functions are handled through the San Bernardino County Flood Control District under State legislation enacted in 1939. The District has developed a very extensive system of facilities, including dams, conservation basins, channels, and storm drains. The purpose of these facilities is to intercept and convey flood flows through and away from the major developed areas of the County. The principle functions are:

- Flood protection on major streams.
- Water conservation.
- Storm Drain construction.

***Mission:***
To enhance the quality of life for our communities by developing and maintaining public infrastructure, and providing a variety of municipal services that complements our natural resources and environment.

***Vision:***
Lead the way to a thriving community through innovation in public works, fiscal responsibility, and environmental stewardship.

## B.3 Planning Process

As described above, the County Flood Control District followed the planning process detailed in Section 3 of the base plan. In addition to providing representation on the San Bernardino County Hazard Mitigation Planning Committee (HMPC), the District formulated their own internal planning team to support the broader planning process requirements. Internal planning participants, their positions, and how they participated in the planning process are shown in Table B-4. Additional details on plan participation and District representatives are included in Appendix A.





**Table B-4: Flood Control District Hazard Mitigation Planning Team**

| Name | Title | Role |
|---|---|---|
| Kevin Blakeslee | Deputy Director – Flood Control | Public Works Deputy Director |
| Kenneth Eke | Chief Flood Control Planning/ Water Resources Division | Public Works Engineer |
| Michael Fam | Flood Control Planning | Public Works Engineer |
| Mona Sadek | Flood Control Planning | Flood Control Planner |
| Marjorie Schrage | Flood Control Planning | Public Works Engineer Technician |

## B.4 Hazard Identification and Prioritization

The Flood Control District Planning Team participated in the County hazard identification and prioritization process described in the base plan. The Flood Control District Planning Team assisted to summarize the extent, probability of future occurrences, potential magnitude/severity, and significance specific to the Flood Control District (See Section 4).

The Planning Team determined that the County and its Special Districts should focus over the next five (5) years on hazards that fell within the HIGH and MEDIUM "Probability" and "Impact" categories. While all the hazards present a potential problem in the County, the Planning Team felt that if they were able to reduce or eliminate the risk from "food and drought related" hazards, it would provide a greater service to the people within the jurisdiction. Table 4-3 illustrates how the final prioritization of the hazard; the "Green" colored box represents the highest priority hazards; and the "White" colored boxes represent lower (second and third tier) priority hazards.

**Table B-5: Prioritized Hazard Assessment Matrix**

| | | Impact | | |
|---|---|---|---|---|
| | | High | Medium | Low |
| Probability | High | Wildfire<br>**Flood[x]**<br>Earthquake/ Geologic Hazards | Drought | |
| | Medium | Terrorism | Climate Change (Extreme Heat and other) | Hail<br>Infestation |
| | Low | | Dam Inundation | Tornado<br>High Winds<br>Winter Storm<br>Lightning<br>Extreme Cold |

[x] = Flood District Area of Concentration



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### B.5 Coordination with Existing Flood District Mechanisms

Coordination with other County planning efforts is paramount to the successful implementation of this plan. This Section provides information on how the Flood Control District integrated the previously-approved 2011 Plan into existing planning mechanisms and programs. Specifically, the District incorporated into or implemented the 2011 MJHMP through other plans and programs shown below.

#### B.5.1 Flood Area Safety Taskforce (FAST)

During the devastating fires in the fall of 2003, there was great concern of what the ramifications might be for flooding in the burned areas, as well as in the valleys. In response to these concerns, an organization was established that mirrored the Mountain Area Safety Taskforce (MAST), mentioned above, which played a key role in minimizing damage.

While the fires were ravishing the countryside, representatives from multiple agencies met often to address potential issues associated with flood, mud and debris flows develop a strategy and to protect communities from flooding incidents. These agencies united together to become the Flood Area Safety Taskforce (FAST). FAST is structured as an ICS/SEMS Organization for managing incident activities both readiness and response. The FAST Organization stresses liaison with the communities, provides for community education and information, and places emphases on Community and city partnerships.

The FAST group includes:

- Elected State officials
- Representatives from all five (5) County Supervisorial Districts
- State Office of Emergency Services
- County Administrative Office
- County Public Works-Flood Control/ Transportation/Solid Waste
- County Fire Protection District
- County Fire Protection District/Office of Emergency Services (OES)
- County Sheriff's Department
- Representatives from the cities of Fontana, Highland Rancho Cucamonga, Rialto, and San Bernardino.
- USFS
- Caltrans
- CHP

The mission of the FAST is to facilitate a coordinated effort by cities, county, state, federal, and non-profit agencies to provide for the protection of property owners, residents, and property subject to the risk of erosion, mudflows, and flooding that could occur in San Bernardino County with an initial emphasis on the threat resulting from the Old and Grand Prix fires in 2003.





The FAST Unified Command identified the following objectives as the focus and direction of the FAST:

- Provide for Community Safety.
- Develop Coordinated Public Information Dissemination between Cities, County, State, Federal and Non-Profit Agencies.
- Develop Immediate, Mid-range and Long-range Coordinated Agency Plans.
- Identify and Secure Potential Funding Resources to Provide Document Task Force Activities Including Mission, Goals and Objectives, Policies, Procedures, and Outcomes.

Prior to any type of flood threat, the following precautionary measures may be taken by FAST members to reduce the impact of impending flooding:

- Review mutual aid agreements
- Define evacuation areas and trigger points
- Review the use of alert and warning systems
- Provide information to the public of potentially susceptible flooding areas and protective measures in progress or planned for those areas
- Educate public on emergency self-help and preparedness
- Develop and maintain emergency notification procedures and checklists.

A FAST Concept of Operations (CONOPS) was developed to provide activity guidelines for pre-flood activities related to National Weather Service (NWS) watches and warnings. Due to the unstable condition of the burned areas, activities and coordination needed to be established and implemented between departments.

The CONOPS is "situation" and "incident" driven and subject to revision by the Unified Command which includes County Flood Control District & Co Roads, County Fire Protection District, United States Forest Service (USFS), California Department of Transportation (Caltrans), California Highway Patrol (CHP), County Sheriff, City of Fontana, City of Highland, City of Rancho Cucamonga, City of Rialto, and City of San Bernardino. The Unified Command has the ability to modify activities in these guidelines in response to current situations and predicted changes. Currently, the CONOPS includes both summer and Winter Storm Event Readiness.

In addition, the CONOPS includes the San Bernardino County Flood Area Safety Taskforce Paging Network and a draft of the Alert Communication Matrix by Rain Amount/NWS Warning.

Over the past 10 years, the County has used the FAST CONOPS many times, greatly enhancing the County's ability to respond to flash flood in the desert and foothill areas. The CONOPS activity coordination between the agencies has been very successful. Because of the great success of the CONOPS, State Emergency Management Agency (Cal EMA) is using the CONOPS as a model for other agencies throughout the State.

In addition, San Bernardino County the CONOPS and FAST Plan is updated every two years and has done so since been put in to action the latest update being May of 2015.

### B.5.2 Alluvial Fan Task Force

In December of 2002, the California Floodplain Management Task Force Report recommended that "The State should convene a task force specifically for alluvial fans, with stakeholder participation, to review the state of knowledge regarding alluvial fan floodplains, determine future research needs, and, if appropriate, develop recommendations relating to alluvial fan floodplain management, with an emphasis on alluvial fan floodplains that are being considered for development."

In September of 2004, Governor Arnold Schwarzenegger signed Assembly Bill 2141, which recommended the creation of the Alluvial Fan Task Force (Task Force). The Director of the Department of Water Resources (DWR) convened the Task Force in December of 2007 after funding to support Task Force activities was secured from a Pre-Disaster Mitigation Planning Grant from the Federal Emergency Management Agency (FEMA) and a state match was authorized by Assembly Bill 466. Funding supported the tasks charged to the Task Force including:

- Review the state of knowledge regarding alluvial fan floodplains;
- Determine future research needs;
- Develop a voluntary locally-adopted model ordinance for communities subject to alluvial fan flooding that supports land use decisions on alluvial fans;
- Develop local planning tools to assist local communities evaluate development on alluvial fans;
- Prepare recommendations relating to alluvial fan floodplain management.

Appointments to the Task Force by DWR Director Lester Snow represented a broad range of interests. Members included elected officials, represented by five Supervisors from Kern, Los Angeles, Riverside, San Diego and San Bernardino County where future alluvial fan development is projected. Appointments also included representatives of the development and environmental community, local floodplain managers and associated state and federal agencies, including the Federal Emergency Management Agency (FEMA), plus at-large members representing other issues related to future development on alluvial fans. The entire process was coordinated by the Water Resources Institute at California State University San Bernardino.

Primarily, the purpose of the Alluvial Fan Taskforce *Findings and Recommendations Report* (July 2010) and *The Integrated Approach for Sustainable Development on Alluvial Fans* (July 2010) documents are to provide a non-prescriptive and flexible model that local governments can use at their own discretion adapting to local conditions and needs that supports wise future land use decisions associated with development on alluvial fans.





As one of the ten Southern California counties studied by the Task Force, the County may review the development of the suite of local planning tools for pre-project screening for future development proposals on alluvial fans. If funding allows for the review, these planning tools may be useful as an optional database reference for project management. Additionally, the flood management tools designed to analyze alluvial fan flood hazards and formulate flood hazard protection, which were developed to be consistent with FEMA guidelines, may provide an optional data source for project development. Long term funding for updating and maintaining the pre-project screening tools database is a concern regarding the reliability for current data.

If funding exists, for the implementation of the *Integrated Approach for Sustainable Development on Alluvial Fans*, the methods contained therein may be used as some of the approaches for planning and evaluating the suitability of development on alluvial fans. During the analysis and review, if budgets allow, the long term ecological and financial sustainability issues would also be evaluated.

Based on the Findings from the Alluvial Fan Task Force process, recommendations were made for specific future actions that the State and other public agencies should consider regarding alluvial fans. The San Bernardino County Departments of Land Use, Special Districts and the Flood Control District are all coordinating on the below recommendations:

**Recommendation 1:** *on-going*

In February 2010, a General Plan Amendment (GPA) to the Safety Element of the 2007 General Plan was adopted to amend the Flood Plain Safety Overlay District to incorporate revised FEMA (Federal Emergency Management Agency) Flood Plain data, modifying 47 detail and seven regional General Plan Quad Maps. The GPA also adopted the FEMA Digital Flood Insurance Rate Map database as released by FEMA as it currently exists and as updated in the future for the County allowing for automatic map updates as new data are published by FEMA. This action by the County of San Bernardino Board of Supervisors implements the portion of the first recommendation from the Alluvial Fan Task Force by working with FEMA to continue updating flood insurance rate maps.

In addition, the GPA for the Safety Element in 2010 (a) amended the Generalized Landslide Susceptibility layer, modifying 17 General Plan Quad Maps and one regional Quad Map, to incorporate updated existing landslide data published by the U. S. Geological Survey for the Mountain area; (b) amended the Fire Safety Overlay District, modifying four General Plan Quad Maps to incorporate updated fire safety mapping published by Cal Fire for the Valley area; and (c) amended the Generalized Liquefaction Susceptibility layer, modifying four General Plan Quad Maps to incorporate new liquefaction data in the Big Bear Lake area designated by the County Geologist for the Big Bear Lake area.

**Recommendation 2:** *on-going*



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The County will coordinate with the California Geological Survey (CGS) and the United States Geological Survey (USGS) to review any newly developed Quaternary geologic maps in alluvial fan areas in order to identify potential hazards in areas projected for future development.

**Recommendation 4:** *on-going*

Historical, documentation of flooding occurrences are preserved by the County's Flood Control District that would review the recommendation to identify flooding events that were associated with alluvial fans.

**Recommendation 6:** *on-going*

The increased severity and intensity of wildfires in Southern California increase flood risk because the same structures subject to fire risk are also prone to post-fire debris flows. Many of the debris basins that were constructed some time ago did not anticipate the increased severity and intensity of wildfires or the additional developments that would follow. The CalOES projects that climate change will further increase the severity of storms, wildland fires, flooding, mudslides and landslides in areas of Southern California where existing debris basins are located.

All of San Bernardino County Flood Control District's Debris Basins in the valley area; from the Los Angeles County Line to Yucaipa, were analyzed after the Grand Prix and Old Fires. Flood Control District Safety Assessment Teams utilized the Corps of Engineers' Los Angeles District methodology to determine debris production, the same methodology the Corps uses when designing debris basins. In many cases basins were physically expanded and additional measures such as K-rails and debris racks were installed. The understanding of post-fire debris flows continues to evolve; we work closely with the USGS as they develop Post Wildfire Debris Flow Hazard Assessments. The rainfall "Trigger Points" in our FAST CONOPS is a result of the USGS assessments. All Flood Control Basins are also studied on an annual basis to determine existing capacity.

Any additional funding to support our efforts will meet the intent of recommendation #6 which states that the State and local agencies should conduct assessments of the adequacy of strategically located debris basins under a range of scenarios in urbanized areas in light of increased fire and post-fire debris-flow events.

**Recommendation 8:** *on-going*

When funding sources become available for the maintenance and further development of the database for the web-based portal; which would be utilized as a pre-project screening and flood management tool for special alluvial fan areas, the County may evaluate the benefits of its use in the planning process.



COUNTY OF SAN BERNARDINO - Hazard Mitigation Plan Update

**Recommendation 9:** future proposal

As financial resources are allocated, the County will consider the analysis of the Integrated Approach tools to be studied for use in land use planning for development on alluvial fans.

**Recommendation 10:** f*uture proposal*

If funding is provided, the County will review and propose for adoption a model ordinance tailored for the specific needs of the County.

**Recommendation 12:** *future proposal*

The County's Office of Legislative Affairs, after consulting with the appropriate departments and staff, may explore supporting the economic strategies recommended in the Integrated Approach regarding future maintenance of flood management infrastructure.

### B.5.3 StormReady

On July 29, 2009, the National Weather Service recognized San Bernardino County as a "StormReady County". This recognition is valid until July 29, 2012 and has been renewed in use (2016) when the National Weather Service will review the County's weather related planning and notification procedures prior to renewing the "StormReady County" status.

San Bernardino County is the only StormReady jurisdiction in the United States covered by three Weather Forecast Offices. The NWS Offices are:

- San Diego, CA;
- Las Vegas, NV; and
- Phoenix, AZ.

This NWS Recognition may provide the County residents with a discount on their Flood Insurance premiums.

## B.6 Mitigation Project Prioritization and Implementation

**Flood Project Prioritization and Implementation**

| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| Earthquake | **EQ Action 5.1:** Divert runoff to Little Bear Creek. | To reduce the runoff over the cliff(s) in the Rimforest neighborhood, the runoff must be diverted to another path. This will be accomplished over three phases:<br>• Phase 1: Reduce Runoff Tributary Area by 64%- 50.35 AC<br>• Phase 2: Reduce Runoff Tributary Area by 30%- 23.79 AC<br>• Phase 3: Reduce Runoff Tributary Area by 5%- 3.99 AC | SP, NRP, PRV | TBD | Primary: Public Works<br><br>Secondary: San Bernardino County Flood Control District | | |
| Flood | **FL Action 1.1:** Update NFIP data and maps with newly identified flood hazard areas in the County, as new information becomes available. | As required by the State of California, National Flood Insurance Program (NFIP) maps published by FEMA must be included in the HMP or General Plan Safety Element. Keeping this information current is an important mitigation action. | PRV, PPRO | TBD | San Bernardino County Flood Control District | On-Going | |
| Flood | **FL Action 2.1:** Determine whether or not additional amendments to development standards or policies are merited, based on the Alluvial Fan Task Force Recommendations. | This is an on-going mitigation action from the 2011 MJHMP. | PRV | TBD | Primary: San Bernardino County Flood Control District<br><br>Secondary: Land Use Services | On-Going | |
| Flood | **FL Action 3.1:** Amend the Flood Plain Safety Overlay District through automatic map updates as new data is released and published by FEMA. | Current San Bernardino County Hazard Maps can be found at: http://cms.sbcounty.gov/lus/Planning/ZoningOverlayMaps/HazardMaps.aspx. | PRV, NRP | TBD | Primary: San Bernardino County Flood Control District<br><br>Secondary: Land Use Services | On-Going | |
| Flood | **FL Action 3.2:** Review development plans to ensure compliance with ordinances. | This is an on-going mitigation action from the 2011 MJHMP in order to reduce the flood hazards through development standards and policies stated in the General Plan and San Bernardino 2077 Development Code. | PRV | TBD | Primary: Land Use Services<br><br>Secondary: San Bernardino | On-Going | |



| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| | | | | | County Flood Control District | | |
| Flood | **FL Action 3.3:** Inspect construction to ensure compliance with approved development plans. | This is an on-going mitigation action from the 2011 MJHMP in order to reduce the flood hazards through development standards and policies stated in the General Plan and San Bernardino 2077 Development Code. | PRV, PPRO, SP | TBD | Primary: Public Works<br><br>Secondary: San Bernardino County Flood Control District | On-Going | |
| Flood | **FL Action 4.1:** In each flood control zone, construct facilities identified in those zones by the Flood Control Advisory Committee. See the following pages for a listing of projects. | This is an ongoing mitigation action from the 2011 MJHMP to achieve the goal of improving existing facilities and construct new facilities to mitigate flooding within the County. | SP | TBD | Primary: Public Works<br><br>Secondary: San Bernardino County Flood Control District | On-Going | |



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## B.7 Flood Project Prioritization and Implementation

The Flood District project rankings utilize the same format as the 2011 Multi-Jurisdictional Hazard Mitigation Plan, and rankings are based on the current project funding status as shown on the County Flood Control District's 10 year Plan. A 'High' Local Priority, or (3), indicates that project funding is expected to be complete within about the next three years, depending on the Flood Zone and its' available revenue. A 'Medium' Local Priority (2) indicates that project funding is expected to be complete within about four to seven years. A 'Low' Local Priority (1) indicates that the project is on the 10-Year Plan but complete funding is likely eight to ten years or more in the future.

The task of determining local project priority is the responsibility of the County Flood Control District's staff and City Engineers. Each of the six zones of the District is represented by a Citizens Advisory Committee, composed of eleven members and serving by appointment of the Board of Supervisors without compensation. Each committee is formed of spirited citizens and public officials with unselfish and devoted interests, organized to meet annually or on call to afford recommendations to the Board of Supervisors on matters of tax levies, budgets, work programs, priority of projects, ventures and other counsel. The Mayor of each incorporated city in the District is a committee member with full standing for the appropriate zone.

County Flood Control District staff and the City Engineers for each zone meet twice per year to discuss future project needs and current project status. Projects are proposed based on the public safety needs within the particular zone. In addition to public safety, other issues are considered in the prioritization process such as grant funding, environmental reviews and approvals, and other impediments that may cause construction of the project to be delayed. (See Annex 1 for examples of how these prioritization factors are applied to proposed projects.)

Almost without reservation, the recommendations of these organized committees have been accepted by the Board of Supervisors in its administration of County Flood Control District functions.

Each flood control zone constructs facilities identified in those zones by the Flood Control Advisory Committee. The City Engineers for each zone along with the Flood Control District I Advisory Committee establishes Project Priorities based on Benefit Cost Analysis, Community input, and fiscal resources available for the project in addition to any other noted factors. The following three tables illustrate priority rankings based on three key factors: Total Cost, Hazard Assessment, and Potential Fatalities.

**Table B-6: Priority Flood Control Projects**

| Project No | Completion Date | Total Cost | Total Funding | Status |
|---|---|---|---|---|
| 1-112 | 5 Year Plan | $10,000,000 | $10,000,000 | Priority |
| 1-114 | 10 Year Plan | $15,000,000 | $1,000,000 | Priority |





| Project No | Completion Date | Total Cost | Total Funding | Status |
|---|---|---|---|---|
| 1-701 | 5 Year Plan | $1,100,000 | $1,100,000 | Priority |
| 1-806 | 10 Year Plan | $5,000,000 | $1,000,000 | Priority |
| 1-809 | 5 Year Plan | $8,500,000 | $1,000,000 | Priority |
| 1-910 | 10 Year Plan | $10,000,000 | $2,000,000 | Priority |
| 2-113 | 10 Year Plan | $3,100,000 | $500,000 | Priority |
| 2-308 | 10 Year Plan | $27,000,000 | $500,000 | Priority |
| F01272 | 10 Year Plan | $31,600,000 | $600,000 | Priority |
| F01336 | 2017-2018 | $12,800,000 | $13,740,000 | Priority |
| F01389-2 | 10 Year Plan | $2,700,000 | $1,430,000 | Priority |
| F01417 | 10 Year Plan | $39,500,000 | $21,150,000 | Priority |
| F01452-2 | 2017-2018 | $38,400,000 | $1,170,000 | Priority |
| F01473 | 10 Year Plan | $8,100,000 | $5,001,000 | Priority |
| F01650 | 2017-2018 | $5,200,000 | $3,440,000 | Priority |
| F01667 | 10 Year Plan | $26,900,000 | $16,000,000 | Priority |
| F01911 | 2018-2019 | $8,700,000 | $3,140,000 | Priority |
| F02129 | 10 Year Plan | $16,700,000 | $1,024,000 | Priority |
| F02228 | 10 Year Plan | $8,700,000 | $7,600,000 | Priority |
| F02243 | 10 Year Plan | $2,400,000 | $400,000 | Priority |
| | | | | |
| Totals: | | $281,400,000 | $91,795,000 | |

### B.7.1 Priority Project Descriptions

#### B.7.1.1 1-112 West State Storm Drain – Priority

Channel Invert Repair
*Status:* Proposed
*Completion Date:* 5-year plan
*Total Cost:* 11.4 million
*Funding Description:* San Bernardino County Flood Control Tax Revenues
*Project Selected for:* Public Safety; protection of local and downstream infrastructure
*Hazard Mitigated:* Downstream flooding

#### B.7.1.2 1-114 Carbon Canyon Channel – Priority

Channel improvement
*Status:* Proposed
*Completion Date:* 10-year plan
*Total Cost:* 15 million
*Funding Description:* San Bernardino County Flood Control Tax Revenues
*Project Selected for:* Public Safety; protection of local and downstream infrastructure
*Hazard Mitigated:* Downstream flooding



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#### B.7.1.3 1-701 Etiwanda Channel Invert Repair – Priority

Channel Invert Repair
*Status:* Proposed
*Completion Date:* 5-year plan
*Total Cost:* 1.1 million
*Funding Description:* San Bernardino County Flood Control Tax Revenues
*Project Selected for:* Public Safety; protection of local and downstream infrastructure
*Hazard Mitigated:* Downstream flooding

#### B.7.1.4 1-806 Hawker Crawford Channel and Rich Basin – Priority

Channel / Basin improvement
*Status:* Proposed
*Completion Date:* 10-year plan
*Total Cost:* 5 million
*Funding Description:* San Bernardino County Flood Control Tax Revenues
*Project Selected for:* Public Safety; protection of local and downstream infrastructure by reducing peak Q
*Hazard Mitigated:* Downstream flooding

#### B.7.1.5 1-809 West Fontana Channel (From Banana Basin to Hickory Basin) – Priority

Channel Repair
*Status:* Proposed
*Completion Date:* 5-year plan
*Total Cost:* 8.5 million
*Funding Description:* San Bernardino County Flood Control Tax Revenues
*Project Selected for:* Public Safety; protection of local and downstream infrastructure
*Hazard Mitigated:* Downstream flooding

#### B.7.1.6 1-910 Grove Basin-Priority

Basin out improvement
*Status:* Proposed
*Completion Date:* 10-year plan
*Total Cost:* 10 million
*Funding Description:* San Bernardino County Flood Control Tax Revenues
*Project Selected for:* Public Safety; protection of local and downstream infrastructure by reducing peak Q
*Hazard Mitigated:* Downstream flooding

#### B.7.1.7 2-113 Randal Basin outlet improvement – Priority

Outlet improvements D/S of the Basin
*Status:* Proposed
*Completion Date:* On 10-year plan





*Local Priority:* Medium
*Total Cost:* $3.1 million
*Funding Description:* San Bernardino County Flood Control Property Taxes
*Project Selected for:* Public Safety
*Hazard Mitigated:* Potential failure & flooding downstream
*Resources to Implement:* Medium
*Cost to Implement:* High
*Time to Implement:* High

#### B.7.1.8 2-308 Cable Creek Channel – Priority

Channel improvements
*Status:* Proposed
*Completion Date:* On 10-year plan
*Local Priority:* Low
*Total Cost:* $27 million
*Funding Description:* San Bernardino County Flood Control Tax Revenues
*Project Selected for:* Compliance with FEMA Levee Certification program
*Hazard Mitigated:* Reduction of floodplain; reduction of potential for major flooding
*Resources to Implement:* High
*Cost to Implement:* High
*Time to Implement:* High

#### B.7.1.9 F01272 Rialto Channel, Etiwanda Avenue to Willow Avenue – Priority

Construct Rialto channel to ultimate condition
Status: Proposed
Completion Date: On 10-year plan
Local Priority: Low
Total Cost: $31.6 million
Funding Description: San Bernardino County Flood Control Property Taxes, City of Rialto
Project Selected for: Public Safety & convenience Hazard Mitigated: Residential area flooding and road closures due to wash-outs
Resources to Implement: Low
Cost to Implement: High
Time to Implement: High

#### B.7.1.10 F01336 Amethyst Detention Basin – Priority

Construct a detention basin at Amethyst and Sycamore
*Status: Design completed, Permits* In process
*Completion Date:* Estimated 2017/2018
*Local Priority:* High
*Total Cost:* $12.8 million
*Funding Description:* San Bernardino County Flood Control Property Taxes, City of Victorville
*Project Selected for:* Public Safety; protection of local and downstream infrastructure by reducing peak Q
*Hazard Mitigated:* downstream flooding



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*Resources to Implement:* Low
*Cost to Implement:* High
*Time to Implement:* High

#### B.7.1.11 F01389-2 Mojave River Phase II – Priority

Construct earthen levee lined with 1/2 ton rock slope protection between Oro Grande Wash and Mojave River Phase I
*Status:* Proposed
*Completion Date:* On 10-year plan
*Local Priority:* Low
*Total Cost:* $2.7million
*Funding Description:* San Bernardino County Flood Control Property Taxes
*Project Selected for:* To finalize levee improvement construction; protection of Amtrak station
*Hazard Mitigated:* Local flooding, railroad flooding
*Resources to Implement:* Low
*Cost to Implement:* High
*Time to Implement:* High

#### B.7.1.12 F01417 Bandicoot Detention Basin (Phase I&II) – Priority

Construction of detention basin, inlet/outlet facilities, fencing to attenuate 10-year storm flows adjacent to California Aqueduct and downstream residential and commercial properties developments.
*Status:* Proposed
*Completion Date:* On 10-year plan
*Local Priority:* Low
*Total Cost:* $39.5 million
*Funding Description:* San Bernardino County Flood Control Property Taxes
*Project Selected for:* To protect the State water aqueduct
*Hazard Mitigated:* Flood damage to aqueduct & local area
*Resources to Implement:* Low
*Cost to Implement:* High
*Time to Implement:* High

#### B.7.1.13 F01452-2 West Fontana Channel, Phase I – Priority

Construction of concrete channel from Juniper to Banana Basin
Status: In process
Completion Date: Estimated 2017/2018
Local Priority: Medium
Total Cost: $38.4 million
Funding Description: San Bernardino County Flood Control Taxes, City of Fontana
Project Selected for: Public safety & convenience
Hazard Mitigated: Flooding of railroad & Metrolink tracks; road damage & closure
Resources to Implement: Medium
Cost to Implement: High





Time to Implement: High

#### B.7.1.14 F01473 Rialto Channel – Priority

Construct channel improvements south of Interstate 10
Status: Proposed
Completion Date: On 10-year plan
Local Priority: Medium
Total Cost: $8.1 million
Funding Description: San Bernardino County Flood Control Property Taxes, City of Rialto
Project Selected for: Public Safety
Hazard Mitigated: Existing channel is interim and undersized
Resources to Implement: Medium
Cost to Implement: High
Time to Implement: High

#### B.7.1.15 F01650 Sand Creek/ Warm Creek Channels – Priority

Improve existing confluence of Sand Creek and Warm Creek Channels
*Status:* In process
*Completion Date:* Estimated 2017/2018
*Local Priority:* Medium
*Total Cost:* $5.2 million
*Funding Description:* San Bernardino County Flood Control
*Project Selected for:* channel improvements to interim storm drain system
*Hazard Mitigated:* Potential damage to infrastructure
*Resources to Implement:* High
*Cost to Implement:* High
*Time to Implement:* High

#### B.7.1.16 F01667 Cactus Basins #4 & 5 – Priority

Construction of detention basins to mitigate downstream flooding of Rialto Channel Work includes inlet/outlet structures
Status: Proposed
Completion Date: 10-year plan
Local Priority: Low
Total Cost: $26.9 million
Funding Description: San Bernardino County Flood Control, City of Rialto
Project Selected for: Ability to reduce downstream peak Q
Hazard Mitigated: flooding of nearby area

#### B.7.1.17 F01911 Elder Gulch – Priority

Construct trapezoidal rock-lined channel
*Status:* Proposed
*Completion Date:* Estimated FY 18/19
*Local Priority:* High



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*Total Cost:* $8.7 million
*Funding Description:* San Bernardino County Flood Control Property Taxes
*Project Selected for:* Public safety
*Hazard Mitigated:* Flooding of local area
*Resources to Implement:* Low
*Cost to Implement:* High
*Time to Implement:* Medium

#### B.7.1.18 F02129 Wildwood Channel – Priority

Channel improvement
Status: In preliminary design process
Completion Date: On 10-year plan
Local Priority: High
Total Cost: $16.7 million
Funding Description: San Bernardino County Flood Control Property Taxes, City of Yucaipa
Project Selected for: History of flooding due to high debris flows
Hazard Mitigated: reduction in size of floodplain; minimized flooding
Resources to Implement: Low
Cost to Implement: High
Time to Implement: Low

#### B.7.1.19 F02228 Plunge Creek Spillway – Priority

Repair of severe damage caused by storms in 2005
*Status:* Proposed
*Completion Date:* On 10-year plan
*Local Priority:* High
*Total Cost:* $3 million
*Funding Description:* San Bernardino County Flood Control Property Taxes
*Project Selected for:* Necessary repairs due to previous flood damage
*Hazard Mitigated:* Potential failure & flooding downstream
*Resources to Implement:* Low
*Cost to Implement:* High
*Time to Implement:* High

#### B.7.1.20 F02243 Rialto Channel Priority Crossings – Priority

Status: In preliminary design process
Completion Date: On 10-year plan
Local Priority: Low
Total Cost: $2.4 million
Funding Description: San Bernardino County Flood Control Property Taxes, City of Rialto





Project Selected for: Public Safety & convenience
Hazard Mitigated: Elimination of flooding at intersections
Resources to Implement: Low
Cost to Implement: High
Time to Implement: High

### B.7.2 Projects with Mitigation Benefits

Table B-7 is a list of the proposed projects to mitigate the Flood hazard within the County Unincorporated Area.

**Table B-7: In Progress Flood Control Mitigation Projects**

| Project No | Completion Date | Total Cost | Total Funding | Status |
|---|---|---|---|---|
| F01312 | 2017/2018 | 4,400,000 | 2,200,000 | Under Construction |
| F01666 | 2017/2018 | 17,800,000 | 17,800,000 | Under Construction |
| F02094 | 2017 | 4,000,000 | 4,000,000 | Under Construction |
| F02126 | 2017/2018 | 8,300,000 | 6,180,000 | Under Construction |
| | Totals: | 34,500,000 | 30,180,000 | |

#### B.7.2.1 F01312 English Channel/ Peyton Drive (Under Construction)

*Construct triple RCB and channel upstream and downstream of Peyton Drive.*
*Status: In preliminary design process*
*Completion Date: Estimated 2017/2018*
*Local Priority: High*
*Total Cost: $4.4 million*
*Funding Description: San Bernardino County Flood Control Property Taxes, 50% and City of Chino Hills 50%*
*Project Selected for: Public safety & convenience*
*Hazard Mitigated: Flooding of roads in residential area*
*Resources to Implement: High*
*Cost to Implement: High*
*Time to Implement: Medium*

#### B.7.2.2 F01666 Cactus Basin #3/ Expansion of Basin #3 – (Under Construction)

*Status:* In process
*Completion Date:* Estimated 2017/2018
*Local Priority:* High
*Total Cost:* $17.8 million
*Funding Description:* San Bernardino County Flood Control Property Taxes, City of Rialto



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*Project Selected for:* Public safety & improved future development; protection of water filtration plant across the street; reduction of peak Q downstream.
*Hazard Mitigated:* Flooding of immediate area and downstream along Rialto Channel
*Resources to Implement:* Low
*Cost to Implement:* High
*Time to Implement:* Medium

#### B.7.2.3 F02094 Cucamonga Basin #6, Phase II – (Under Construction)

Landscaping improvements
Status: Partial Completed
Completion Date: Mid-2011 – (Landscaping Phase Completion date end of 2017)
Local Priority: High
Total Cost: $4.0 million
Funding Description: San Bernardino County Flood Control Tax Revenues
Project Selected for: Environmental compliance & aesthetics
Hazard Mitigated:
Resources to Implement: Low
Cost to Implement: High
Time to Implement: Low

#### B.7.2.4 F02126 Francis Street Storm Drain (Under Construction)

*Construct ultimate storm drain improvements from Sultana Avenue east to beyond Grove Avenue*
*Status: In preliminary design process*
*Completion Date: Estimated 2017/2018*
*Local Priority: Low*
*Total Cost: $8.3 million*
*Funding Description: San Bernardino County Flood Control Property Taxes 75% and City of Ontario 25%*
*Project Selected for: Public safety & convenience*
*Hazard Mitigated: Existing storm drain is undersized/interim; local flooding*
*Resources to Implement: Medium*

### B.7.3 Future Year Projects

**Table B-8: Future Year Projects**

| Project Number/Name | Completion Date | Total Cost | Status |
|---|---|---|---|
| 2-509 Little Sand Creek | 10 Year Plan | $10,500,000 | Future |
| 3-501 Mission Channel | 10 Year Plan | $28,800,000 | Future |
| 3-601 Wilson Creek (10th St-I-10) | 10 Year Plan | $38,800,000 | Future |
| CSDP Drain Project | 10 Year Plan | $18,500,000 | Future |
| Extension of VV Line E-01 | 10 Year Plan | $2,000,000 | Future |
| F01284 | 10 Year Plan | $7,200,000 | Future |
| F01582 | 10 Year Plan | $19,000,000 | Future |
| F01584 | 2018/2019 | $11,700,000 | Future |
| F01609 | 10 Year Plan | $32,500,000 | Future |





| Project Number/Name | Completion Date | Total Cost | Status |
|---|---|---|---|
| F02225 | 10 Year Plan | $33,100,000 | Future |
| F02475 | 10 Year Plan | $9,000,000 | Future |
| F02476 | 10 Year Plan | $32,300,000 | Future |
| H1458 | 2021 | $3,000,000 | Future |
| Institution Road | 2021 | $30,000,000 | Future |
| Line C-01 Hesperia | 10 Year Plan | $5,300,000 | Future |
| Line D-01 Hesperia | 10 Year Plan | $32,500,000 | Future |
| Line E-01 Apple Valley | 10 Year Plan | $36,300,000 | Future |
| Lone Pine Canyon Road Culvert | TBD | $25,000,000 | Future |
| National Trails Hwy Bridge | TBD | $40,000,000 | Future |
| Old Waterman Canyon Rd Culvert | TBD | $2,500,000 | Future |
| Pine View Dr. Storm Drain | TBD | $6,000,000 | Future |
| Piute Wash | 2021 | $34,500,000 | Future |
| Rimforest Drainage Project | 10 Year Plan | $6,900,000 | Future |
| Rock Springs Rd Bridge Replacement | TBD | $32,876,000 | Future |
| Tussing Ranch-Juniper Basin | 10 Year Plan | $6,500,000 | Future |
| Yermo Rd/National Trails Hwy Bridge | TBD | $40,000,000 | Future |
| | Totals: | $544,776,000 | |

#### B.7.3.1 2-509 Little Sand Creek

Creek improvements between Date Street and Del Lemon basin
Status: Proposed
Completion Date: 10-year plan
Local Priority: Medium
Total Cost: $10.5 million
Funding Description: San Bernardino County Flood Control
Project Selected for: Public safety; residential area with school nearby
Hazard Mitigated: Flooding and pedestrian hazards
Resources to Implement: Medium
Cost to Implement: High
Time to Implement: High

#### B.7.3.2 3-501 Mission Channel

Channel Repair, Construct concrete channel improvements
Status: Proposed
Completion Date: 10-year plan
Local Priority: Medium
Total Cost: $28.8 million
Funding Description: San Bernardino County Flood Control
Project Selected for: Public safety; residential area with school nearby
Hazard Mitigated: Flooding and pedestrian hazards
Resources to Implement: Medium



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Cost to Implement: High
Time to Implement: High

#### B.7.3.3 3-601 Wilson Creek (from 10st Street to I-10)

Channel Repair, between 10st Street to I-10
Status: Proposed
Completion Date: 10-year plan
Local Priority: Medium
Total Cost: $38.8 million
Funding Description: San Bernardino County Flood Control
Project Selected for: Public safety; residential area with school nearby
Hazard Mitigated: Flooding and pedestrian hazards
Resources to Implement: Medium
Cost to Implement: High
Time to Implement: High

#### B.7.3.4 CSDP -- Storm Drain Project – Colton

Construction of storm drains from Randall Basin to the Santa Ana River according to Comprehensive Storm Drain Plan (CSDP) 3-5 and 3-8
Status: Proposed
Completion Date: On 10-year plan
Local Priority: Medium
Total Cost: $18.5 million
Funding Description: San Bernardino County Flood Control Property Taxes
Hazard Mitigated: Existing channel is interim and undersized
Resources to Implement: Medium
Cost to Implement: High
Time to Implement: High

#### B.7.3.5 Extension of Victorville Line E-01

Construct Storm Drain line E-01
Status: In preliminary design process
Completion Date: On 10-year plan
Local Priority: High
Total Cost: $2.0 million
Funding Description: San Bernardino County Flood Control Property Taxes, City of Victorville
Project Selected for: Public safety of commercial area
Hazard Mitigated: local flooding; road closure/road damage (State Hwy)
Resources to Implement: High
Cost to Implement: High
Time to Implement: Low





#### B.7.3.6 FO1284 Donnell Basin (Phase I&II)

Construct detention basin.
Status: Proposed
Completion Date: 10-year plan
Local Priority: Medium
Total Cost: $7.2 million
Funding Description: San Bernardino County Flood Control Property Taxes
Project Selected for: Public Safety; roadway protection; Safe Routes to School Program (SR2S)
Hazard Mitigated: Flood protection for homes, infrastructure, and pedestrians
Resources to Implement: Low

#### B.7.3.7 FO1582 Desert Knolls II

Construct flood control channel from Apple Valley Road to Tuscola Road
Status: Proposed
Completion Date: On 10-year plan
Local Priority: High
Total Cost: $19 million
Funding Description: San Bernardino County Flood Control
Project Selected for: Public safety/future development
Hazard Mitigated: Potential localized flooding due to increased development
Resources to Implement: Low
Cost to Implement: High
Time to Implement: High

#### B.7.3.8 FO1584 Desert Knolls

Construct channel improvements from the Mojave River to Phase I
Strategy: Construct concrete lined channel to provide for 100 year storm flows and debris flows.
Status: Proposed
Completion Date: Estimated FY 18/19
Local Priority: High
Total Cost: $11.7 million
Funding Description: San Bernardino County Flood Control Tax Revenues
Project Selected for: Environmental requirements
Hazard Mitigated: This project is the mitigation aspect of Phase II
Resources to Implement: Low
Cost to Implement: High
Time to Implement: Medium

#### B.7.3.9 FO1609 Ranchero Basin

Construct detention basin
Status: Proposed



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Completion Date: 10-year plan
Local Priority: High
Total Cost: $32.5 million
Funding Description: San Bernardino County Flood Control
Project Selected for: Public safety and reduction of peak Q
Hazard Mitigated: Potential damage to bridges and roads downstream due to high flows
Resources to Implement: Low
Cost to Implement: High
Time to Implement: High

#### B.7.3.10 F02225 Del Rosa

Channel Repair, Construct concrete channel improvements between Pacific Street and Del Rosa Avenue
Status: Proposed
Completion Date: 10-year plan
Local Priority: Medium
Total Cost: $33.1 million
Funding Description: San Bernardino County Flood Control
Project Selected for: Public safety; residential area with school nearby
Hazard Mitigated: Flooding and pedestrian hazards
Resources to Implement: Medium
Cost to Implement: High
Time to Implement: High

#### B.7.3.11 F02475 Seneca Basin

Construct detention basin
Status: Proposed
Completion Date: 10-year plan
Local Priority: High
Total Cost: $9 million
Funding Description: San Bernardino County Flood Control
Project Selected for: Public safety and reduction of peak Q
Hazard Mitigated: Potential damage to bridges and roads downstream due to high flows
Resources to Implement: Low
Cost to Implement: High
Time to Implement: High

#### B.7.3.12 F02476 Oak Hills Basin

Construct detention basin
Status: Proposed
Completion Date: 10-year plan
Local Priority: High
Total Cost: $32.3 million
Funding Description: San Bernardino County Flood Control
Project Selected for: Public safety and reduction of peak Q
Hazard Mitigated: Potential damage to bridges and roads downstream due to high flows
Resources to Implement: Low





Cost to Implement: High
Time to Implement: High

#### B.7.3.13 H1458 Arrowbear Dr. Bridge Replacement

Replacement of bridge crossing on Arrowbear Drive and increase spillway flow capacity to prevent flooding
Status: Proposed
Completion Date: 2021
Total Cost: $3,000,000.00
Funding Description: Major Local Highway Project Funds
Project Selected for: Public Safety and convenience
Hazard Mitigated: flood damage, road closures and road damage

#### B.7.3.14 Institution Road

Construction of bridge crossing along Institution Road on Cajon Wash
Status: Proposed
Completion Date: 2021
Total Cost: $30,000,000.00
Funding Description: seeking grant funding
Project Selected for: Public Safety and convenience
Hazard Mitigated: flood damage, road closures and road damage

#### B.7.3.15 Line C-01 Hesperia

Construction of concrete trapezoidal channel improvements, short reach of levee along the channel, 96 inch RCP and reconstruction of the existing deficient reach as a concrete trapezoidal channel with a portion of riprap channel
Status: Proposed
Completion Date: 10-year plan
Total Cost: $5.3 million
Funding Description: San Bernardino County flood Control
Project selected for: Public safety and roadway protection
Hazard Mitigated: Flooded roads and residential area
Resources to implement: High
Cost to implement: High
Time to implement: High

#### B.7.3.16 Line D-01 Hesperia

Improve the storm drain facility.
Status: Proposed
Completion Date: 10-year plan
Total Cost: $32.5 million
Funding Description: San Bernardino County flood Control
Project selected for: Public safety and roadway protection
Hazard Mitigated: Flooded roads and residential area
Resources to implement: High
Cost to implement: High



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Time to implement: High

#### B.7.3.17 Line E-01 Apple Valley

Improve the storm drain facility.
Status: Proposed
Completion Date: 10-year plan
Total Cost: $36.3 million
Funding Description: San Bernardino County flood Control
Project selected for: Public safety and roadway protection
Hazard Mitigated: Flooded roads and residential area
Resources to implement: High
Cost to implement: High
Time to implement: High

#### B.7.3.18 Lone Pine Canyon Road Culvert

Construction of Culvert on Long Pine Canyon Road
Status: Proposed
Completion Date: No date until funding is available
Total Cost: $2,500,000.00
Funding Description: TBD
Project Selected for: Public Safety and convenience
Hazard Mitigated: flood damage, road closures and road damage

#### B.7.3.19 National Trails Highway Bridge Replacement

*Removal of approximately 31 old timber bridges and construction of replacement bridges spanning Under 20' on National Trails Highway*
*Status: Preliminary engineering and environmental study only*
*Completion Date: No date until funding is available*
*Total Cost: $40,000,000.00*
*Funding Description: TBD*
*Project Selected for: Public Safety and convenience*
*Hazard Mitigated: flood damage, road closures and road damage*

#### B.7.3.20 Old Waterman Canyon Road Culvert

Removal of approximately 31 old timber bridges and construction of replacement bridges spanning less than 20' on National Trails Highway
Status: Preliminary engineering and environmental study only
Completion Date: No date until funding is available
Total Cost: $2,500,000.00
Funding Description:
Project Selected for: Public Safety and convenience
Hazard Mitigated: flood damage, road closures and road damage





#### B.7.3.21 Pine View Dr. Storm Drain

Construction of storm drain on Pine View Drive
Status: Proposed
Completion Date: Shelf ready but no date until funding is available
Total Cost: $6,000,000.00
Funding Description: TBD
Project Selected for: Public Safety and convenience
Hazard Mitigated: flood damage, road closures and road damage

#### B.7.3.22 Piute Wash

Construction of bridge crossing along Needles highway road on Piute washes to prevent flooding and washing the road out.
Status: Proposed
Completion Date: 2021
Total Cost: $34,500,000
Funding Description: seeking grant funding
Project Selected for: Public Safety and convenience
Hazard Mitigated: flood damage, road closures and road damage

#### B.7.3.23 Rimforest Drainage Project – Rimforest Area

Capture the surface water within Rimforest and convey it to Little Bear Creek, away from the escarpment.
Status: In preliminary design process
Completion Date: On 10-year plan
Local Priority: High
Total Cost: $6.9 million
Funding Description: San Bernardino County Flood Control Property Taxes
Project Selected for: Public safety of commercial area
Hazard Mitigated: Public safety and reduction of peak Q
Resources to Implement: High
Cost to Implement: High
Time to Implement: Low

#### B.7.3.24 Rock Springs Road Bridge Replacement

Construct Replacement Bridge on Glen Helen Parkway over Cajon Wash It will increase flow capacity with a longer span and reduce flooding of the roadway.
Status: Proposed
Completion Date: No date until full funding is available
Total Cost: $32,876,000
Funding Description: Partially funded with General Fund Money
Project Selected for: Public Safety and convenience
Hazard Mitigated: flood damage, road closures and road damage

### B.7.3.25 Tussing Ranch – Juniper Basin

Construct detention basin
Status: Proposed
Completion Date: 10-year plan
Local Priority: High
Total Cost: $6.5 million
Funding Description: San Bernardino County Flood Control
Project Selected for: Public safety and reduction of peak Q
Hazard Mitigated: Potential damage to bridges and roads downstream due to high flows
Resources to Implement: Low
Cost to Implement: High
Time to Implement: High

### B.7.3.26 Yermo Road and National Trails Highway Bridge Replacement

Removal of approximately 11 old timber bridges and construction of replacement bridges spanning under 20' on National Trails Highway and Yermo Road. The military is using high load tractors and trailers warranting the need to increase the load capacity of the bridges.
Status: Preliminary engineering and environmental study only
Completion Date: No date until funding is available
Total Cost: $40,000,000.00
Funding Description: TBD
Project Selected for: Public Safety and convenience
Hazard Mitigated: flood damage, road closures and road damage





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EXHIBIT A

# Annex C. Special Districts Department

## C.1 Introduction

Special Districts Department, under the direction of the San Bernardino County Board of Supervisors, provides administrative oversight and manages the operation of over 100 special districts throughout San Bernardino County. Through the formation of County Service Areas (CSAs) and Improvement Zones, these special districts provide a variety of municipal-type services to unincorporated areas of the county.

## C.2 Special Districts Profile

***Special District Functions:***
The County Service Areas (CSAs) and Improvement Zones can provide one or all of the following services to meet the individual needs of communities, neighborhoods and new developments depending on needs and financial feasibility:

- Cemetery
- Dam Operation
- Detention Basin
- Engineering and Construction
- Landscaping
- Open Spaces
- Park and Recreation
- Public Financing
- Refuse
- Roads
- Streetlights
- Television Translator
- Water and Sanitation

***Mission:***
The Special Districts Department works to ensure safe, healthy, and enjoyable communities by providing customizable programs and municipal services for those who work, play and stay in San Bernardino County.

***Vision:***
To be recognized as the preeminent provider of customized municipal services focusing on improved quality of life for the residents and visitors of San Bernardino County.





## C.3 Planning Process

As described above, the County Flood Control District followed the planning process detailed in Section 3 of the base plan. In addition to providing representation on the San Bernardino County Hazard Mitigation Planning Committee (HMPC), the District formulated their own internal planning team to support the broader planning process requirements. Internal planning participants, their positions, and how they participated in the planning process are shown in Table C-9. Additional details on plan participation and District representatives are included in Appendix A.

**Table C-9: Special District Hazard Mitigation Planning Team**

| Name | Title |
|---|---|
| Jeffrey Rigney | Director of Special Districts |
| Steve Samaras | Water and Sanitation Division Manager |
| Tim Millington | Engineering Division Manager, |
| Reese Troublefield | Operations Division Manager |
| Erin Opliger | Districts Services Coordinator |

The Special Districts Department has attending the following planning meetings:

| Meeting Date | Meeting Type | Attendees | Additional Details |
|---|---|---|---|
| 6/23/16 | LHMP Update - Kickoff Meeting | Steve Samaras, Erin Opliger | |
| 8/30/16 | LHMP Group Meeting | Erin Opliger | |
| 10/26/16 | LHMP Blue Jeans Meeting | Erin Opliger | |

The County of San Bernardino Special Districts Department (Department) has historically identified goals, objectives, and projects to mitigate the negative effects of hazards. The Department continues to work with various Advisory Commissions and the public to identify and mitigate the impacts of hazards to the various services that the Department provides, including: cemetery operations, dam operations, detention basin operations, landscaping services, open space, parks and recreation, refuse services, roads, streetlights, television translator, water distribution and treatment system operations, sewer collection system operations, and wastewater treatment plant operations.

The Department diligently identifies the hazards that each service district or County Service Area (CSA) and its zones face, and has assessed the vulnerability according to the potential event. Hazards, whether they are technological or natural, affect CSAs with varying frequency and can cause injury, impose monetary losses, and the disruption of services, affecting the Department's mission as a public agency service provider. Losses can be substantially reduced or eliminated through comprehensive pre- disaster planning and mitigation actions.

Many groups and individuals have contributed to the Department's planning for Disasters and the necessary hazard mitigation efforts. Advisory Committees, located in the Department's various CSAs, provide on-going input and support for the various aspects of hazard mitigation, including identifying persistent hazards that develop after storm events and options for mitigation.

Department staff participates in the hazard mitigation process by completing semi-annual audits of various CSAs, recommending temporary fixes and/or permanent solutions. CSA customers and the public have also participated in hazard mitigation planning by approaching staff in the field, contacting the office, and/or attending public meetings to identify temporary and ongoing hazards that need to be addressed. These resources have proved valuable to the Department in identifying and mitigating potential hazards. The Department also uses the following process to prepare hazard mitigation plans:

- Identify and prioritize disaster events that are most probable and destructive;
- Identify critical facilities;
- Identify areas within communities that are most vulnerable;
- Develop goals and objectives for reducing the effects of a disaster event;
- Develop specific projects to be implemented for each goal;
- Identify funding sources;
- Develop procedures for monitoring progress;
- Mitigate identified potential hazards.

The Department has identified areas for mitigation projects within the Special Districts of San Bernardino County as a result of their internal planning processes. These projects, shown below, are organized by type of special district these proposed projects are in the conceptual stage and detailed planning will be done in the future as funding becomes available. Prioritization of projects will be done in the planning stages, based on the risk prioritizations developed for the current Multi-Jurisdictional Hazard Mitigation Plan.

### C.4 Hazard Identification and Prioritization

The Special Districts Planning Team participated in the County hazard identification and prioritization process described in the base plan. The Special Districts Planning Team assisted to summarize the extent, probability of future occurrences, potential magnitude/severity, and significance specific to the Special Districts (See Section 4).

### C.5 Coordination with County Planning Efforts

Coordination with other County planning efforts is paramount to the successful implementation of this plan. This Section provides information on how the Special Districts integrated the previously-approved 2011 Plan into existing planning mechanisms and programs. Specifically, the District incorporated into or implemented the 2011 MJHMP through other plans and programs shown below.





#### C.5.1 3.2 Water Systems (Distribution Systems):

**Fire:**

- Rockscape or paved property grounds which have structures located in wilderness and or areas prone to wildfires. Double the width of external fire breaks.
- Re-roof buildings and structures with tile, metal or fire resistant material.

**Flood:**

- Add drainage, elevate facilities and adjust sloping for facilities in low-lying areas and in natural waterways or floodplains. (Recent Completion)
- Conduct hydrologic and hydraulic studies for all facilities located near flood plains/natural waterways.
- Encase water pipelines with specific sized rock, gravel, and road base in natural waterways to prevent continual washout or exposure during heavy storm events/floods.

**Earthquake:**

- Retrofit structures to higher seismic standards.
- Purchase portable containers (Conex containers) to stage emergency supplies and equipment for the first responders (i.e. water, food, small off road vehicles, fuel, cots, toiletries, communication devices, blankets, wet weather gear, etc.) at strategic water system locations throughout County of San Bernardino. Conex containers can be relocated if necessary to assist field staff during a disaster to maintain the operations of water systems. (Recent Completion and in implementation phase)

**General Hazard (Fire/Flood/Earthquake):**

- Retrofit existing buildings and facilities with connectors/ATS for emergency generators and/or install permanent emergency generators at critical facilities, including wells and booster station locations.
- Develop a plan for speeding the repair of and functional restoration of water and wastewater systems through stockpiling of shoring materials, temporary pumps, surface pipelines, portable hydrants, and other supplies.
- Develop a plan for areas subject to high ground shaking, earthquake-induced ground failure, and surface fault rupture to determine a replacement schedule for pipelines (along with importance, age, type of construction material, size, condition, and maintenance or repair history).(Project now in effect)
- Develop a plan for short-term and intermediate-term sheltering of employees.
- Develop a plan to work with local agencies that handle hazardous materials to coordinate mitigation efforts for the possible release of these materials due to a natural disaster such as an earthquake, flood, fire, or landslide.



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- Utilization of SCADA and Smart Water Meters to get real time data on problems with the system and reduce drive time emissions as a result of traditional meter reading.
- Provide emergency supplies of food, water, and portable generators for employees at office and field locations.
- Install emergency generators at district facilities

**C.5.2 3.3 Sewer Systems (Collection Systems):**

**Fire:**

- Rockscape or pave property grounds which have structures located in wilderness and or areas prone to wildfires. Double the width of external fire breaks.(Completion and program implementation by January 2017 estimated)
- Re-roof buildings and structures with tile or fire resistant material.

**Flood:**

- Add drainage, elevate facilities and adjust sloping for facilities in low-lying areas and in natural waterways or floodplains.
- Encase sewer pipelines with specific sized rock, gravel, and road base in natural waterways to prevent continual washout or exposure during heavy storm events/floods.

**Earthquake:**

- Develop a plan for short-term and intermediate-term sheltering of employees.
- Retrofit structures to higher seismic standards.

**General Hazard (Fire/Flood/Earthquake):**

- Retrofit existing buildings and facilities with connectors/ATS for emergency generators and/or install permanent emergency generators.

- Develop a plan for speeding the repair and functional restoration of water and wastewater systems through stockpiling of shoring materials, temporary pumps, surface pipelines, portable hydrants, and other supplies.
- Develop a plan for areas subject to high ground shaking, earthquake-induced ground failure, and surface fault rupture to determine a replacement schedule for pipelines (along with importance, age, type of construction material, size, condition, and maintenance or repair history).
- Install emergency power generators at district facilities.





**C.5.3 3.4 Wastewater Treatment Plant**

**Fire:**

- Rockscape or pave property grounds which have structures located in wilderness and or areas prone to wildfires. Double the width of external fire breaks.
- Purchase and store water pumps capable of suppressing fire.

**Flood**

- Add drainage, elevate facilities and adjust sloping for facilities in low-lying areas and in natural waterways or floodplains.

**Earthquake**:

- Develop a plan for short-term and intermediate-term sheltering of employees.

**C.5.4 3.5 Roads**

**Fire:**

- Install generators at all road facilities. This will allow uninterrupted communications and provide power to refuel critical emergency response equipment.
- Purchase emergency water supply or water purification devices to ensure uninterrupted supply of water to emergency response personal.(completed with continuous fresh of supplies and rotation)
- Clear vegetation from Road District facilities/yards

**Flood:**

- Upgrade culverts in all flood prone areas. Most existing culvert sizes were never designed for high water volume. Upgrading will prevent roadway washouts caused by water bypassing existing culverts.(Complete and continuous maintenance)
- Upgrade culvert sizes in Main Channels and replace old culverts in Main Channels as required.(complete and continuous maintenance)
- Slope stabilization at water crossing areas along roadways. This will prevent the loss of the roadways at these areas by preventing undermining by the water.
- Install generators at all road facilities. This will allow uninterrupted communications and provide power to refuel critical emergency response equipment.
- Purchase emergency water supply or water purification devices to ensure uninterrupted supply of water to emergency response personal.
- Soil stabilization on roadway shoulders. This will prevent erosion caused by flood conditions.



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- Soil stabilization of dirt roadways. This will help mitigate the loss of material from the roadway during flooding conditions.
- Employ on call contractors to assist in emergency situations.

**Earthquake:**
Install generators at all road facilities. This will allow uninterrupted communications and provide power to refuel critical emergency response equipment.
Purchase emergency water supply or water purification devices to ensure uninterrupted supply of water to emergency response personal. (Completed and refresh of supplies as needed)

### C.5.5 3.6 Television Translator Districts

**General Hazard (Fire, Flooding, Earthquake):**

- Install and maintain emergency generators at all TV Translator sites. Newberry Springs, Lucerne Valley, and Morongo Valley TV Transmitter sites are in need emergency generators. Pinto and Elephant Mountain sites have existing generators. Installing emergency generators at these sites will enable emergency information to be disseminated to the residents living in these remote locations.(Complete and maintenance of upgrades)
- Establish a centralized communications network to monitor channel output for TV Districts and provide emergency information by way of character generator tied to channel transmissions.
- Conduct annual tower and guide wire inspections to mitigate storm/wind/earthquake hazards from knocking out communications.
- Install poly insulators on power poles with high voltage power lines for Pinto Mountain. Establish an open purchase order for a High Voltage Electrician to provide annual inspections of power poles and service lines.(Completed and continuous maintenance )
- Maintain roadways on mountaintops and within washes leading to remote tower sites. Earthquakes and flash floods can block roadways, making them impassable to restore emergency communications.
- Maintain lights on all tower locations.

### C.5.6 3.7 Parks Districts

- Trim large trees in parks to avert limb breakage and toppling during storm events.
- Establish emergency centers to ration drinking water at various County Park Community Centers.
- Establish community garden plots in designated County Park areas as an ongoing and emergency food source, including planting fruit bearing trees.
- Conduct an inventory or list of County Park Facilities and Community Centers to establish a list of pre-designated emergency operations or disaster relief sites. Not all Community





Centers are an appropriate size to accommodate large numbers of evacuees and may only serve as command and control centers or distribution centers.

- Establish small solar energy fields or other forms of renewable power at County Community Centers to facilitate stand-alone emergency operations for the community.
- Conduct repair and replacement of old roofs, and clearing of gutters and roof drains to minimize potential damage from major storm events.(Completed and continuous maintenance)
- Conduct an evaluation or study of County Park and Community Center facilities to install curbs, retaining walls, and drains to carry or divert water away from buildings.
- Connect water systems to generators to ensure delivery even in disaster situations.
- Provide emergency supply of food and water for employees in disaster situations.

### C.6 Special Districts Mitigation Project Prioritizing

Cost effectiveness of each measure was a primary consideration when developing mitigation actions. Because mitigation is an investment to reduce future damages, it is important to select measures for which the reduced damages over the life of the measure are likely to be greater than the project cost. For structural projects, the level of cost effectiveness is primarily based on the likelihood of damages occurring in the future, the severity of the damages when they occur, and the level of effectiveness of the selected measure. While detailed analysis was not conducted during the mitigation action development process, these factors were of primary concern when selecting measures. For measures that do not result in a quantifiable reduction of damages, such as public education and outreach, the relationship of the probable future benefits and the cost of each measure was considered when developing the mitigation actions.

Based upon the Special Districts capabilities, Table C-10 shows primary actions selected for further implementation and development during the next planning cycle. Table C-10 provides details for each mitigation action with mitigation action descriptions, FEMA mitigation category, responsible party, and timeframe.

## C.7 Special Districts Mitigation Actions

Table C-10: Mitigation Project Prioritization and Implementation

| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| All-Hazard | **AH Action 2.1:** Continue funding and support for Special Districts Projects relating to all hazards. | Continue funding and support for Special Districts Projects relating to water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District for all hazards. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | Ongoing | |
| All-Hazard | **AH Action 2.2:** Install Generators at Critical Facilities | Retrofit existing buildings and facilities with connectors/ ATS for emergency generators and/or install permanent emergency generators at critical facilities, including wells and booster station locations. | ES, SP | TBD | Water Systems | TBD | Critical sites are already set up for connection or has a permanently installed generator |
| All-Hazard | **AH Action 2.3:** Water Systems Repair Plan | Develop a plan for speeding the repair of and functional restoration of water and wastewater systems through stockpiling of shoring materials, temporary pumps, surface pipelines, portable hydrants, and other supplies. | PRV | SDD WAS | Water Systems | TBD | We have a warehouse and inventory. Add'l inventory would need to be purchased from local wholesaler |
| All-Hazard | **AH Action 2.4:** Smart Water Meters and SCADA | Utilization of SCADA and Smart Water Meters to get real time data on problems with the system and reduce drive time emissions as a result of traditional meter reading. | PRV | Individual CSAs | Water Systems | Ongoing | Both SCADA and Smart Meters have been installed and continue to be installed |
| All-Hazard | **AH Action 2.5:** Provide Employees with Emergency Supplies | Provide emergency supplies of food, water, and portable generators for employees at office and field locations. | ES | SDD/WAS | Water Systems | Ongoing | WAS has a stock of emergency food supplies, water, and generators. |
| All-Hazard | **AH Action 2.6:** Annual Tower and Guide Wire Inspections | Conduct annual tower and guide wire inspections to mitigate storm/wind/earthquake hazards from knocking out communications. | PRV | TBD | TV Districts | 7/1/2016-7/1/2017 | All Districts |
| All-Hazard | **AH Action 2.7**: Maintain Tower Lighting | Maintain lights on all tower locations. | SP | TBD | TV Districts | June-17 | |
| All-Hazard | **AH Action 2.8:** Designate Emergency Operations Sites | Conduct an inventory or list of County Park Facilities and Community Centers to establish a list of pre-designated emergency operations or disaster relief sites. Not all Community Centers are an appropriate size to accommodate large numbers of evacuees and may only serve as command and control centers or distribution centers. | PRV | TBD | Park Districts | April-17 | All Districts |
| All-Hazard | **AH Action 2.9:** Establish Power Sources for Emergency Operations Sites | Establish small solar energy fields or other forms of renewable power at County Community Centers to facilitate stand-alone emergency operations for the community. | PRV, SP | TBD | Park Districts | 12/1/2016-7/1/2018 | Lucerne Valley Joshua Tree |
| All-Hazard | **AH Action 2.10:** Connect Water Systems to Generators | Connect water systems to generators to ensure delivery even in disaster situations. | PRV, SP | TBD | Park Districts | TBD | |



| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| All-Hazard | **AH Action 2.11:** Establish a Centralized Communications Network | Establish a centralized communications network to monitor channel output for TV Districts and provide emergency information by way of character generator tied to channel transmissions. | PRV | TBD | TV Districts | 7/1/2017-12/1/2017 | All districts |
| Wildfire | **WF Action 3.3:** Vegetation Removal | Clear vegetation from Road District facilities/yards | PRV | TBD | Roads | TBD | |
| Wildfire | **WF Action 6.3:** Protect Property in Wilderness Areas | Rockscape or pave property grounds which have structures located in wilderness and or areas prone to wildfires. Double the width of external fire breaks. | PPRO, PRV, SP | TBD | Sewer Systems | January-17 | All sewer pump stations have paving |
| Wildfire | **WF Action 8.3:** Structural Fire Breaks Widening | Double the width of external fire breaks on grounds which have structures located in wilderness and or areas prone to wildfires. | SP, PRV | Individual CSAs | Water Systems | 7/1/2017-7/19/2019 | |
| Wildfire | **WF Action 9.1:** Continue funding and support for Special Districts Projects relating to wildfire. | Continue funding and support for Special Districts Projects relating to wildfire in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | Ongoing | |
| Wildfire | **WF Action 9.2:** Emergency Water Supplies | Purchase emergency water supply or water purification devices to ensure uninterrupted supply of water to emergency response personal.(completed with continuous fresh of supplies and rotation) | ES | TBD | Roads | TBD | |
| Earthquake | **EQ Action 2.2:** Seismic Strapping | Seismic strapping for existing water tanks and future construction. | SP, PRV | CSA 64 | Water Systems | 7/17/2017- 7/1/2019 | Ongoing currently |
| Earthquake | **EQ Action 2.3:** Employee Emergency Sheltering | Develop a plan for short-term and intermediate-term sheltering of employees. | PRV | WAS | Sewer Systems | 7/17/2017-7/19/2019 | To purchase cots, small portable generators, tents, etc. |
| Earthquake | **EQ Action 4.2:** Generator Installation | Install generators at all road facilities. This will allow uninterrupted communications and provide power to refuel critical emergency response equipment. | SP, PPRO | TBD | Roads | TBD | |
| Earthquake | **EQ Action 6.1:** Continue funding and support for Special Districts Projects relating to earthquake hazards. | Continue funding and support for Special Districts Projects relating to earthquake hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | Ongoing | |
| Flood | **FL Action 3.4:** Soil Stabilization on Roadways and Along Roadway Shoulders | Soil stabilization on roadway shoulders and dirt roads. This will prevent erosion caused by flood conditions. | SP, PRV | TBD | Roads | TBD | |



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| Hazard | Mitigation Action | Description / Background | Mitigation Strategy Type | Funding | Responsible Agency | Time Frame | Status / Comments / Implementation Mechanisms |
|---|---|---|---|---|---|---|---|
| **Flood** | **FL Action 3.5:** Encasing Pipelines | Encase water pipelines with specific sized rock, gravel, and road base in natural waterways to prevent continual washout or exposure during heavy storm events/floods. | SP, PRV | CSA 70 J | Water Systems | 7/17/2017-7/1/2027 | |
| **Flood** | **FL Action 6.1:** Continue funding and support for Special Districts Projects relating to flood hazards. | Continue funding and support for Special Districts Projects relating to flood hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | Ongoing | |
| **Flood** | **FL Action 6.2:** On Call Contractors | Employ on call contractors to assist in emergency situations. | PRV, ES | TBD | Roads | TBD | |
| **Drought** | **DR Action 3.1:** Continue funding and support for Special Districts Projects relating to drought hazards. | Continue funding and support for Special Districts Projects relating to drought hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | Ongoing | |
| **Anti-Terrorism** | **AT Action 2.1:** Continue funding and support for Special Districts Projects relating to terrorism hazards. | Continue funding and support for Special Districts Projects relating to terrorism hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | Ongoing | |
| **Climate Change** | **CC Action 3.1:** Continue funding and support for Special Districts Projects relating to climate change hazards. | Continue funding and support for Special Districts Projects relating to climate change hazards in the categories of water systems, sewer systems, wastewater treatment, roads, TV districts, park districts, Big Bear Valley Recreation Park District and Bloomington Recreation and Park District. For more information regarding these projects, see Annex C Section C.7. | VARIES | VARIES | VARIES | Ongoing | |



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EXHIBIT A

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# APPENDIX Q

# WATER RATES

# EXHIBIT A



# Fees

## Water Rates - Effective 01/01/2017

Water rates are a combination of a Readiness-to-Serve Charge, which is based on the size of the meter, and a Usage Charge, which is based on the amount of water used.

### Readiness-to-Serve Charge

| Meter Size | Potable Water Per Month | Recycled Water Per Month |
|---|---|---|
| 5/8" | $23.85 | $13.90 |
| 3/4" | $32.20 | $18.85 |
| 1" | $42.35 | $24.80 |
| 1 1/2" | $94.00 | $54.85 |
| 2" | $135.00 | $79.00 |
| 3" | $264.00 | $154.00 |
| 4" | $419.00 | $245.00 |
| 6" | $866.00 | $506.00 |
| 8" | $1285.00 | $750.00 |
| 10" | $1983.00 | $1155.00 |

Usage Charge - Per HCF (Hundred Cubic Feet)

| **Potable Water** | |
|---|---|
| Up to 15 HCF | $2.44 per HCF |
| Over 15 HCF | $2.84 per HCF |

| Recycled Water | City Wide |
|---|---|
| Per HCF | $1.71 |

| Water Turn On Charges | |
|---|---|
| Restore Water Service Same Day Before 3:30 PM | $54.00 |
| Restore Water Service Same Day After 3:30 PM | 108.00 |

## Fire Service Rates

| Pipe Size | Per Month |
|---|---|
| 2" | $12.70 |
| 4" | $25.85 |
| 6" | $51.45 |
| 8" | $72.70 |
| 10" | $98.60 |
| 12" | $193.00 |
| 16" | $383.00 |

## Other Water Services and Products

| | |
|---|---|
| Broken Meter Lock | $145.00 |
| Install Meter Same Day | $270.00 |
| Install Meter Next Day | $158.00 |
| Meter Tampering | $675.00 |
| Fire Hydrant Meter Deposit | $2535.00 |
| Fire Hydrant Meter Move without Notice | $185.00 |
| Bacteriological Test | $44.00 |
| Backflow Prevention per Device | $5.30 |

Sewer Rates - Effective 07/05/2019

Integrated Waste Rates - Effective 01/01/2017

MUNICIPAL UTILITIES COMPANY MENU

# APPENDIX R

# RESOLUTIONS ADOPTING 2020 UWMP, WSCP, AND ADDENDUM TO 2015 UWMP

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A WATER SHORTAGE CONTINGENCY PLAN (WSCP).

WHEREAS, The California Urban Water Management Planning Act, (Wat. Code §10610, et seq. (the Act)), mandates that every urban supplier of water providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre feet of water annually, prepare and adopt, in accordance with prescribed requirements, a Water Shortage Contingency Plan (WSCP) as part of its Urban Water Management Plan (Plan); and

WHEREAS, the Act specifies the requirements and procedures for adopting such WSCPs; and

WHEREAS, pursuant to recent amendments to the Act, urban water suppliers are required to adopt and electronically submit their WSCPs to the California Department of Water Resources (DWR) by July 1, 2021; and

WHEREAS, pursuant to the Act, “urban water supplier” means a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually. An urban water supplier includes a supplier or contractor for water, regardless of the basis of right, which distributes or sells for ultimate resale to customers; and

WHEREAS, the City of Ontario meets the definition of an urban water supplier for purposes of the Act and is required to prepare and adopt and WSCP as part of its 2020 Plan; and

WHEREAS, the City of Ontario has prepared a WSCP in accordance with the Act, and in accordance with applicable legal requirements, has undertaken certain coordination, notice, public involvement, public comment, and other procedures in relation to its WSCP; and

WHEREAS, in accordance with the Act, the City of Ontario has prepared its WSCP with its own staff, with the assistance of consulting professionals, and in cooperation with other governmental agencies, and has utilized and relied upon industry standards and the expertise of industry professionals in preparing its WSCP, and has also utilized DWR’s Urban Water Management Plan Guidebook 2020, including its related appendices, in preparing its WSCP; and

WHEREAS, in accordance with applicable law, including Water Code section 10642, and Government Code section 6066, a Notice of a Public Hearing regarding the City of Ontario’s WSCP was published within the jurisdiction of City of Ontario on June 1, 2021 and June 8, 2021; and

WHEREAS, in accordance with applicable law, including but not limited to Water Code section 10642, a public hearing was held on June 15, 2021 at 6:30 PM, or soon thereafter, in City of Ontario City Hall in order to provide members of the public and other interested entities with the opportunity to be heard in connection with proposed adoption of the WSCP and issues related thereto; and

WHEREAS, pursuant to said public hearing on the City of Ontario's WSCP, the City of Ontario, among other things, encouraged the active involvement of diverse social, cultural, and economic members of the community within the City of Ontario's service area with regard to the WSCP, and encouraged community input regarding the City of Ontario's WSCP; and

WHEREAS, the City Council of the City of Ontario has reviewed and considered the purposes and requirements of the Act, the contents of the WSCP, and the documentation contained in the administrative record in support of the WSCP, and has determined that the factual analyses and conclusions set forth in the WSCP are legally sufficient; and

WHEREAS, the City Council of the City of Ontario desires to adopt the WSCP and to incorporate it as part of its 2020 Plan prior to July 1, 2021 in order to comply with the Act.

WHEREAS, Section 10652 of the California Water Code provides that the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) (CEQA) does not apply to the preparation and adoption of a WSCP as part of Plan pursuant to California Water Code section 10632.

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

SECTION 1. The Water Shortage Contingency Plan (WSCP) is hereby adopted as amended by changes incorporated by the City Council of the City of Ontario as a result of input received (if any) at the public hearing and ordered filed with the Secretary of the City Council of the City of Ontario and shall be incorporated into City of Ontario's 2020 Plan; and

SECTION 2. The Utilities General Manager is hereby authorized and directed to include a copy of this Resolution in [WATER SUPPLIER]'s WSCP and/or in City of Ontario's 2020 Plan; and

SECTION 3. The Utilities General Manager is hereby authorized and directed, in accordance with Water Code sections 10621(d) and 10644(a)(1)-(2), to electronically submit a copy of the WSCP, as part of its 2020 Plan, to DWR no later than July 1, 2021; and

SECTION 4. The Utilities General Manager is hereby authorized and directed, in accordance with Water Code section 10644(a), to submit a copy of the WSCP, as part of its 2020 Plan, to the California State Library, and to any city or county within which the City of Ontario provides water supplies no later than thirty (30) days after this adoption date; and

SECTION 5. The Utilities General Manager is hereby authorized and directed, in accordance with Water Code section 10645, to make the WSCP available for public review at the City of Ontario's offices during normal business hours and on its website at https://www.ontarioca.gov/OMUC/Utilities no later than thirty (30) days after filing a copy of the WSCP, as part of its 2020 Plan, with DWR; and

SECTION 6. The Utilities General Manager is hereby authorized and directed to implement the WSCP in accordance with the Act and to provide recommendations to the City Council of the City of Ontario regarding the necessary budgets, procedures, rules, regulations, or further actions to carry out the effective and equitable implementation of the WSCP.

SECTION 7. The City Council of the City of Ontario finds and determines that this resolution is not subject to CEQA pursuant to Water Code Section 10652 because CEQA does not apply to the preparation and adoption of a WSCP or to the implementation of the actions taken pursuant to such plans. Because this resolution comprises the City Council of the City of Ontario's adoption of its WSCP and involves its implementation, no CEQA review is required.

SECTION 8. Pursuant to CEQA, the City Council of the City of Ontario directs staff to file a Notice of Exemption with the San Bernardino County Clerk of the Board of Supervisors within five (5) working days of adoption of this Resolution.

SECTION 9. The document and materials that constitute the record of proceedings on which this resolution and the above findings have been based are located at City Hall, 303 East "B" Street, Ontario, CA 91764. The custodian for these records is the City Clerk of the City of Ontario.

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

PASSED, APPROVED, AND ADOPTED this 15th day of June 2021.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2021- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held June 15, 2021 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. 2021- duly passed and adopted by the Ontario City Council at their regular meeting held June 15, 2021.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

EXHIBIT A
WATER SHORTAGE CONTINGENCY PLAN

Chapter 8

# WATER SHORTAGE CONTINGENCY PLAN

## LAY DESCRIPTION – CHAPTER 8

### WATER SHORTAGE CONTINGENCY PLAN

Chapter 8 (Water Shortage Contingency Plan) of the City's 2020 Plan discusses and provides the following:

- The City's Water Shortage Contingency Plan is a detailed approach which presents how the City intends to act, or respond, in the case of an actual water shortage contingency.
- Preparation of the City's "Annual Water Supply and Demand Assessment" (or Annual Assessment) is discussed. Commencing July 1, 2022, the City is required to submit the Annual Assessment. The Annual Assessment will include a review of the City's "unconstrained" water demands for the current year and for a potential upcoming single dry year. Unconstrained water demands represent the City's water demands prior to any "response actions" the City may invoke pursuant to the City's Water Shortage Contingency Plan.
- The City will manage water supplies to minimize the adverse impacts of water shortages. The City's plan for water usage during periods of shortage is designed to incorporate six standard water shortage levels corresponding to progressive ranges from up to a 10, 20, 30, 40, and 50 percent shortage, and greater than a 50 percent shortage.
- For each declared water supply shortage level, customers will be required to reduce their consumption by the percentage specified in the corresponding water supply shortage level.
- For each declared water supply shortage level, the City has established response actions to reduce demand on water supplies and to reduce any shortage gaps in water supplies. These demand reduction actions include irrigation and other outdoor use restrictions, rate structure changes, and other water use prohibitions.
- The operational changes the City will consider in addressing water shortages on a short-term basis are discussed and include improved monitoring, analysis, and tracking of customer water usage to enforce demand reduction measures.
- The City's Emergency Response Plan is summarized. The Emergency Response Plan provides the management, procedures, and designated actions the City and its employees will implement during emergency situations (including catastrophic water shortages) resulting from natural disasters, system failures, and other unforeseen circumstances.
- The preparation of the City's seismic risk assessment and mitigation plan is discussed. The locations of earthquake faults in the vicinity of the City's water service area are provided.
- The effectiveness of the shortage response actions for each of the City's standard water shortage levels is presented. The City has been able to provide sufficient water supplies to

its customers, including during long-term droughts and years with historically high water demands.

- The communication protocols implemented by the City when it declares any water shortage level are presented.
- The compliance and enforcement procedures associated with City's standard water shortage levels are presented.
- The legal authorities associated with City's standard water shortage levels are presented.
- The financial consequences associated with City's standard water shortage levels are presented.
- The City will evaluate the need for revising the Water Shortage Contingency Plan in order to resolve any water shortage gaps, as necessary. The steps necessary for the City to adopt and amend its Water Shortage Contingency Plan are presented.

The following Water Shortage Contingency Plan includes references to Chapters and Sections from the City of Ontario's 2020 Urban Water Management Plan:

## 8.1 WATER SUPPLY RELIABILITY ANALYSIS

**CWC 10632.**

*(a)(1)* The analysis of water supply reliability conducted pursuant to Section 10635.

The City's sources of supply were discussed in Section 6.2 of the 2020 UWMP and consist of groundwater pumped from the Chino Basin; treated groundwater from the Chino Basin produced by the Chino Basin Desalter Authority; treated, imported water purchased from MWD through Water Facilities Authority; groundwater and/or surface water purchased from San Antonio Water Company; and recycled water purchased from Inland Empire Utilities Agency. The City provides recycled water for irrigation instead of potable supplies. The Chino Basin is adjudicated, and groundwater supplies are managed. The reliability of the various sources of supply are discussed in Chapter 7 of the 2020 UWMP. Based on the adjudication provisions in the Chino Basin, the City is able to produce groundwater without limitation, provided any amount produced in excess of the production rights is replenished. Imported water supplies (both treated and untreated) may be impacted in the event MWD implements its WSAP due to a water supply shortage. Finally, recycled water is locally generated and generally is not impacted by drought conditions. Section 7.2.3 summarizes the City's projected water demands and supplies over the next 25 years in five-year increments, including during normal years, single dry years, and a five consecutive year drought periods. These tables indicate the City can meet water demands during normal years, single dry years, and a five consecutive year drought periods over the next 25 years. Consequently, it is anticipated the City will have sufficient water supplies available to meet projected demands.

## 8.2 ANNUAL WATER SUPPLY AND DEMAND ASSESSMENT PROCEDURES

**CWC 10632.**

*(a)(2) The procedures used in conducting an annual water supply and demand assessment that include, at a minimum, both of the following:*

*(A) The written decision-making process that an urban water supplier will use each year to determine its water supply reliability.*

*(B) The key data inputs and assessment methodology used to evaluate the urban water supplier's water supply reliability for the current year and one dry year, including all of the following:*

*(i) Current year unconstrained demand, considering weather, growth, and other influencing factors, such as policies to manage current supplies to meet demand objectives in future years, as applicable.*

*(ii) Current year available supply, considering hydrological and regulatory conditions in the current year and one dry year. The annual supply and demand assessment may consider more than one dry year solely at the discretion of the urban water supplier.*

*(iii) Existing infrastructure capabilities and plausible constraints.*

*(iv) A defined set of locally applicable evaluation criteria that are consistently relied upon for each annual water supply and demand assessment.*

*(v) A description and quantification of each source of water supply.*

**CWC 10632.1.**

*An urban water supplier shall conduct an annual water supply and demand assessment pursuant to subdivision (a) of Section 10632 and, on or before July 1 of each year, submit an annual water shortage assessment report to the department with information for anticipated shortage, triggered shortage response actions, compliance and enforcement actions, and communication actions consistent with the supplier's water shortage contingency plan. An urban water supplier that relies on imported water from the State Water Project or the Bureau of Reclamation shall submit its annual water supply and demand assessment within 14 days of receiving its final allocations, or by July 1 of each year, whichever is later.*

Commencing July 1, 2022, the City is required to submit an "Annual Water Supply and Demand Assessment" (Annual Assessment) in accordance with DWR's guidance and requirements. The Annual Assessment will include a review of the City's unconstrained water demands (i.e. water demands prior to any projected response actions the City may trigger under this WSCP) for the current year and the upcoming (potential single dry) year. The City will also include information regarding anticipated shortages, triggered shortage response actions, compliance and enforcement actions, and communication actions consistent with the City's WSCP.

For each Annual Assessment, the City plans to prepare a preliminary assessment which evaluates the adequacy of its water supplies for the current and upcoming years by April of each year. The preliminary assessment will include a review of water supplies for at least a single dry year.

The components of an Annual Assessment consist of the following:

- A written decision-making process
- Key data inputs and assessment methodology

### *8.2.1 DECISION MAKING PROCESS*

The City produces groundwater from the Chino Basin as its primary source of water supply and that basin is managed on a fiscal year basis. Consequently, during the third quarter of each fiscal year the City will review its water demands from the initial six months along with the current groundwater basin conditions and local hydrology. This information will be used to help develop the Annual Assessment. A draft of the Annual Assessment will be circulated internally within the City for peer review and comment. Based on comments received, a redraft will be prepared and provided to City managers during the Spring of each year. The draft subsequently will be provided to the City Manager for final review. Subsequently, a final draft of the Annual Assessment will be provided to the City Council as necessary for review and included in the agenda as part of a City Council meeting such that it can be reviewed or approved and any recommended specific shortage response actions may be enacted. The final Annual Assessment will be provided to DWR no later than July 1 of each year.

The Annual Assessments will be instrumental in providing guidance to the City for decisions regarding potential declarations of a water supply shortage and implementation of water reduction stages, instituting mandatory water restrictions, promoting water use efficiency and conservation programs, adopting and implementing water rates and drought rate surcharges, and pursuing alternative water supplies when necessary. This process will help ensure adequate water supplies resources are available to the City.

### *8.2.2 DATA AND METHODOLOGIES*

The key data inputs and methodologies which will be evaluated by the City during the preparation of the preliminary assessment will include the following:

1) Evaluation Criteria: The locally applicable evaluation criteria used to prepare the Annual Assessment will be identified. The evaluation criteria will include, but is not limited to, an analysis of current local hydrology (including rainfall and groundwater levels), current water demands, a review of water system improvement plans which may impact infrastructure availability, and water quality regulations which may impact groundwater availability.

2) Water Supply: A description of each available water supply source will be provided. The descriptions will include a quantification of each available water supply source and will be based on review of current production capacities, historical production, Urban Water Management Plans, and prior water supply studies (including Water Supply Assessments and/or Master Plans).

3) Unconstrained Water Demand: The potential unconstrained water demands during the current year and the upcoming (potential single dry) year, prior to any special shortage response actions, will be reviewed. The review will include factors such as weather, existing and projected land uses and populations, actual customer consumption and water use factors, monthly Urban Water Supplier Monthly Reports, existing water shortage levels (see Section 8.3), and existing water conservation ordinances (see Section 9.2.1).

4) Planned Water Use for Current Year Considering Dry Subsequent Year: The water supplies available and projected for use to meet the demands during the current year and the upcoming (potential single dry) year will be considered and identified by each type of supply. The evaluation will include factors such as estimated water demands, weather, groundwater basin operating safe yields, water quality results, existing available pumping capacities, imported water allocations, contractual obligations, regulatory issues, use of emergency interconnections, and the costs associated with producing each water supply source.

5) Infrastructure Considerations: The capabilities of the water system infrastructure to meet the water demands during the current year and the upcoming (potential single dry) year will be considered. Available production capacities (e.g. groundwater well capacities) and distribution system water losses (see Section 4.2.4) will be reviewed. In addition, capital improvement and replacement projects, as well as potential projects which may increase water system and production capacities (see Section 6.2.8), will be considered.

6) Other Factors: Additional local considerations, if any, which can affect the availability of water supplies will be described.

## 8.3 SIX STANDARD WATER SHORTAGE LEVELS

**CWC 10632.**

*(a)(3)(A) Six standard water shortage levels corresponding to progressive ranges of up to 10, 20, 30, 40, and 50 percent shortages and greater than 50 percent shortage. Urban water suppliers shall define these shortage levels based on the suppliers' water supply conditions, including percentage reductions in water supply, changes in groundwater levels, changes in surface elevation or level of subsidence, or other changes in hydrological or other local conditions indicative of the water supply available for use. Shortage levels shall also apply to catastrophic interruption of water supplies, including, but not limited to, a regional power outage, an earthquake, and other potential emergency events.*

*(a)(3)(B) An urban water supplier with an existing water shortage contingency plan that uses different water shortage levels may comply with the requirement in subparagraph (A) by developing and indicating a cross-reference relating its existing categories to the six standardized water shortage levels.*

The City has a legal responsibility to provide water utility services, including water for residential, commercial, industrial, public authority, and for public fire hydrants and private fire services. The City will manage water supplies prudently to minimize the adverse impacts of water shortages. In its 2015 Plan, the City's WSCP was designed to provide a minimum of 50 percent of normal supply during a severe or extended water shortage. For its 2020 Plan, the City's WSCP is designed to provide water supplies in the event there is less than 50 percent of normal supply during a severe or extended water shortage. Water shortage trigger mechanisms have been established to ensure that this policy is implemented. This includes structured stages of action referred to as water supply shortage planning levels.

Table 8-1 provides a description of the six standard stages of action which may be triggered by a shortage in one or more of the City's water supply sources, depending on the severity of the shortage and its anticipated duration.

**Table 8-1 Water Shortage Contingency Planning Levels**

| Submittal Table 8-1<br>Water Shortage Contingency Plan Levels | | |
|---|---|---|
| **Shortage Level** | **Percent Shortage Range** | **Shortage Response Actions** (*Narrative description*) |
| 1 | Up to 10% | Washing of motor vehicles, trailers, boats or other types of mobile equipment shall be done only with a hand-held bucket or a hose equipped with a positive shutoff nozzle for quick rinses, except that washing may be done at the immediate premises of a commercial car wash or with reclaimed wastewater. No person shall sprinkle, water, or irrigate any landscaped or vegetated areas between the hours of 9:00 a.m. and 4:00 p.m. |
| 2 | Up to 20% | In addition to Shortage Level 1, operators of hotels and motels must provide the option of choosing not to have towels and linens laundered daily. Irrigation is prohibited during and within 48 hours of rainfall. |
| 3 | Up to 30% | In addition to Shortage Level 2, the use of fire hydrants shall be limited to fire fighting and related activities and other uses of water for municipal purposes shall be limited to activities necessary to maintain the public health, safety, and welfare. Unless written permission has been granted by the City Manager or his/her designee, the use of potable water for construction activities and grading shall be prohibited. |
| 4 | Up to 40% | In addition to Shortage Level 3, residents and CII customers will be prohibited from irrigating turf or other landscaping more than two days a week. No person shall irrigate any turf or landscaped area more than fifteen minutes (15) on watering days. No vehicles shall be washed unless it is taken to a carwash. |
| 5 | Up to 50% | In addition to Shortage Level 4, residents and CII customers will be prohibited from irrigating turf or other landscaping more than one day a week. |
| 6 | >50% | In addition to Shortage Level 5, unless otherwise permitted by a resolution of the City Council, there shall be no use of potable water for irrigation of outdoor landscape or turf. Commercial nurseries shall be prohibited from the use of potable water for irrigation of outdoor, landscape and turf except by use of a hand-held hose equipped with a positive shutoff nozzle. The following nonessential use of water shall be prohibited: the filling, cycling, filtering, or refilling of swimming pools, spas, Jacuzzis, fountains or other like devices. |
| NOTES: | | |

The 2020 Plan requires urban water suppliers to have six standardized water shortage response actions in accordance with DWR. The City's previous WSCP, originally included in the City's 2015 Plan as Ordinance No. 3027 (see Appendix M), established a voluntary stage followed by four water supply shortage levels that would be mandatory once put into effect: Stage 1 addresses a water supply shortage of up to 10 percent; Stage 2 addresses a water supply shortage of up to 20 percent; Stage 3 addresses a water supply shortage of anywhere between 20 percent to 50 percent; and Stage 4 addresses a water supply shortage of more than 50 percent.

For its 2020 Plan, the City has prepared a draft Water Conservation Plan (see Appendix N) that will address the six standard stages of action in accordance with DWR. Under this draft Water Conservation Plan, the City will continue to incorporate Ordinance No. 3027's voluntary stage

during normal water supply conditions as well as the existing Stage 1 and Stage 2 water supply shortage levels as is. However, the City has amended Stage 3 to address a water supply shortage of up to 30 percent. In addition, the City has included a Stage 4 and Stage 5 that will be used to address a water supply shortage of up to 40 percent, and 50 percent, respectively. The City's existing Stage 4 has been amended to a Stage 6 level which addresses a water supply shortage of more than 50 percent.

## 8.4 SHORTAGE RESPONSE ACTIONS

**CWC 10632.**

*(a)(4) Shortage response actions that align with the defined shortage levels and include, at a minimum, all of the following:*

*(A) Locally appropriate supply augmentation actions.*

*(B) Locally appropriate demand reduction actions to adequately respond to shortages.*

*(C) Locally appropriate operational changes.*

*(D) Additional, mandatory prohibitions against specific water use practices that are in addition to state-mandated prohibitions and appropriate to the local conditions.*

*(E) For each action, an estimate of the extent to which the gap between supplies and demand will be reduced by implementation of the action.*

### *8.4.1 DEMAND REDUCTION*

**Voluntary Conservation Stage**

All persons are encouraged to voluntarily limit the amount of water used to the amount absolutely necessary for health and safety, business operations, and irrigation. Except as otherwise provided in this chapter where a declared water shortage stage or water shortage emergency requires mandatory or other more stringent requirements, the following elements of conservation apply at all times on a voluntary basis by all persons within the City:

1) Avoid hose washing of sidewalks, walkways, driveways, parking areas or other paved surfaces, except as required for sanitary purposes. If a person uses a hand-held hose to wash any paved surfaces, the hose shall be equipped with a positive shutoff nozzle.
2) Wash motor vehicles, trailers, boats, and other types of mobile equipment using a hand-held bucket, or a hose equipped with a positive shutoff nozzle for quick rinses, or at the immediate premises of a commercial car wash or with recycled wastewater for approved uses.
3) Avoid using water to clean, fill, or maintain levels in decorative fountains, ponds, lakes, or other similar aesthetic structures unless such water is part of a recycling system.

4) Encourage restaurants, hotels, cafes, cafeterias, or other public places where food is sold, served or offered for sale, to serve drinking water only to those customers expressly requesting water.
5) Promptly repair all leaks from indoor and outdoor plumbing fixtures.
6) Avoid watering lawn, landscape or other turf areas more often than every other day and during the hours between 6:00 a.m. and 6:00 p.m.
7) Avoid causing or allowing the water to run off landscape areas into adjoining streets, sidewalks, or other paved areas due to incorrectly directed or maintained sprinklers or excessive watering.

**Stage 1 Water Supply Shortage (Up to 10%)**

During a Stage 1, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that the City's water conservation goals are not being met by voluntary water conservation measures, or that the City's water supplies are likely to be reduced by up to ten percent (10%) or it has otherwise been requested or directed by executive order or regulation of a State agency to reduce its potable water consumption or production by a specified amount.

1) Except as required for health and sanitary purposes, washing of sidewalks, driveways, parking areas or other paved surfaces is prohibited. Any hand-held hose used for such purposes shall be equipped with a positive shutoff nozzle.
2) Washing of motor vehicles, trailers, boats or other types of mobile equipment shall be done only with a hand-held bucket or a hose equipped with a positive shutoff nozzle for quick rinses, except that washing may be done at the immediate premises of a commercial car wash or with reclaimed wastewater.
3) No water shall be used to clean, fill or maintain levels in decorative fountains, ponds, lakes or other similar aesthetic structures unless such water is part of a recycling system.
4) No restaurant, hotel, café, cafeteria or other public place where food is sold, served or offered for sale, shall serve drinking water to any customer unless expressly requested.
5) All water customers of the City shall promptly repair all leaks from indoor and outdoor plumbing fixtures. Such leak shall be repaired in a timely manner after notification by the City, but in no case after notification in excess of 72 hours for the first violation and then every 72 hours thereafter for the second and third violations.
6) No person shall sprinkle, water, or irrigate any landscaped or vegetated areas between the hours of 9:00 a.m. and 4:00 p.m. In any event, such watering shall not be in excess of needs nor be of a manner that allows water flow onto streets or other paved areas. The above mentioned may be watered by a hand-held hose equipped with a positive shutoff nozzle at any time of the day. Commercial nurseries, golf courses, and other water-dependent industries are exempt.
7) No water customer of the City shall cause or allow the water to run off landscaped area into adjoining streets, sidewalks or other paved areas due to incorrectly directed or maintained sprinkler or excessive watering.

8) The use of water from fire hydrants shall be limited to fire fighting and related activities necessary to maintain the public health, safety, and welfare. An exception may be made for construction use through a proper City-Designated meter. The use of potable water for construction activities shall be restricted in areas where recycled water is available for such use.

**Stage 2 Water Supply Shortage (Up to 20%)**

During a Stage 2, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than ten percent (10%) up to twenty percent (20%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State Agency to reduce its potable water consumption or production by a specified amount.

1) All the prohibitions and restrictions in Stage 1 shall be in effect provided that the more restrictive measures noted in this Stage shall take precedence.
2) Filling or refilling of empty swimming pools shall not occur without the written permission of the City Manager or his/her designee.
3) All customers are prohibited from irrigating turf or ornamental landscapes during and within 48 hours following measurable rainfall.
4) Operators of hotels and motels must provide guests with the option of choosing not to have towels and linens laundered daily and prominently display notice of this option.
5) All persons, including the City, are prohibited from irrigating with potable water any ornamental turf on public street medians.
6) The use of potable water irrigation outside of newly constructed homes and buildings shall be consistent with the California Building Standards Commission and the Department of Housing & Community Development.

**Stage 3 Water Supply Shortage (Up to 30%)**

During a Stage 3, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than twenty percent (20%) and up to thirty percent (30%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State Agency to reduce its potable water consumption or production by a specified amount.

1) All the prohibitions and restrictions in the preceding Stages shall be in effect provided that the more restrictive measures noted in this Stage shall take precedence.
2) Residents and CII customers will be prohibited from irrigating any turf or landscape area more than four (4) days a week.
3) The use of water from fire hydrants shall be limited to fire fighting and related activities and other uses of water for municipal purposes shall be limited to activities necessary to maintain the public health, safety, and welfare. Unless written permission has been granted

by the City Manager or his/her designee, the use of potable water for construction activities and grading shall be prohibited.

**Stage 4 Water Supply Shortage (Up to 40%)**

During a Stage 4, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than thirty percent (30%) and up to forty percent (40%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State Agency to reduce its potable water consumption or production by a specified amount.

1) All the prohibitions and restrictions in the preceding Stages shall be in effect provided that the more restrictive measures noted in this Stage shall take precedence.
2) Residents and CII customers will be prohibited from irrigating turf or other landscaping more than two (2) days a week.
3) No person shall irrigate any turf or landscaped area more than fifteen minutes (15) on watering days.
4) No vehicles shall be washed unless it is taken to a carwash.

**Stage 5 Water Supply Shortage (Up to 50%)**

During a Stage 5, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than forty percent (40%) and up to fifty percent (50%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State Agency to reduce its potable water consumption or production by a specified amount.

1) All the prohibitions and restrictions in the preceding Stages shall be in effect provided that the more restrictive measures noted in this Stage shall take precedence.
2) Residents and CII customers will be prohibited from irrigating turf or other landscaping more than one (1) day a week.

**Stage 6 Water Supply Shortage Emergency (More than 50%)**

During Stage 6, the following mandatory restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than fifty percent (50%) in its water supplies or it has otherwise been requested or directed by executive order or regulation of a State agency to reduce its potable water consumption or production by a specified amount. A water shortage emergency may be declared whenever the City Council finds and determines that the ordinary demands and requirements of water consumers cannot be satisfied without depleting the water supply of the City to the extent that there would be insufficient water for human consumption, sanitation, and fire protection. A water shortage emergency may include an immediate emergency. An immediate emergency may occur as a result of a breakage or failure

of a dam, pump, pipe line or conduit, a major earthquake, large-scale fire, or other so called “Act of God” which may have serious impacts on the City's available water supply.

The following restrictions on the use of potable water shall be applicable during a Stage 6 Water Supply Shortage Emergency:

1) All the prohibitions and restrictions in the preceding Stages shall be in effect provided that the more restrictive measures noted in this Stage shall take precedence.
2) Unless otherwise permitted by a resolution of the City Council, there shall be no use of potable water for irrigation of outdoor landscape or turf.
3) Commercial nurseries shall be prohibited from the use of potable water for irrigation of outdoor, landscape and turf except by use of a hand-held hose equipped with a positive shutoff nozzle.
4) The following nonessential use of water shall be prohibited: the filling, cycling, filtering, or refilling of swimming pools, spas, Jacuzzis, fountains or other like devices.

## Table 8-2 Demand Reduction Actions

| Submittal Table 8-2: Demand Reduction Actions | | | | |
|---|---|---|---|---|
| Shortage Level | Demand Reduction Actions<br>***Drop down list***<br>*These are the only categories that will be accepted by the WUEdata online submittal tool. Select those that apply.* | How much is this going to reduce the shortage gap?<br>*Include units used (volume type or percentage)* | Additional Explanation or Reference<br>*(optional)* | Penalty, Charge, or Other Enforcement?<br>***For Retail Suppliers Only***<br>*Drop Down List* |
| *Add additional rows as needed* | | | | |
| 1 | Other - Prohibit use of potable water for washing hard surfaces | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Other - Require automatic shut of hoses | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Water Features - Restrict water use for decorative water features, such as fountains | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | CII - Restaurants may only serve water upon request | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Other - Customers must repair leaks, breaks, and malfunctions in a timely manner | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Landscape - Limit landscape irrigation to specific times | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Landscape - Restrict or prohibit runoff from landscape irrigation | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | | Yes |
| 1 | Other | Collective reduction from all Shortage Level 1 actions is up to 4,712 AF | The use of water for fire hydrants shall be limited to fire fighting and related activities necessary to maintain the public health, safety, and welfare. An exception may be made for construction use through proper city-designated meter. The use of poable water for construction activities shall be restricted in areas where recycled water is available for such use. | |
| 2 | Other | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | Includes all Stage 1 actions | Yes |
| 2 | Other water feature or swimming pool restriction | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | Filling or refilling of empty swimming pools shall not occur without the written permission of the City Manager or his/her designee. | Yes |
| 2 | Landscape - Other landscape restriction or prohibition | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | All customers are prohibited from irrigating turf or ornamental landscapes during and within 48 hours following measurable rainfall. | Yes |
| 2 | CII - Lodging establishment must offer opt out of linen service | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | | Yes |
| 2 | Landscape - Prohibit all landscape irrigation | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | All persons, including the City, are prohibited from irrigating with potable water any ornamental turf on public street medians. | Yes |
| 2 | Landscape - Other landscape restriction or prohibition | Collective reduction from all Shortage Level 2 actions is up to 9,424 AF | The use of potable water for irrigation outside of newly constructed homes and buildings shall be consistent with California Building Standards Commission and Department of Housing & Community Development. | Yes |
| 3 | Other | Collective reduction from all Shortage Level 3 actions is up to 14,137 AF | includes all Stage 2 actions | Yes |
| 3 | Landscape - Limit landscape irrigation to specific days | Collective reduction from all Shortage Level 3 actions is up to 14,137 AF | Residents and CII customers will be prohibited from irrigating any turf or landscape area more than four days a week. | Yes |

| | | | | |
|---|---|---|---|---|
| 3 | Other - Prohibit use of potable water for construction and dust control | Collective reduction from all Shortage Level 3 actions is up to 14,137 AF | The use of water from fire hydrants shall be limited to fire fighting and related activities and other uses of water for municipal purposes shall be limited to activities necessary to maintain the public health, safety and welfare. Unless written permission has been granted by the CityManager or his/her designee, the use of potable water for construction activities and grading shall be prohibited. | Yes |
| 4 | Other | Collective reduction from all Shortage Level 4 actions is up to 18,849 AF | Includes all Stage 3 actions | Yes |
| 4 | Landscape - Limit landscape irrigation to specific days | Collective reduction from all Shortage Level 4 actions is up to 18,849 AF | Residents and CII customers will be prohibited from irrigating any turf or landscape area more than two days a week. | Yes |
| 4 | Landscape - Other landscape restriction or prohibition | Collective reduction from all Shortage Level 4 actions is up to 18,849 AF | No person shall irrigate any turf or landscaped area more than fifteen minutes (15) on watering days. | Yes |
| 4 | Other - Prohibit vehicle washing except at facilities using recycled or recirculating water | Collective reduction from all Shortage Level 4 actions is up to 18,849 AF | | Yes |
| 5 | Other | Collective reduction from all Shortage Level 5 actions is up to 23,561 AF | Includes all Stage 4 actions | Yes |
| 5 | Landscape - Limit landscape irrigation to specific days | Collective reduction from all Shortage Level 5 actions is up to 23,561 AF | Residents and CII customers will be prohibited from irrigating any turf or landscape area more than one day a week. | Yes |
| 6 | Other | Collective reduction from all Shortage Level 6 actions is up to >23,561 AF | Includes all Stage 5 actions | Yes |
| 6 | Landscape - Prohibit all landscape irrigation | Collective reduction from all Shortage Level 6 actions is up to >23,561 AF | Commercial nurseries shall be prohibited from the use of potable water for irrigation of outdoor, landscape and turf except by use of a hand-held hose equipped with a positive shutoff nozzle. | Yes |
| 6 | Landscape - Other landscape restriction or prohibition | Collective reduction from all Shortage Level 6 actions is up to >23,561 AF | | Yes |
| 6 | Other water feature or swimming pool restriction | Collective reduction from all Shortage Level 6 actions is up to >23,561 AF | The following nonessential uses of water shall be prohibited: the filling, cycling, filtering, or refilling swimming pools, spas, Jacuzzis, fountains or other like devices. | Yes |
| NOTES: | | | | |

## 8.4.2 SUPPLY AUGMENTATION

The City does not plan to add a new source of water supply to address customer demands, but instead will consider increased supplies from existing sources. Table 8-3 reflects this approach and does not identify any new supplies. Instead, the City will focus on demand reduction measures in the event existing sources of supply are not sufficient to meet customer demands. As discussed in Chapter 6, the City's sources of water supply include: groundwater pumped from the Chino Basin; treated groundwater from the Chino Basin produced by the Chino Basin Desalter Authority; treated, imported surface water purchased from MWD through Water Facilities Authority; groundwater and/or surface water purchased from San Antonio Water Company; and recycled water purchased from Inland Empire Utilities Agency. The City's main source of water supply is groundwater pumped from the Chino Basin. As noted in Section 8.2, beginning July 1, 2022, the City will prepare and submit an Annual Assessment which will include a review of water supplies available to meet water demands for the current and upcoming years. In the event the City is currently in, or considers entering into, one of the standard water shortage levels identified in Section 8.3, the City will consider the water supply augmentation actions described below.

For each water shortage level discussed in Section 8.3, the City will consider supplementing its existing water supplies through increased groundwater production instead of the purchase of additional imported water supplies. Due to previous critically dry conditions, MWD developed the Water Supply Allocation Plan whereby available supplies are equitably allocated to its member agencies, including CDA, IEUA, and WFA. The WSAP establishes ten different shortage levels and a corresponding drought allocation to each member agency. Based on the shortage level established by MWD, the WSAP provides a reduced drought allocation to a member agency for its Municipal and Industrial retail demand. The ratio of MWD water supply drought allocation to local water supply will change based on the WSAP stage. The MWD drought allocation can be used to make Full-Service water deliveries at the Tier 1 rate up to a Tier 1 allocation. Any Full-Service water delivered in excess of a drought allocation is subject to a penalty rate in addition to the normal rate paid for the water.

MWD's primary first response to any gap between core supplies (from the State Water Project and Colorado River) and demand is to make optimal use of its supply augmentation options, consisting of drawing from flexible supply programs and storage reserves. MWD has developed and actively manages a portfolio of water supply programs including water transfer, storage, and exchange agreements. MWD pursues voluntary water transfer and exchange programs to help mitigate supply/demand imbalances and provide additional dry-year supply sources. In addition, MWD has developed significant storage capacity in reservoirs, conjunctive use, and other groundwater storage programs totaling approximately 6.0 million AF. Pursuant to MWD's "Emergency Storage Objective", updated in 2019, approximately 750,000 AF of total stored water is emergency storage reserved by MWD for use in the event of supply interruptions. Based on MWD's historical and on-going water supply and storage programs and management practices, the City will use up to the treated imported water supply made available from MWD through WFA in association with each of the standard water shortage levels identified in Section 8.3. Water demands will be addressed through increased use of the local groundwater supplies and implementation of demand reduction measures through the various stages of action.

The City will consider augmenting its existing water supplies through production of additional groundwater from the Chino Basin. As noted in Section 6.2.2, the Chino Basin is managed under the Chino Basin adjudication. During the period of management under the Chino Basin Judgment, significant drought events have occurred. In each drought cycle the Chino Basin has been managed to maintain water levels. Parties to the Chino Basin Judgment, including the City, are authorized to produce groundwater in excess of their rights and pay assessments for such production to the Chino Basin Watermaster. The assessments are used to purchase untreated imported water to replenish the Chino Basin. The Chino Basin Watermaster purchases untreated imported water to replenish the Chino Basin from MWD through Inland Empire Utilities Agency. Groundwater quality is carefully monitored by the Chino Basin Watermaster. Treatment facilities and/or blend plans have been developed by water agencies to meet potable water standards and to prevent the spread of any groundwater contamination. Groundwater quality in the Chino Basin is not expected to impact potable supplies or constrain supply reliability. Based on historical and on-going

management practices, the City will be able to continue relying on the Chino Basin for adequate supplies in response to each of the standard water shortage levels identified in Section 8.3.

**Table 8-3 Supply Augmentation and Other Actions**

| Submittal Table 8-3: Supply Augmentation and Other Actions | | | |
|---|---|---|---|
| Shortage Level | Supply Augmentation Methods and Other Actions by Water Supplier<br>***Drop down list***<br>*These are the only categories that will be accepted by the WUEdata online submittal tool* | How much is this going to reduce the shortage gap? *Include units used (volume type or percentage)* | Additional Explanation or Reference *(optional)* |
| *Add additional rows as needed* | | | |
| 1 | Transfers | Not applicable (see Notes) | |
| 2 | Transfers | Not applicable (see Notes) | |
| 3 | Transfers | Not applicable (see Notes) | |
| 4 | Transfers | Not applicable (see Notes) | |
| 5 | Transfers | Not applicable (see Notes) | |
| 6 | Transfers | Not applicable (see Notes) | |
| | | | |
| | | | |
| | | | |
| NOTES: The City will consider increased production from the Chino Basin using existing facilities to address increased demands. As noted on Table 8-2, the City plans to implement demand reduction measures in the event water supplies from existing sources are not sufficient to meet anticipated demands. | | | |

### *8.4.3 OPERATIONAL CHANGES*

During a water supply shortage situation, the City will manage its water supply resources to provide sufficient water supplies capable of meeting the demands of its customers. Section 8.4.1 describes the City's standard water shortage levels and associated demand reduction measures. Section 8.4.2 describes the City's water supply sources and water supply augmentation actions available. The supply augmentation actions and demand reduction measures, when implemented, may potentially result in short-term operational changes which are necessary to allow the City to utilize all available water supply sources in response to water shortage situations.

As noted in Section 8.2, beginning July 1, 2022, the City will prepare and submit an Annual Assessment which will include a review of the water supplies available to meet water demands for the current and upcoming years. Preparation of the Annual Assessment will assist the City in determining any potential operational changes. In addition, the City's standard water shortage levels and the associated demand reduction measures, in conjunction with the City's existing Demand Management Measures (discussed in Chapter 9), will be essential to the City in reducing water demands during any water shortage period. The operational changes the City will consider in addressing non-catastrophic water shortages on a short-term basis include the following:

- Improved monitoring, analysis, and tracking of customer water usage to enforce demand reduction measures
- Optimized production from existing available water supply sources

- Potential use of emergency supply sources, including emergency interconnections
- Potential blending of water supply resources
- Improved monitoring, maintenance, and repairs to reduce water distribution system losses

### 8.4.4 ADDITIONAL MANDATORY RESTRICTIONS

The mandatory restrictions which are implemented by the City to reduce customer demands are discussed in Section 8.4.2. There are no additional mandatory restrictions planned at this time.

### 8.4.5 EMERGENCY RESPONSE PLAN

Catastrophic water shortages are incorporated in the City's standard water shortage levels (identified in Section 8.3) and the associated demand reduction measures (described in Section 8.4.2). In addition to the water supply augmentation actions (Section 8.4.1) and potential operational changes (Section 8.4.3) which the City may consider in order to continue providing sufficient water supplies, the City will review and implement any necessary steps included in its "Emergency Response Plan".

As part of the "America's Water Infrastructure Act of 2018", community water systems serving a population greater than 3,300 people, including the City, are required to review and update their "Risk and Resilience Assessment" (RRA) and the associated "Emergency Response Plan" (ERP) every five (5) years. However, due to security concerns regarding the submitting of these reports, water systems are required to submit certifications to the United States Environment Protection Agency (USEPA), from March 31, 2020 and December 30, 2021, confirming the current RRA and ERP have been reviewed and updated.

The City's RRA, prepared in May 2020, evaluates the vulnerabilities, threats, and consequences from potential hazards to the City's water system. The City prepared its RRA (which is incorporated by reference) by evaluating the following items:

- Natural hazards and malevolent acts (i.e., all hazards);
- Resilience of water facility infrastructure (including pipes, physical barriers, water sources and collection, treatment, storage and distribution facilities, and electronic, computer and other automated systems);
- Monitoring practices;
- Financial systems (e.g., billing systems);
- Chemical storage and handling; and
- Operation and maintenance.

The District's RRA evaluated a series of potential malevolent acts, natural hazards, and other threats in order to estimate the potential "monetized risks" (i.e. associated economic consequences

to both the water system and surrounding region, and the likelihood of occurrence) associated with the City's water facility assets. The cost-effectiveness of implementing potential countermeasures to reduce risks was also reviewed.

The City's ERP, prepared in September 2020, provides the management, procedures, and designated actions the City and its employees will implement during emergency situations (including catastrophic water shortages) resulting from natural disasters, system failures and other unforeseen circumstances. The City's ERP (which is incorporated by reference) provides the guidelines for evaluating an emergency situation, procedures for activating an emergency response, and details of the different response phases in order to ensure that customers receive a reliable and adequate supply of potable water. The scope of the ERP includes emergencies which directly affect the water system and the ability to maintain safe operations (such as a chlorine release, and earthquake or a threat of contamination). The ERP also incorporates the results of City's RRA and includes the following:

- Strategies and resources to improve resilience, including physical and cybersecurity
- Plans and procedures for responding to a natural hazard or malevolent act
- Actions and equipment to lessen the impact of a natural hazard or malevolent act
- Strategies to detect natural hazards or malevolent act

The City will review the ERP for procedures regarding the utilization of alternative water supply sources in response to water supply shortages, including during the standard water shortage levels. The City will also review applicable procedures described in the ERP regarding any necessary temporary shutdown of water supply facilities, including appropriate regulatory and public notifications.

### *8.4.6 SEISMIC RISK ASSESSMENT AND MITIGATION PLAN*

**CWC 10632.5.**

*(a) In addition to the requirements of paragraph (3) of subdivision (a) of Section 10632, beginning January 1, 2020, the plan shall include a seismic risk assessment and mitigation plan to assess the vulnerability of each of the various facilities of a water system and mitigate those vulnerabilities.*

*(b) An urban water supplier shall update the seismic risk assessment and mitigation plan when updating its urban water management plan as required by Section 10621.*

*(c) An urban water supplier may comply with this section by submitting, pursuant to Section 10644, a copy of the most recent adopted local hazard mitigation plan or multihazard mitigation plan under the federal Disaster Mitigation Act of 2000 (Public Law 106-390) if the local hazard mitigation plan or multihazard mitigation plan addresses seismic risk.*

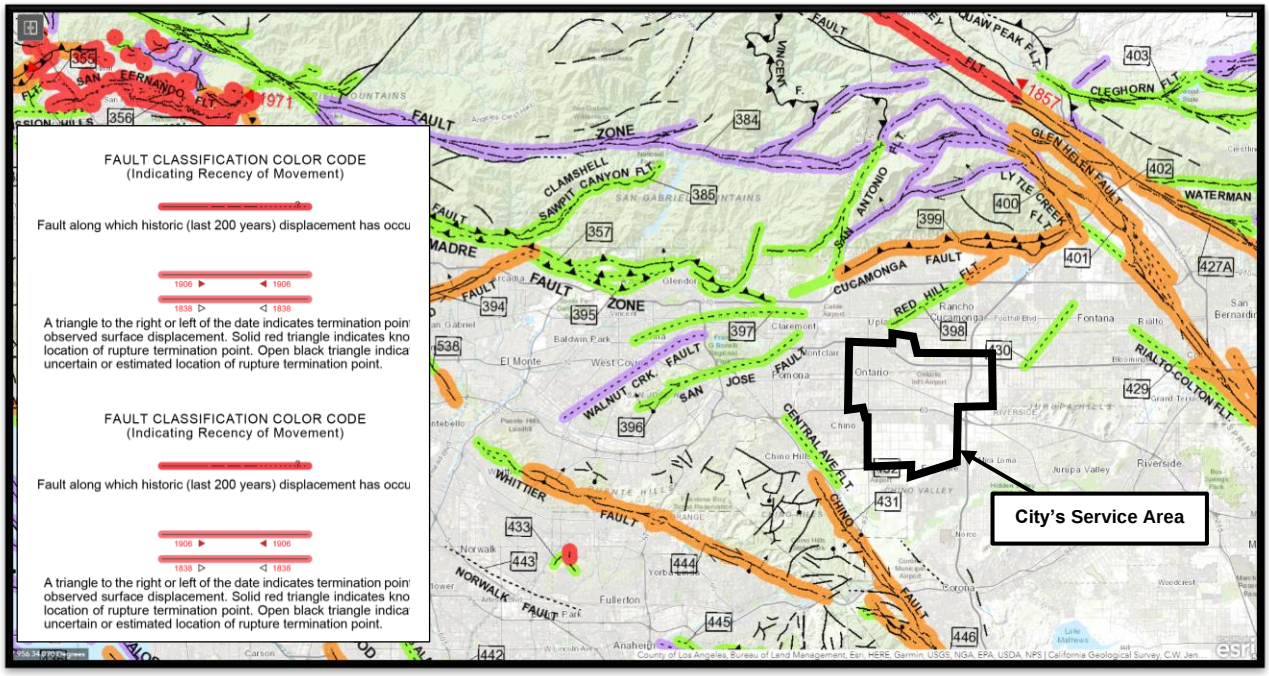
The City prepared a local "Hazard Mitigation Plan" which was approved by the Federal Emergency Management Agency (FEMA) in 2018. The Hazard Mitigation Plan identifies

effective ways to assess the significant natural hazards (including earthquakes) that may affect the City and its residents. The Hazard Mitigation Plan provides resources, information, and strategies to reduce the City's vulnerability to these hazards, while providing guidance for the coordination of mitigation activities throughout the City. The Hazard Mitigation Plan includes mitigation projects necessary to reduce seismic risk to the City's water distribution system facilities (including its distribution system pipelines, groundwater wells, booster pumps, and storage reservoirs) and potential disruptions in providing water service. The City's Hazard Mitigation Plan is provided in Appendix O.

The County of San Bernardino prepared a "Multi-Jurisdictional Hazard Mitigation Plan" which was approved by the Federal Emergency Management Agency in June 2017. The County's Multi-Jurisdictional Hazard Mitigation Plan identified methods to assess significant natural hazards (including earthquakes) affecting areas throughout San Bernardino County, and the mitigation strategies necessary to reduce risks, including seismic risk. The County's Multi-Jurisdictional Hazard Mitigation Plan is provided in Appendix P.

The California Geological Survey has published the locations of numerous faults which have been mapped in the Southern California region. Although the San Andreas fault is the most recognized and is capable of producing an earthquake with a magnitude greater than 8 on the Richter scale, some of the lesser-known faults have the potential to cause significant damage. The locations of these earthquake faults in the vicinity of the City's water service area are provided in the Figure 6 below. The faults that are located in close proximity to and could potentially cause significant shaking in the City's water service area include the San Andreas fault, the Walnut Creek fault, the San Jose fault, the Red Hill fault, the Cucamonga fault, the Chino fault, the Rialto-Colton fault and the Central Avenue fault. As discussed in Section 6.2.2, the faults which border the Chino Basin include the Rialto-Colton fault, the Chino fault, the San Jose fault, and the Cucamonga fault.

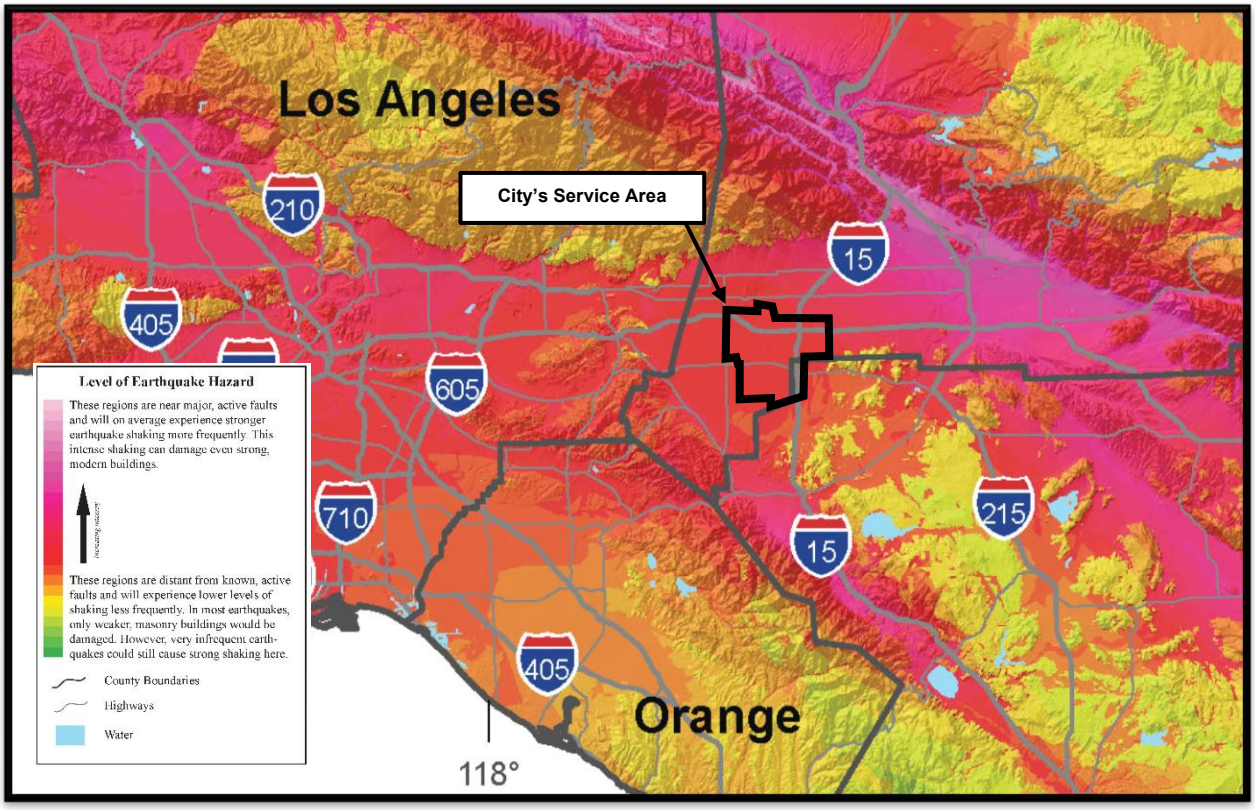
**Figure 6 - Location of Earthquake Faults**




Source: https://maps.conservation.ca.gov/cgs/fam/App/

The following Figure 7 provides the relative intensity of ground shaking in the vicinity of the City's service area from anticipated future earthquakes. The locations of relatively long-period (1.0 second) earthquake shaking, including the City's service area, are provided. Long-period shaking affects tall, relatively flexible buildings, but also correlates with earthquake damage. The shaking potential is calculated based on the level of ground motion that has a 2 percent chance of being exceeded in 50 years (or the level of ground-shaking with an approximate 2,500-year average repeat time). As discussed in Section 8.4.5, the City has prepared an Emergency Response Plan which provides the management, procedures, and designated actions the City and its employees will implement during emergency situations resulting from natural disasters, including during earthquakes, to ensure that customers receive a reliable and adequate supply of potable water. The City's ERP is incorporated by reference.

**Figure 7 - Earthquake Shaking Potential**




Source: "Earthquake Shaking Potential for California", 2016, California Geological Survey and United States Geological Survey

### *8.4.7 SHORTAGE RESPONSE ACTION EFFECTIVENESS*

The effectiveness of the shortage response actions for each of the standard water shortage levels identified in Section 8.3, is evident in the City's historical ability to meet its customer's water demands in response to a water supply shortage. In addition, the City imposes water consumption regulations and restrictions, and supports local agencies in efforts to enforce regulations and prohibitions on water use. The effectiveness of each of the City's shortage response actions, in order to reduce any potential gaps between supply and demand, has been quantified in the expected demand reduction provided in Table 8-2 and Table 8-3.

Section 6.1 provides a tabulation of the City's historical annual water demands for each water supply source. During the past 10 years, the City experienced a five-year consecutive drought within its service area from FY 2011-12 to FY 2015-16. Throughout this extended dry year period, the City's annual water production ranged from 36,036 AF to 45,196 AF, with an average of approximately 41,558 AF. In addition, historical records indicate the City previously produced a maximum of up to 45,196 AF during FY 2013-14. The City has been able to provide sufficient

water supplies to its customers, including during long-term droughts and years with historically high water demands. In addition, the City has been able to provide water service to meet maximum day water demands for these years, including during the summer months.

The City's water demands during the most recent five years (from FY 2015-16 to FY 2019-20) averaged approximately 39,374 AFY. Due to conservation efforts and demand management measures (discussed in Chapter 9), the City's recent water demands have been less than its historical water demands, including during long-term droughts. The City's projected water demands (during normal, single dry, and multiple dry years) are provided in Section 7.2.3 and are anticipated to incorporate similar reductions in water use rates as a result of the shortage response actions, ongoing conservation efforts, and demand management measures. Because the City's projected water rates are similar to its historical water use rates, it is anticipated the City will be able to continue providing sufficient water supplies to its customers to meet projected water demands, including during long-term droughts. In addition, as discussed in Section 8.4.1, based on historical and on-going management practices, the City will be able to continue relying on its water supply source from the Chino Basin for adequate supply augmentation in response to each of the standard water shortage levels identified in Section 8.3.

Based on the City's demonstrated ability to meet water demands during past water supply shortages, the adopted water shortage levels, the adjusted operating safe yields, and water supplies during long-term droughts, it is anticipated that the City will be able to provide sufficient water supplies to its customers during each of its standard water shortage levels. Although adequate supplies are anticipated, the cost of those water supplies may become incrementally more expensive. The City will enact varying stages of its WSCP to encourage retail customers to reduce water consumption and at the same time reduce the need to use the more expensive water supplies. Notwithstanding, the effectiveness of each of the City's shortage response actions, in order to reduce any potential gaps between supply and demand, has been quantified in the expected demand reduction section provided in Table 8-2 and Table 8-3. The effectiveness of the City's shortage response actions is based on the City's water demands prior to 2015 (unconstrained demands). The City reduced its water demands in 2015 in response to the Governor's April 1, 2015 Executive Order B-29-15 which mandated statewide reduction in water use of 25 percent. The City's actual water demand reduction during this period was used to estimate the extent of water use reductions for the City's Water Shortage Stages. The City's Water Shortage Stages 1, 2, 3, 4, 5, and 6 are expected to reduce water demands by up to 10%, 20%, 30%, 40%, 50%, and greater than 50%, respectively.

## 8.5 COMMUNICATION PROTOCOLS

**CWC 10632.**

*(a)(5) Communication protocols and procedures to inform customers, the public, interested parties, and local, regional, and state governments, regarding, at a minimum, all of the following:*

*(A) Any current or predicted shortages as determined by the annual water supply and demand assessment described pursuant to Section 10632.1.*

*(B) Any shortage response actions triggered or anticipated to be triggered by the annual water supply and demand assessment described pursuant to Section 10632.1.*

*(C) Any other relevant communications.*

Upon finding that a need to implement a Stage 1 through Stage 6 Water Supply Shortage exists, the City Council will order implementation of the appropriate water shortage response action, or other measures which it deems appropriate to address the water shortage. This order shall be made by Resolution and will be published in a daily newspaper of general circulation and will become effective immediately following publication. The appropriate regulations that fall under the Stage Level declared will take effect with the first full billing period commencing on or after the effective date of the City Council's Resolution.

In the event of an immediate emergency that causes an unplanned interruption of water supply, the City Manager or his/her designee is authorized to restrict water use and apportion the available supply of water among its customers in the most equitable manner possible to continue service fairly and without discrimination, except that preference shall be given to such service as is essential to the public interest and to the preservation of life and health.

## 8.6 COMPLIANCE AND ENFORCEMENT

**CWC 10632.**

*(a)(6) For an urban retail water supplier, customer compliance, enforcement, appeal, and exemption procedures for triggered shortage response actions as determined pursuant to Section 10632.2.*

The City's WSCP includes fines and penalties that may be imposed on any customer who fails to comply with the prohibitions and restrictions of each water supply shortage stage. All fines and penalties may apply to each of the prohibitions and restrictions of each water supply shortage stage. If a customer if found to be in violation of any water supply shortage stage provision, fines begin with a written notice and subsequent violations include fines of $100, $200, and $500.

## 8.7 LEGAL AUTHORITIES

**CWC 10632.**

*(a)(7)(A) A description of the legal authorities that empower the urban water supplier to implement and enforce its shortage response actions specified in paragraph (4) that may include, but are not limited to, statutory authorities, ordinances, resolutions, and contract provisions.*

*(B) A statement that an urban water supplier shall declare a water shortage emergency in accordance with Chapter 3 (commencing with Section 350) of Division 1.*

*(C) A statement that an urban water supplier shall coordinate with any city or county within which it provides water supply services for the possible proclamation of a local emergency, as defined in Section 8558 of the Government Code.*

**CWC Division 1, Section 350**

*The governing body of a distributor of a public water supply, whether publicly or privately owned and including a mutual water company, shall declare a water shortage emergency condition to prevail within the area served by such distributor whenever it finds and determines that the ordinary demands and requirements of water consumers cannot be satisfied without depleting the water supply of the distributor to the extent that there would be insufficient water for human consumption, sanitation, and fire protection.*

The City has the legal authority to implement and enforce its water shortage contingency plan. California Constitution article X, section 2 and California Water Code section 100 provide that water must be put to beneficial use, the waste or unreasonable use or unreasonable method of use of water shall be prevented, and the conservation of water is to be exercised with a view to the reasonable and beneficial use thereof in the interest of the people and the public welfare. In addition, CWC Section 375 provides the City with the statutory authority to adopt and enforce water conservation restrictions, and CWC Section 350 et seq. authorizes the City to declare a water shortage emergency and impose water conservation measures when it determines that the City may not be able to satisfy ordinary demands without depleting supplies to an insufficient level. If necessary, the City shall declare a water shortage emergency in according with CWC Chapter 3 (commencing with Section 350) of Division 1. Once having declared a water shortage, the City is provided with broad powers to implement and enforce regulations and restrictions for managing a water shortage. For example: CWC section 375(a) provides:

> Notwithstanding any other provision of the law, any public entity which supplies water at retail or wholesale for the benefit of persons within the service area or area of jurisdiction of the public entity may, by ordinance or resolution adopted by a majority of the members of the governing body after holding a public hearing upon notice and making appropriate findings of necessity for the adoption of a water conservation program, adopt and enforce a water conservation program to reduce the quantity of water used by those persons for the purpose of conserving the water supplies of the public entity.

(CWC Section 375(a).) CWC Section 375(b) grants the City with the authority to set prices to encourage water conservation.

Pursuant to these authorities, the City adopted Ordinance No. 3027. Under the City's Ordinance No. 3027, a water shortage, including a water shortage emergency but excluding an immediate emergency, shall be declared by the adoption of a resolution of the City Council, in accordance with CWC section 350. The City Council may declare a water shortage based on a determination by the MWD and the IEUA of a water shortage, the declaration of an executive order of the Governor or the adoption of voluntary or mandatory water use restrictions by any State Agency governing the use of water or based upon any interruption in water supply or delivery that the City Council determines in its sole discretion necessitates water conservation pursuant to this chapter.

Under California law, including CWC Chapters 3.3 and 3.5 of Division 1, Parts 2.55 and 2.6 of Division 6, Division 13, and Article X, Section 2 of the California Constitution, the City is authorized to implement the water shortage actions outlined in this WSCP and in the City's Ordinance No. 3027. In water shortage cases, shortage response actions to be implemented will be at the discretion of the City and will be based on an assessment of the supply shortage, customer response, and need for demand reductions as outlined in this WSCP and the City's Ordinance No. 3027.

It is noted that upon proclamation by the Governor of a state of emergency under the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code) based on drought conditions, the state will defer to implementation of locally adopted water shortage contingency plans to the extent practicable.

The City will coordinate with the County and any other entities as necessary for possible proclamation of a local emergency as necessary under California Government Code, California Emergency Services Act (Article 2, Section 8558).

In the event of an immediate emergency that causes an unplanned interruption of water supply, the City Manager or his/her designee is authorized to restrict water use and apportion the available supply of water among its customers in the most equitable manner possible to continue service fairly and without discrimination, except that preference will be given to such service as is essential to the public interest and to the preservation of life and health.

At any time during Stage 1, 2, 3, 4, 5, or 6, if the City Council determines that additional reductions in the amount the potable water being used by water customers are necessary, it may adopt a resolution establishing water use limitations and enforce those water use limitations by the adoption and imposition of a volumetric penalty established therein.

## 8.8 FINANCIAL CONSEQUENCES OF WSCP

**CWC 10632.**

*(a)(8) A description of the financial consequences of, and responses for, drought conditions, including, but not limited to, all of the following:*

*(A) A description of potential revenue reductions and expense increases associated with activated shortage response actions described in paragraph (4).*

*(B) A description of mitigation actions needed to address revenue reductions and expense increases associated with activated shortage response actions described in paragraph (4).*

*(C) A description of the cost of compliance with Chapter 3.3 (commencing with Section 365) of Division 1.*

Potential revenue reductions and expense increases associated with activated shortage response actions are regulated and tracked by the City's financial department.

During periods of water supply shortages, state-mandated water use restrictions, or emergency conditions, the City may require its customers to reduce demands below levels projected under the current water rate structure. Under any of these circumstances, the City may experience a decrease in revenues. In order to offset any decline in revenues, the City Council may adopt resolutions to make additional adjustments to the water rates based on the City's increased costs to provide water to its customers.

Projected demands, water supply reductions, water rates and cost of water cannot be known with certainty. However, even under a hypothetical scenario whereby sales are gradually reduced by up to 50 percent, certain actions are known as noted below:

Water supplies:

- CDA supplies will not be impacted from a quantity or cost standpoint.
- As demands/sales are reduced, the City will rely on its least expensive sources of supply first and sequentially reduce the most expensive sources of water supply (i.e. imported water). This action will address much of the gap between reduced revenue from water sales and the cost of the water supplies.
- As sales are reduced, distribution system losses will also be reduced on a proportional basis resulting in savings by not having to provide as much water.

Revenue from water sales:

Revenue from the monthly standby charge to each retail customer will remain constant regardless of the volume of water sold.

The City will regularly track the impacts of potentially reduced water sales on revenue and compare it to the cost of operations. In the event that the City's revenues and expenditures are severely affected by a water shortage, the following measures could be taken by the City to alleviate the financial impacts before there has been a significant draw on financial reserves:

- Rate Adjustment
- Decrease in Capital Expenditure
- Decrease in O&M Expenditure

Rate increases are not viewed positively by the customers particularly when they reduce consumption. Negative consequences that could arise from the cost-cutting actions include dissatisfaction of the customers, reduced funding for Capital Improvement Projects and system maintenance, and reduced staff availability for emergency response. Nonetheless, these tools are available to the City in a worst-case scenario to ensure a constant balance between revenue and expenses.

## 8.9 MONITORING AND REPORTING

**CWC 10632.**

*(a)(9) For an urban retail water supplier, monitoring and reporting requirements and procedures that ensure appropriate data is collected, tracked, and analyzed for purposes of monitoring customer compliance and to meet state reporting requirements.*

Customer compliance of the provisions adopted by declaration of a WSCP are monitored and reported through water loss audits performed by the City's Utilities Department. Staff prepares annual Distribution System Water Audits to monitor water losses. Staff reviews the audits to track real and apparent losses. Losses are monitored by comparing water production to sales. The City regularly monitors its system and repairs leaks in a timely manner. This includes regular checks on valves and meters, and pipeline maintenance. If leaks are encountered or suspected during routine inspection of the system, further evaluation is conducted. If leaks are found, they are repaired.

## 8.10 WSCP REFINEMENT PROCEDURES

**CWC 10632.**

*(a)(10) Reevaluation and improvement procedures for systematically monitoring and evaluating the functionality of the water shortage contingency plan in order to ensure shortage risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented as needed.*

The City's WSCP has been prepared as an adaptive management plan. As discussed in Section 8.9, the City will monitor and report on the implementation of the WSCP. The City will review the implementation results for any current or potential shortage gaps between water supplies and

demands. The City will evaluate the need for revising the WSCP in order to resolve any shortage gaps, as necessary. The City will consider the following potential revisions in the event of a potential shortage gap:

- Implementation of additional public outreach, education, and communication programs (in addition to the programs discussed in Chapter 9).
- Implementation of more stringent water use restrictions under the standard water shortage levels (discussed in Section 8.4.1).
- Implementation of stricter enforcement actions and penalties (discussed in Section 8.6).
- Improvements to the water supply augmentation responses (discussed in Section 8.4.2), as well as any associated operational changes (discussed in Section 8.4.3) which may be required.
- Incorporation of additional actions recommended by City staff or other interested parties.

The City will use the monitoring and reporting data to evaluate the ability for these potential revisions to resolve any shortage gaps which may occur within the standard water shortage levels.

The WSCP is adopted as part of the City's 2020 Urban Water Management Plan adoption process discussed in Section 10.3. It is anticipated the City will review, revise, and adopt an updated WSCP as part of preparing its 2025 Urban Water Management Plan as necessary. However, the City will continue to review the monitoring and reporting data, and if needed, update the WSCP more frequently. Any updates to the City's WSCP will include a public hearing and adoption process by the City Council (see Section 8.12).

## 8.11 SPECIAL WATER FEATURE DISTINCTION

**CWC 10632.**

*(b) For purposes of developing the water shortage contingency plan pursuant to subdivision (a), an urban water supplier shall analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas, as defined in subdivision (a) of Section 115921 of the Health and Safety Code.*

The City's WSCP defines "decorative water features" as water features which are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, but excluding pools and spas. In general, there are additional health and safety considerations in the water supplied to pools and spas compared to decorative water features. As a result, the City's WSCP has reviewed the response actions, enforcement actions, and monitoring and reporting programs separately for decorative water features and for pools and spas, as applicable.

As described in Section 8.4.1, under a Stage 1 Water Supply Shortage Level, no water shall be used to clean, fill or maintain levels in decorative fountains, ponds, lakes or other similar aesthetic structures unless such water is part of a recycling system.

## 8.12 PLAN ADOPTION, SUBMITTAL, AND AVAILABILITY

**CWC 10632.**

*(c) The urban water supplier shall make available the water shortage contingency plan prepared pursuant to this article to its customers and any city or county within which it provides water supplies no later than 30 days after adoption of the water shortage contingency plan.*

The City's WSCP is adopted as part of the City's 2020 Urban Water Management Plan adoption process discussed in Chapter 10. The process for adopting the City's WSCP includes the following:

- The City will conduct a public hearing and make the WSCP available for public inspection.
- The City will provide notification of the time and place of the public hearing to any city or county in which water is provided.
- The City will publish notice of public hearing in a newspaper once a week, for two successive weeks (with at least five days between publication dates).
- The City Council will adopt the 2020 Urban Water Management Plan and the WSCP.
- As part of submitting the 2020 Urban Water Management Plan to DWR, the City will also submit the WSCP (electronically through DWR's online submittal tool) within 30 days of adoption and by July 1, 2021. The City will submit a copy of the WSCP to the California State Library and to any city or county in which water is provided within 30 days of adoption. In addition, the City will make the WSCP available for public review within 30 days of adoption.

If there are any subsequent amendments required, the process for adopting an amended WSCP includes the following:

- The City will conduct a public hearing and make the amended WSCP available for public inspection via public City Council agendas.
- The City Council will adopt the amended WSCP.
- The City will submit the amended WSCP to DWR (electronically through DWR's online submittal tool) within 30 days of adoption.

Additional information regarding the adoption, submittal, and availability of the City's WSCP (and 2020 Urban Water Management Plan) is provided in Chapter 10.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING AN ADDENDUM TO THE 2015 URBAN WATER MANAGEMENT PLAN.

WHEREAS, The California Urban Water Management Planning Act, (Wat. Code §10610, et seq. (the Act)), mandates that every urban supplier of water providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre feet of water annually, prepare an Urban Water Management Plan (Plan); and

WHEREAS, the Act generally requires that said Plan be updated and adopted at least once every five years on or before July 1, in years ending in six and one; and

WHEREAS, pursuant to the Sacramento-San Joaquin Delta Reform Act of 2009 (Wat. Code § 85000, et seq.), the Delta Plan, and Water Code section 85021, which declares that the State's policy is to "reduce reliance on the Delta in meeting California's future water needs through a statewide strategy of investing in improved regional supplies, conservation, and water use efficiency," urban water suppliers are encouraged by the California Department of Water Resources (DWR) and the Delta Stewardship Council (DSC) to consider adopting an Addendum to their 2015 Plans to demonstrate consistency with the Delta Plan Policy WR P1 to Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (Cal. Code Regs. tit. 23, § 5003); and

WHEREAS, the City of Ontario meets the definition of an urban retail water supplier for purposes of the Act; and

WHEREAS, the City of Ontario has prepared an Addendum to its 2015 Plan in accordance with Delta Plan Policy WR P1, and in accordance with applicable legal requirements, has undertaken certain coordination, notice, public involvement, public comment, and other procedures in relation to its Addendum; and

WHEREAS, in accordance with the Act and Delta Plan Policy WR P1, the City of Ontario has prepared its Addendum to the 2015 Plan with its own staff, with the assistance of consulting professionals, and in cooperation with other governmental agencies, and has utilized and relied upon industry standards and the expertise of industry professionals in preparing its Addendum to its 2015 Plan, and has also utilized DWR's Urban Water Management Plan Guidebook 2020, including its related appendices, in preparing its Addendum to the 2015 Plan; and

WHEREAS, in accordance with applicable law, including Water Code section 10642, and Government Code section 6066, a Notice of a Public Hearing regarding the City of Ontario's Addendum to the 2015 Plan was published within the jurisdiction of the City of Ontario on June 1, 2021 and June 8, 2021; and

WHEREAS, in accordance with applicable law, including but not limited to Water Code section 10642, a public hearing was held on June 15, 2021 at 6:30 PM, or soon thereafter, in City of Ontario City Hall in order to provide members of the public and other interested entities with the opportunity to be heard in connection with proposed adoption of the Addendum to the 2015 Plan and issues related thereto; and

WHEREAS, pursuant to said public hearing on the City of Ontario's Addendum to the 2015 Plan, the City of Ontario, among other things, encouraged the active involvement of diverse social, cultural, and economic members of the community within the City of Ontario's service area with regard to the Addendum to the 2015 Plan and encouraged community input regarding the City of Ontario's Addendum to the 2015 Plan; and

WHEREAS, the City Council of the City of Ontario has reviewed and considered the purposes and requirements of the Act and Delta Plan Policy WR P1, the contents of the Addendum to the 2015 Plan, and the documentation contained in the administrative record in support of the Addendum to the 2015 Plan, and has determined that the factual analyses and conclusions set forth in the Addendum to the 2015 Plan are legally sufficient; and

WHEREAS, the City Council of the City of Ontario desires to adopt the Addendum to the 2015 Plan prior to July 1, 2021 in order to comply with the Act and Delta Plan Policy WR P1.

WHEREAS, Section 10652 of the California Water Code provides that the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) (CEQA) does not apply to the preparation and adoption, including addenda thereto, of urban water management plans pursuant to this part.

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

SECTION 1. The Addendum to City of Ontario's 2015 Urban Water Management Plan to demonstrate consistency with the Delta Plan Policy to Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance is hereby adopted as amended by changes incorporated by the City Council of the City of Ontario as a result of input received (if any) at the public hearing and ordered filed with the Secretary of the City Council of the City of Ontario; and

SECTION 2. The [GENERAL MANAGER/OTHER] is hereby authorized and directed to include a copy of this Resolution in [WATER SUPPLIER]'s 2015 Plan Addendum;

SECTION 3. The [GENERAL MANAGER/OTHER] is hereby authorized and directed, in accordance with Water Code sections 10621(d) and 10644(a)(1)-(2), to electronically submit a copy of the Addendum to the 2015 Plan to DWR no later than July 1, 2021; and

SECTION 4. The Utilities General Manager is hereby authorized and directed, in accordance with Water Code section 10644(a), to submit a copy of the Addendum to the 2015 Plan to the California State Library, and to any city or county within which the City of Ontario provides water supplies no later than thirty (30) days after this adoption date; and

SECTION 5. The Utilities General Manager is hereby authorized and directed, in accordance with Water Code section 10645, to make the Addendum to the 2015 Plan available for public review at the City of Ontario's offices during normal business hours and on its website at https://www.ontarioca.gov/OMUC/Utilities no later than thirty (30) days after filing a copy of the Addendum to the 2015 Plan with DWR.

SECTION 6. The City Council of the City of Ontario finds and determines that this resolution is not subject to CEQA pursuant to Water Code Section 10652 because CEQA does not apply to the preparation and adoption, including addenda thereto, of an urban water management plan or to the implementation of the actions taken pursuant to such plans. Because this resolution comprises the City Council of the City of Ontario's adoption of its Addendum to the 2015 Plan and involves its implementation, no CEQA review is required.

SECTION 7. Pursuant to CEQA, the City Council of the City of Ontario directs staff to file a Notice of Exemption with the San Bernardino County Clerk of the Board of Supervisors within five (5) working days of adoption of this resolution.

SECTION 8. The document and materials that constitute the record of proceedings on which this resolution and the above findings have been based are located at City Hall, 303 East "B" Street, Ontario, CA 91764. The custodian for these records is the City Clerk of the City of Ontario.

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

PASSED, APPROVED, AND ADOPTED this 15th day of June 2021.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2021- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held June 15, 2021 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. 2021- duly passed and adopted by the Ontario City Council at their regular meeting held June 15, 2021.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

EXHIBIT A

ADDENDUM TO THE 2015 URBAN WATER MANAGEMENT PLAN

# APPENDIX C

# DEMONSTRATION OF REDUCED IMPORTED WATER RELIANCE

**DEMONSTRATION OF CONSISTENCY WITH THE DELTA PLAN FOR PARTICIPANTS IN COVERED ACTIONS (FY 2014-2015 THROUGH FY 2044-45) CITY OF ONTARIO**

## Introduction

Pursuant to the California Department of Water Resources (DWR), an urban water supplier that anticipates participating in or receiving water from a proposed project (or "covered action") such as a multi-year water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Sacramento-San Joaquin Delta (Delta) should provide information in their 2015 and 2020 Urban Water Management Plans (UWMPs) for use in demonstrating consistency with Delta Plan Policy WR P1, "*Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance"*. In addition, pursuant to California Code of Regulations, Title 23, § 5003:

> *(c)(1) Water suppliers that have done all of the following are contributing to reduced reliance on the Delta and improved regional self-reliance and are therefore consistent with this policy:*
>
> > *(A) Completed a current Urban or Agricultural Water Management Plan (Plan) which has been reviewed by the California Department of Water Resources for compliance with the applicable requirements of Water Code Division 6, Parts 2.55, 2.6, and 2.8;*
> >
> > *(B) Identified, evaluated, and commenced implementation, consistent with the implementation schedule set forth in the Plan, of all programs and projects included in the Plan that are locally cost effective and technically feasible which reduce reliance on the Delta; and*
> >
> > *(C) Included in the Plan, commencing in 2015, the expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance. The expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance shall be reported in the Plan as the reduction in the amount of water used, or in the percentage of water used, from the Delta watershed. For the purposes of reporting, water efficiency is considered a new source of water supply, consistent with Water Code section 1011(a).*

The City is member agency of the Inland Empire Utilities Agency, which in turn is a member agency of the Metropolitan Water District of Southern California (MWD).

IEUA is an urban water supplier and a member agency of MWD. MWD provides IEUA with imported water supplies, which IEUA in turn distributes on a wholesale basis to its retail water purveyors. MWD is a contractor on the State Water Project (SWP) and, due to water quality considerations, all imported water supplies IEUA receives from MWD originate from the SWP system. The SWP system runs from Lake Oroville in Northern California to Southern California, crossing the Sacramento-San Joaquin Delta (Delta) along the way. MWD and its member agencies have made investments into water supply and demand management to regionally reduce impacts on the Delta. These investments bring regional reliability and reduced Delta reliance that make it infeasible for individual MWD member agencies to determine their individual Delta reliance. As a recipient of imported water from the SWP delivered via MWD, IEUA may indirectly receive water through a proposed covered action, such as a multi-year water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Delta. Through this appendix, IEUA is providing information in its 2015 and 2020 UWMPs that may be used in the covered action process, to demonstrate consistency with Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (WR P1) [California Code of Regulations (CCR), Title 23, § 5003].

As noted in MWD's document entitled "*Infeasibility of Accounting Supplies from the Delta Watershed for Metropolitan's Member Agencies and their Customers*" (which is included in MWD's Regional 2020 UWMP and is provided as Attachment 1 below), "... Metropolitan's service area, as a whole, reduces reliance on the Delta through investments in non-Delta water supplies, local water supplies, and regional and local demand management measures. Metropolitan's member agencies coordinate reliance on the Delta through their membership in Metropolitan, a regional cooperative providing wholesale water service to its 26 member agencies. Accordingly, regional reliance on the

Delta can only be measured regionally—not by individual Metropolitan member agencies and not by the customers of those member agencies...."

In addition, MWD's 2020 Regional UWMP indicates "...in accordance with UMWP requirements, Metropolitan's member agencies and their customers (many of them, retail agencies) also report demands and supplies for their service areas in their respective UWMPs. The data reported by those agencies are not additive to the regional totals shown in Metropolitan's UWMP; rather, their reporting represents subtotals of the regional total and should be considered as such for the purposes of determining reduced reliance on the Delta…While the demands that Metropolitan's member agencies and their customers report in their UWMPs are a good reflection of the demands in their respective service areas, they do not adequately represent each water supplier's contributions to reduced reliance on the Delta. In order to calculate and report their reliance on water supplies from the Delta watershed, water suppliers that receive water from the Delta through other regional or wholesale water suppliers would need to determine the amount of Delta water that they receive from the regional or wholesale supplier. Two specific pieces of information are needed to accomplish this: first is the quantity of demands on the regional or wholesale water supplier that accurately reflect a supplier's contributions to reduced reliance on the Delta, and second is the quantity of a supplier's demands on the regional or wholesale water supplier that are met by supplies from the Delta watershed…For water suppliers that make investments in regional projects or programs it may be infeasible to quantify their demands on the regional or wholesale water supplier in a way that accurately reflects their individual contributions to reduced reliance on the Delta." Nonetheless, the City has taken proactive measures to help reduce regional reliance on imported water supplies and is discussed in the following sections.

**Reduced Reliance Calculation Tables**

Pursuant to DWR guidance, Tables C-1 through C-4 were prepared to show the potential reduction of reliance on imported water supplies for the City. The City has used these tables to demonstrate its reduced regional reliance on imported water supplies, but not

specifically Delta Watershed supplies. For each of the tables, a “Baseline year” was selected. Water demands during subsequent years (from 2015 through 2045 in five-year increments) were compared to water demands during the Baseline year. Table C-1 considers the population and service area water demands, and a demand per capita per day (GPCD) water use rate was calculated for each of the years following the Baseline year. The calculated reduction in GPCD from the Baseline year was then translated to an estimated amount of water saved as a result of water conservation measures. Table C-2 references the estimated amount of water saved from Table C-1 and shows the City’s water demand without water use efficiency in effect.

A method of showing a reduced regional reliance on imported water supplies is to show increased regional self-reliance. Table C-3 lists water supply sources that contribute to regional self-reliance, including water use efficiency (from Table C-1 and C-2), recycled water use, and groundwater recharge activities. Regional self-reliance is expressed both in terms of acre feet (AF) and as a percentage.

The calculation of reduced regional reliance on imported water supplies is shown on Table C-4. Table C-4 also shows the percent change in imported water supplies relative to the City’s total supply. A negative percent change of imported water supplies indicates the City has reduced regional reliance on imported water supplies.

Since the Baseline year, the City has decreased its reduced regional reliance on imported water supplies in 2015, 2020, and anticipates doing so through 2045.

The City has reduced regional reliance on imported water supplies in three separate categories, as follows:

- The demand in GPCD for the "Baseline” year was compared to the GPCDs in subsequent years (from 2015 through 2045, in five-year increments). The reduced GPCD multiplied by the population in these subsequent years is indicative of the potential reduced regional reliance on imported water supplies and is included in Table C-1

- The recycled water use from 2015 through 2045, in five-year increments, also demonstrates reduced regional reliance on imported water supplies and is included in Table C-1
- To the extent the Chino Basin Watermaster has, or plans to, use recycled water to replenish the Chino Basin, the City's proportional share (up to the total replenishment water obligation) will be included on Table C-1.

These categories of reduced regional reliance on imported water supplies are discussed below. The sum of the increased regional self-reliance and the sum of the reduced regional reliance on imported water supplies demand resulting from these categories is reflected on Table C-3 and Table C-4, respectively, and is reflective of the City's overall reduced reliance.

Reduced GPCD

Section 6.2.2 of this Plan describes the management of the Chino Basin. The City relies on groundwater produced from the Chino Basin, which is adjudicated and managed by the Chino Basin Watermaster. To the extent the City historically (baseline during FY 2010-11) has produced groundwater in excess of its water rights, it has paid assessments to the Chino Basin Watermaster which are then used to purchase untreated imported water from the Inland Empire Utilities Agency, which is in turn purchased water from the Metropolitan Water District of Southern California. The untreated imported water subsequently is delivered to replenish the Chino Basin and to supplement local storm water replenishment. In addition, the City can purchase treated imported water from Water Facilities Authority which is ultimately provided by the Metropolitan Water District of Southern California.

Chapter 9 of this Plan describes the Demand Management Measures which the City has implemented to reduce the amount water used by its customers. In addition, Chapter 6 describes the groundwater basin management measures implemented by the Chino

Basin Watermaster. Collectively these actions translate to a reduction in the GPCD usage rate which is described further in Chapter 5. These actions directly impact total water demands, and consequently, the quantity of water which may be required from imported water supplies. Absent the proactive measures taken by the City, it is anticipated there may have been a greater demand on imported water.

Pursuant to DWR guidance, reduced regional reliance on imported water supplies can be demonstrated by first selecting a “Baseline” water demand, represented by total potable water demands during FY 2010-11. Table C-1 summarizes the “Baseline” water usage by the City in FY 2011-12 (assuming demand reduction efforts had not been implemented); actual water usage in 2015 and 2020; and projected water usage through 2045 in five-year increments. Furthermore, it is assumed that as of FY 2010-11 the City was already exceeding its water rights and was required to fund the purchase of untreated imported water supplies. Table C-2 demonstrates that if water conservation measures had not been implemented by the City, there may have been a greater reliance on untreated imported water supplies during subsequent years as compared to the Baseline year. However, as discussed below and shown in Table C-1, the reduced water demands have resulted in reduced regional reliance on imported water supplies as compared to the Baseline year.

The City’s potable water demand of 33,938 AF during FY 2010-11, along with the corresponding service area population of approximately 159,946, were used to determine the Baseline GPCD. Subsequently, the actual demands for FY 2014-15 and FY 2019-20 were compared to the calculated population to obtain the recent GPCD which includes the water conservations measures which have been implemented (those demand management measures are described in Chapter 9). The “Water Supplies Contributing to Regional Self-Reliance" are also provided in Table C-3. The differences between the Baseline GPCD and the 2015 and 2020 GPCDs are effectively considered a demonstration of the reduced regional reliance on imported water supplies with the understanding that any potential increased demand by the City resulting from increased population could have been required from imported water supplies, absent the City’s new

water supplies which contribute to self-reliance. A similar methodology is used for the projected potable water demands (2020 UWMP Table 4-3) and populations (2020 UWMP Table 3-1).

Recycled Water Use

The City has also constructed infrastructure to deliver recycled water to its customers instead of continuing to use its potable water supplies. The historical recycled water demands for FY 2014-15 and FY 2019-20, along with the projected recycled water demands (from 2020 UWMP Table 4-3) are incorporated in Table C-1 and Table C-3. These quantities are in addition to the reduced demand resulting from decreased GPCD.

Recycled Water for Groundwater Replenishment

In 2000, the Chino Basin Watermaster developed the Chino Basin Optimum Basin Management Program (OBMP). As an integral part of the OBMP, Inland Empire Utilities Agency, Chino Basin Watermaster, Chino Basin Water Conservation District, and San Bernardino County Flood Control District implemented the Chino Basin Recycled Water Groundwater Recharge Program. This program was implemented to serve as a comprehensive water supply program to enhance local groundwater quality and to provide a source of reliable water for the Chino Basin through increased recharge of stormwater, imported water, and recycled water. Inland Empire Utilities Agency anticipates recharging as much as 16,000 AFY of recycled water. The recharged water hypothetically assigned to the City is based on the City's share (20.742%) of the Chino Basin's current Operating Safe Yield (131,000 AFY) multiplied by the amount of recycled water replenished and is shown on Table C-3. Therefore, the benefit to each producer in the Chino Basin is based on the proportional share of its anticipated production to the total Chino Basin production.

The decrease in GPCD and increase in recycled water use compared to the Baseline year has resulted in an overall decrease in regional reliance on imported water supplies.

As shown in Table C-4, the percentage of imported water supplies relative to the City's total supply has decreased, and is projected to decrease, from the percentage in the Baseline year.

Metropolitan Water District of Southern California

In addition, as the wholesale provider, the Metropolitan Water District of Southern California has included a detailed discussion regarding measurable reduction in Delta reliance in Appendix 11 for 2015 and 2020 as part of its 2015 Regional Urban Water Management Plan and 2020 Regional Urban Water Management Plan, respectively, and are also included in Attachment 1 below.

Inland Empire Utilities Agency

As the wholesale provider, IEUA has included a detailed discussion regarding measurable reduction in Delta reliance in Appendix G for 2015 and 2020 as part of its 2020 Regional Urban Water Management Plan, respectively, and is also included in Attachment 2 below.

2015 UWMP Appendix C

The information contained in this Appendix B is also intended to be a new Appendix C attached to the City of Ontario's 2015 UWMP consistent with WR P1 subsection (c)(1)(C) (Cal. Code Regs. tit. 23, § 5003). The City provided notice of the availability of the draft 2020 UWMP (including this Appendix B which will also be a new Appendix C to its 2015 UWMP) and WSCP and the public hearing to consider adoption of both plans and Appendix C to the 2015 UWMP in accordance with CWC Sections 10621(b) and 10642, and Government Code Section 6066, and Chapter 17.5 (starting with Section 7290) of Division 7 of Title 1 of the Government Code. The notice of availability of the documents was sent to the agencies, cities, and counties described in Section 10 of the UWMP. In addition, a public notice advertising the public hearing was published in the newspapers

during the weeks of June 1, 2021 and June 8, 2021. Copies of: (1) the notification letter sent to the agencies, cities, and counties, and (2) the notice published in the newspapers are included in the 2020 UWMP Appendix D.

Thus, this Appendix B to the City's 2020 UWMP, which was adopted with the City's 2020 UWMP, will also be recognized and treated as Appendix C to the City's 2015 UWMP. The City held the public hearing for the draft 2020 UWMP, draft WSCP, and draft Addendum (Appendix C) to the 2015 UWMP on June 15, 2021, at the City Council meeting. On June 15, 2021, the City Council determined that the 2020 UWMP and the WSCP accurately represent the water resources plan for the City's service area. The City Council determined that Appendix B to the 2020 UWMP and Addendum (Appendix C) to the 2015 UWMP includes all the elements described in Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (Cal. Code Regs. tit. 23, § 5003), which need to be included in a water supplier's UWMP to support a certification of consistency for a future covered action. As stated in Resolutions XXXX, XXXX, and XXXX the City Council adopted the 2020 UWMP, the WSCP, and Addendum (Appendix C) to the 2015 UWMP, respectively and authorized their submittal to the State of California. Copies of Resolution XXXX, XXXX, and XXXX are included in the 2020 UWMP Appendix R.

## Reduced Reliance Calculation - Ontario Municipal Utilities Company

**Table C-1: Optional Calculation of Water Use Efficiency -To be completed if Water Supplier does not specifically estimate Water Use Efficiency as a supply**

| Service Area Water Use Efficiency Demands (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands with Water Use Efficiency Accounted For | 39,681 | 41,226 | 39,921 | 52,550 | 58,513 | 63,838 | 73,668 | 73,668 |
| Non-Potable Water Demands | 5,743 | 8,098 | 7,812 | 12,168 | 13,465 | 14,762 | 16,059 | 16,059 |
| Potable Service Area Demands with Water Use Efficiency Accounted For | 33,938 | 33,128 | 32,109 | 40,382 | 45,048 | 49,076 | 57,609 | 57,609 |

| Total Service Area Population | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Population | 159,946 | 168,777 | 178,409 | 232,583 | 266,339 | 300,095 | 362,903 | 362,903 |

| Water Use Efficiency Since Baseline (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Per Capita Water Use (GPCD) | 189 | 175 | 161 | 155 | 151 | 146 | 142 | 142 |
| Change in Per Capita Water Use from Baseline (GPCD) | | (14) | (29) | (34) | (38) | (43) | (48) | (48) |
| Estimated Water Use Efficiency Since Baseline | | 2,684 | 5,746 | 8,969 | 11,465 | 14,599 | 19,393 | 19,393 |

**Table C-2: Calculation of Service Area Water Demands Without Water Use Efficiency**

| Total Service Area Water Demands (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands with Water Use Efficiency Accounted For | 39,681 | 41,226 | 39,921 | 52,550 | 58,513 | 63,838 | 73,668 | 73,668 |
| Reported Water Use Efficiency or Estimated Water Use Efficiency Since Baseline | - | 2,684 | 5,746 | 8,969 | 11,465 | 14,599 | 19,393 | 19,393 |
| Service Area Water Demands without Water Use Efficiency Accounted For | 39,681 | 43,910 | 45,667 | 61,518 | 69,978 | 78,437 | 93,061 | 93,061 |

**Table C-3: Calculation of Supplies Contributing to Regional Self-Reliance**

| Water Supplies Contributing to Regional Self-Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Water Use Efficiency | - | 2,684 | 5,746 | 8,969 | 11,465 | 14,599 | 19,393 | 19,393 |
| Water Recycling | 5,743 | 8,098 | 7,812 | 12,168 | 13,465 | 14,762 | 16,059 | 16,059 |
| Stormwater Capture and Use | | | | | | | | |
| Advanced Water Technologies | | | | | | | | |
| Conjunctive Use Projects | | | | | | | | |
| Local and Regional Water Supply and Storage Projects | | | | | | | | |
| Other Programs and Projects the Contribute to Regional Self-Reliance[1] | 1,306 | 2,248 | 2,775 | 2,702 | 2,843 | 3,085 | 3,371 | 3,371 |
| Water Supplies Contributing to Regional Self-Reliance | 7,049 | 13,030 | 16,334 | 23,839 | 27,773 | 32,446 | 38,823 | 38,823 |

| Service Area Water Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands without Water Use Efficiency Accounted For | 39,681 | 43,910 | 45,667 | 61,518 | 69,978 | 78,437 | 93,061 | 93,061 |

| Change in Regional Self Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Water Supplies Contributing to Regional Self-Reliance | 7,049 | 13,030 | 16,334 | 23,839 | 27,773 | 32,446 | 38,823 | 38,823 |
| Change in Water Supplies Contributing to Regional Self-Reliance | | 5,982 | 9,285 | 16,790 | 20,724 | 25,397 | 31,775 | 31,775 |

| Percent Change in Regional Self Reliance (As Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Percent of Water Supplies Contributing to Regional Self-Reliance | 17.8% | 29.7% | 35.8% | 38.8% | 39.7% | 41.4% | 41.7% | 41.7% |
| Change in Percent of Water Supplies Contributing to Regional Self-Reliance | | 11.9% | 18.0% | 21.0% | 21.9% | 23.6% | 24.0% | 24.0% |

**Table C-4: Calculation of Reliance on Water Supplies from the Delta Watershed**

| Water Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| CVP/SWP Contract Supplies | | | | | | | | |
| Delta/Delta Tributary Diversions | | | | | | | | |
| Transfers and Exchanges | | | | | | | | |
| Other Water Supplies from the Delta Watershed[2] | 9,824 | 10,703 | 6,513 | 11,000 | 13,000 | 15,000 | 17,000 | 17,000 |
| Total Water Supplies from the Delta Watershed | 9,824 | 10,703 | 6,513 | 11,000 | 13,000 | 15,000 | 17,000 | 17,000 |

| Service Area Water Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands without Water Use Efficiency Accounted For | 39,681 | 43,910 | 45,667 | 61,518 | 69,978 | 78,437 | 93,061 | 93,061 |

| Change in Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Water Supplies from the Delta Watershed | 9,824 | 10,703 | 6,513 | 11,000 | 13,000 | 15,000 | 17,000 | 17,000 |
| Change in Water Supplies from the Delta Watershed | | 879 | (3,311) | 1,176 | 3,176 | 5,176 | 7,176 | 7,176 |

| Percent Change in Supplies from the Delta Watershed (As a Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Percent of Water Supplies from the Delta Watershed | 24.8% | 24.4% | 14.3% | 17.9% | 18.6% | 19.1% | 18.3% | 18.3% |
| Change in Percent of Water Supplies from the Delta Watershed | | -0.4% | -10.5% | -6.9% | -6.2% | -5.6% | -6.5% | -6.5% |

Baseline Year is FY 2010-11

[1] Represents groundwater recharge of recycled water made by IEUA within the Chino Basin. Groundwater recharge by IEUA is projected to range from 13,000 AFY to 16,000 AFY through 2045. Water supply available to OMUC is based on OMUC's share of the Safe Yield (20.742%).

[2] Represents imported untreated water from Water Facilities Authority/Inland Empire Utilities Agency

# APPENDIX B
# ATTACHMENT 1

- **Infeasibility of Accounting Supplies from the Delta Watershed for Metropolitan's Member Agencies and their Customers**

- **Appendix 11 Addendum to the Metropolitan Water District of Southern California's 2015 Urban Water Management Plan**

- **Appendix 11 "Quantifying Regional Self-Reliance and Reliance on Water Supplies from the Delta Watershed", Metropolitan Water District of Southern California's 2020 Urban Water Management Plan**

# Infeasibility of Accounting Supplies from the Delta Watershed for Metropolitan's Member Agencies and their Customers

Metropolitan's service area, as a whole, reduces reliance on the Delta through investments in non-Delta water supplies, local water supplies, and regional and local demand management measures. Metropolitan's member agencies coordinate reliance on the Delta through their membership in Metropolitan, a regional cooperative providing wholesale water service to its 26 member agencies. Accordingly, regional reliance on the Delta can only be measured regionally—not by individual Metropolitan member agencies and not by the customers of those member agencies.

Metropolitan's member agencies, and those agencies' customers, indirectly reduce reliance on the Delta through their collective efforts as a cooperative. Metropolitan's member agencies do not control the amount of Delta water they receive from Metropolitan. Metropolitan manages a statewide integrated conveyance system consisting of its participation in the State Water Project (SWP), its Colorado River Aqueduct (CRA) including Colorado River water resources, programs and water exchanges, and its regional storage portfolio. Along with the SWP, CRA, storage programs, and Metropolitan's conveyance and distribution facilities, demand management programs increase the future reliability of water resources for the region. In addition, demand management programs provide system-wide benefits by decreasing the demand for imported water, which helps to decrease the burden on the district's infrastructure and reduce system costs, and free up conveyance capacity to the benefit of all member agencies.

Metropolitan's costs are funded almost entirely from its service area, with the exception of grants and other assistance from government programs. Most of Metropolitan's revenues are collected directly from its member agencies. Properties within Metropolitan's service area pay a property tax that currently provides approximately 8 percent of the fiscal year 2021 annual budgeted revenues. The rest of Metropolitan's costs are funded through rates and charges paid by Metropolitan's member agencies for the wholesale services it provides to them.[1] Thus, Metropolitan's member agencies fund nearly all operations Metropolitan undertakes to reduce reliance on the Delta, including Colorado River Programs, storage facilities, Local Resources Programs and Conservation Programs within Metropolitan's service area.

Because of the integrated nature of Metropolitan's systems and operations, and the collective nature of Metropolitan's regional efforts, it is infeasible to quantify each of Metropolitan member agencies' individual reliance on the Delta. It is infeasible to attempt to segregate an entity and a system that were designed to work as an integrated regional cooperative.

In addition to the member agencies funding Metropolitan's regional efforts, they also invest in their own local programs to reduce their reliance on any imported water. Moreover, the customers of those member agencies may also invest in their own local programs to reduce water demand. However, to the extent those efforts result in reduction of demands on Metropolitan, that reduction does not equate to a like reduction of reliance on the Delta. Demands on Metropolitan are not commensurate with demands on the Delta because most of Metropolitan member agencies receive blended resources from

[1] A standby charge is collected from properties within the service areas of 21 of Metropolitan's 26 member agencies, ranging from $5 to $14.20 per acre annually, or per parcel if smaller than an acre. Standby charges go towards those member agencies' obligations to Metropolitan for the Readiness-to-Serve Charge. The total amount collected annually is approximately $43.8 million, approximately 2 percent of Metropolitan's fiscal year 2021 annual budgeted revenues.

Metropolitan as determined by Metropolitan—not the individual member agency—and for most member agencies, the blend varies from month-to-month and year-to-year due to hydrology, operational constraints, use of storage and other factors.

## Colorado River Programs

As a regional cooperative of member agencies, Metropolitan invests in programs to ensure the continued reliability and sustainability of Colorado River supplies. Metropolitan was established to obtain an allotment of Colorado River water, and its first mission was to construct and operate the CRA. The CRA consists of five pumping plants, 450 miles of high voltage power lines, one electric substation, four regulating reservoirs, and 242 miles of aqueducts, siphons, canals, conduits and pipelines terminating at Lake Mathews in Riverside County. Metropolitan owns, operates, and manages the CRA. Metropolitan is responsible for operating, maintaining, rehabilitating, and repairing the CRA, and is responsible for obtaining and scheduling energy resources adequate to power pumps at the CRA's five pumping stations.

Colorado River supplies include Metropolitan's basic Colorado River apportionment, along with supplies that result from existing and committed programs, including supplies from the Imperial Irrigation District (IID)-Metropolitan Conservation Program, the implementation of the Quantification Settlement Agreement (QSA) and related agreements, and the exchange agreement with San Diego County Water Authority (SDCWA). The QSA established the baseline water use for each of the agreement parties and facilitates the transfer of water from agricultural agencies to urban uses. Since the QSA, additional programs have been implemented to increase Metropolitan's CRA supplies. These include the PVID Land Management, Crop Rotation, and Water Supply Program, as well as the Lower Colorado River Water Supply Project. The 2007 Interim Guidelines provided for the coordinated operation of Lake Powell and Lake Mead, as well as the Intentionally Created Surplus (ICS) program that allows Metropolitan to store water in Lake Mead.

## Storage Investments/Facilities

Surface and groundwater storage are critical elements of Southern California's water resources strategy and help Metropolitan reduce its reliance on the Delta. Because California experiences dramatic swings in weather and hydrology, storage is important to regulate those swings and mitigate possible supply shortages. Surface and groundwater storage provide a means of storing water during normal and wet years for later use during dry years, when imported supplies are limited. The Metropolitan system, for purposes of meeting demands during times of shortage, regulating system flows, and ensuring system reliability in the event of a system outage, provides over 1,000,000 acre-feet of system storage capacity. Diamond Valley Lake provides 810,000 acre-feet of that storage capacity, effectively doubling Southern California's previous surface water storage capacity. Other existing imported water storage available to the region consists of Metropolitan's raw water reservoirs, a share of the SWP's raw water reservoirs in and near the service area, and the portion of the groundwater basins used for conjunctive-use storage.

Since the early twentieth century, DWR and Metropolitan have constructed surface water reservoirs to meet emergency, drought/seasonal, and regulatory water needs for Southern California. These reservoirs include Pyramid Lake, Castaic Lake, Elderberry Forebay, Silverwood Lake, Lake Perris, Lake Skinner, Lake Mathews, Live Oak Reservoir, Garvey Reservoir, Palos Verdes Reservoir, Orange County Reservoir, and Metropolitan's Diamond Valley Lake (DVL). Some reservoirs such as Live Oak Reservoir, Garvey Reservoir, Palos Verdes Reservoir, and Orange County Reservoir, which have a total combined capacity of about 3,500 AF, are used solely for regulating purposes. The total gross storage capacity for

the larger remaining reservoirs is 1,757,600 AF. However, not all of the gross storage capacity is available to Metropolitan; dead storage and storage allocated to others reduce the amount of storage that is available to Metropolitan to 1,665,200 AF.

Conjunctive use of the aquifers offers another important source of dry year supplies. Unused storage in Southern California groundwater basins can be used to optimize imported water supplies, and the development of groundwater storage projects allows effective management and regulation of the region's major imported supplies from the Colorado River and SWP. Over the years, Metropolitan has implemented conjunctive use through various programs in the service area; the following table lists the groundwater conjunctive use programs that have been developed in the region.

| Program | Metropolitan Agreement Partners | Program Term | Max Storage AF | Dry-Year Yield AF/Yr |
|---|---|---|---|---|
| Long Beach Conjunctive Use Storage Project (Central Basin) | Long Beach | June 2002-2027 | 13,000 | 4,300 |
| Foothill Area Groundwater Storage Program (Monkhill/ Raymond Basin) | Foothill MWD | February 2003-2028 | 9,000 | 3,000 |
| Orange County Groundwater Conjunctive Use Program | MWDOC<br>OCWD | June 2003-2028 | 66,000+ | 22,000 |
| Chino Basin Conjunctive Use Programs | IEUA<br>TVMWD<br>Watermaster | June 2003-2028 | 100,000 | 33,000 |
| Live Oak Basin Conjunctive Use Project (Six Basins) | TVMWD<br>City of La Verne | October 2002-2027 | 3,000 | 1,000 |
| City of Compton Conjunctive Use Project (Central Basin) | Compton | February 2005-2030 | 2,289 | 763 |
| Long Beach Conjunctive Use Program Expansion in Lakewood (Central Basin) | Long Beach | July 2005-2030 | 3,600 | 1,200 |
| Upper Claremont Basin Groundwater Storage Program (Six Basins) | TVMWD | Sept. 2005- 2030 | 3,000 | 1,000 |
| Elsinore Basin Conjunctive Use Storage Program | Western MWD<br>Elsinore Valley MWD | May 2008- 2033 | 12,000 | 4,000 |
| **TOTAL** | | | **211,889** | **70,263** |

## Metropolitan Demand Management Programs

Demand management costs are Metropolitan's expenditures for funding local water resource development programs and water conservation programs. These Demand Management Programs incentivize the development of local water supplies and the conservation of water to reduce the need to import water to deliver to Metropolitan's member agencies. These programs are implemented below the delivery points between Metropolitan's and its member agencies' distribution systems and, as such, do not add any water to Metropolitan's supplies. Rather, the effect of these downstream programs is to

produce a local supply of water for the local agencies and to reduce demands by member agencies for water imported through Metropolitan's system. The following discussions outline how Metropolitan funds local resources and conservation programs for the benefit of all of its member agencies and the entire Metropolitan service area. Notably, the history of demand management by Metropolitan's member agencies and the local agencies that purchase water from Metropolitan's members has spanned more than four decades. The significant history of the programs is another reason it would be difficult to attempt to assign a portion of such funding to any one individual member agency.

## Local Resources Programs

In 1982, Metropolitan began providing financial incentives to its member agencies to develop new local supplies to assist in meeting the region's water needs. Because of Metropolitan's regional distribution system, these programs benefit all member agencies regardless of project location because they help to increase regional water supply reliability, reduce demands for imported water supplies, decrease the burden on Metropolitan's infrastructure, reduce system costs and free up conveyance capacity to the benefit of all the agencies that rely on water from Metropolitan.

For example, the Groundwater Replenishment System (GWRS) operated by the Orange County Water District is the world's largest water purification system for indirect potable reuse. It was funded, in part, by Metropolitan's member agencies through the Local Resources Program. Annually, the GWRS produces approximately 103,000 acre-feet of reliable, locally controlled, drought-proof supply of high-quality water to recharge the Orange County Groundwater Basin and protect it from seawater intrusion. The GWRS is a premier example of a regional project that significantly reduced the need to utilize imported water for groundwater replenishment in Metropolitan's service area, increasing regional and local supply reliability and reducing the region's reliance on imported supplies, including supplies from the State Water Project.

Metropolitan's local resource programs have evolved through the years to better assist Metropolitan's member agencies in increasing local supply production. The following is a description and history of the local supply incentive programs.

### *Local Projects Program*

In 1982, Metropolitan initiated the Local Projects Program (LPP), which provided funding to member agencies to facilitate the development of recycled water projects. Under this approach, Metropolitan contributed a negotiated up-front funding amount to help finance project capital costs. Participating member agencies were obligated to reimburse Metropolitan over time. In 1986, the LPP was revised, changing the up-front funding approach to an incentive-based approach. Metropolitan contributed an amount equal to the avoided State Water Project pumping costs for each acre-foot of recycled water delivered to end-use consumers. This funding incentive was based on the premise that local projects resulted in the reduction of water imported from the Delta and the associated pumping cost. The incentive amount varied from year to year depending on the actual variable power cost paid for State Water Project imports. In 1990, Metropolitan's Board increased the LPP contribution to a fixed rate of $154 per acre-foot, which was calculated based on Metropolitan's avoided capital and operational costs to convey, treat, and distribute water, and included considerations of reliability and service area demands.

### *Groundwater Recovery Program*

The drought of the early 1990s sparked the need to develop additional local water resources, aside from recycled water, to meet regional demand and increase regional water supply reliability. In 1991, Metropolitan conducted the Brackish Groundwater Reclamation Study which determined that large

amounts of degraded groundwater in the region were not being utilized. Subsequently, the Groundwater Recovery Program (GRP) was established to assist the recovery of otherwise unusable groundwater degraded by minerals and other contaminants, provide access to the storage assets of the degraded groundwater, and maintain the quality of groundwater resources by reducing the spread of degraded plumes.

### *Local Resources Program*

In 1995, Metropolitan's Board adopted the Local Resources Program (LRP), which combined the LPP and GRP into one program. The Board allowed for existing LPP agreements with a fixed incentive rate to convert to the sliding scale up to $250 per acre-foot, similar to GRP incentive terms. Those agreements that were converted to LRP are known as "LRP Conversions."

### *Competitive Local Projects Program*

In 1998, the Competitive Local Resources Program (Competitive Program) was established. The Competitive Program encouraged the development of recycled water and recovered groundwater through a process that emphasized cost-efficiency to Metropolitan, timing new production according to regional need while minimizing program administration cost. Under the Competitive Program, agencies requested an incentive rate up to $250 per acre-foot of production over 25 years under a Request for Proposals (RFP) for the development of up to 53,000 acre-feet per year of new water recycling and groundwater recovery projects. In 2003, a second RFP was issued for the development of an additional 65,000 acre-feet of new recycled water and recovered groundwater projects through the LRP.

### *Seawater Desalination Program*

Metropolitan established the Seawater Desalination Program (SDP) in 2001 to provide financial incentives to member agencies for the development of seawater desalination projects. In 2014, seawater desalination projects became eligible for funding under the LRP, and the SDP was ended.

### *2007 Local Resources Program*

In 2006, a task force comprised of member agency representatives was formed to identify and recommend program improvements to the LRP. As a result of the task force process, the 2007 LRP was established with a goal of 174,000 acre-feet per year of additional local water resource development. The new program allowed for an open application process and eliminated the previous competitive process. This program offered sliding scale incentives of up to $250 per acre-foot, calculated annually based on a member agency's actual local resource project costs exceeding Metropolitan's prevailing water rate.

### *2014 Local Resources Program*

A series of workgroup meetings with member agencies was held to identify the reasons why there was a lack of new LRP applications coming into the program. The main constraint identified by the member agencies was that the $250 per acre-foot was not providing enough of an incentive for developing new projects due to higher construction costs to meet water quality requirements and to develop the infrastructure to reach end-use consumers located further from treatment plants. As a result, in 2014, the Board authorized an increase in the maximum incentive amount, provided alternative payment structures, included onsite retrofit costs and reimbursable services as part of the LRP, and added eligibility for seawater desalination projects. The current LRP incentive payment options are structured as follows:

- Option 1 – Sliding scale incentive up to $340/AF for a 25-year agreement term
- Option 2 – Sliding scale incentive up to $475/AF for a 15-year agreement term
- Option 3 – Fixed incentive up to $305/AF for a 25-year agreement term

### *On-site Retrofit Programs*

In 2014, Metropolitan's Board also approved the On-site Retrofit Pilot Program which provided financial incentives to public or private entities toward the cost of small-scale improvements to their existing irrigation and industrial systems to allow connection to existing recycled water pipelines. The On-site Retrofit Pilot Program helped reduce recycled water retrofit costs to the end-use consumer which is a key constraint that limited recycled water LRP projects from reaching full production capacity. The program incentive was equal to the actual eligible costs of the on-site retrofit, or $975 per acre-foot of up-front cost, which equates to $195 per acre-foot for an estimated five years of water savings ($195/AF x 5 years) multiplied by the average annual water use in previous three years, whichever is less. The Pilot Program lasted two years and was successful in meeting its goal of accelerating the use of recycled water.

In 2016, Metropolitan's Board authorized the On-site Retrofit Program (ORP), with an additional budget of $10 million. This program encompassed lessons learned from the Pilot Program and feedback from member agencies to make the program more streamlined and improve its efficiency. As of fiscal year 2019/20, the ORP has successfully converted 440 sites, increasing the use of recycled water by 12,691 acre-feet per year.

### *Stormwater Pilot Programs*

In 2019, Metropolitan's Board authorized both the Stormwater for Direct Use Pilot Program and a Stormwater for Recharge Pilot Program to study the feasibility of reusing stormwater to help meet regional demands in Southern California. These pilot programs are intended to encourage the development, monitoring, and study of new and existing stormwater projects by providing financial incentives for their construction/retrofit and monitoring/reporting costs. These pilot programs will help evaluate the potential benefits delivered by stormwater capture projects and provide a basis for potential future funding approaches. Metropolitan's Board authorized a total of $12.5 million for the stormwater pilot programs ($5 million for the District Use Pilot and $7.5 million for the Recharge Pilot).

### *Current Status and Results of Metropolitan's Local Resource Programs*

Today, nearly one-half of the total recycled water and groundwater recovery production in the region has been developed with an incentive from one or more of Metropolitan's local resource programs. During fiscal year 2020, Metropolitan provided about $13 million for production of 71,000 acre-feet of recycled water for non-potable and indirect potable uses. Metropolitan provided about $4 million to support projects that produced about 50,000 acre-feet of recovered groundwater for municipal use. Since 1982, Metropolitan has invested $680 million to fund 85 recycled water projects and 27 groundwater recovery projects that have produced a cumulative total of about 4 million acre-feet.

## Conservation Programs

Metropolitan's regional conservation programs and approaches have a long history. Decades ago, Metropolitan recognized that demand management at the consumer level would be an important part of balancing regional supplies and demands. Water conservation efforts were seen as a way to reduce the need for imported supplies and offset the need to transport or store additional water into or within the Metropolitan service area. The actual conservation of water takes place at the retail consumer level. Regional conservation approaches have proven to be effective at reaching retail consumers throughout Metropolitan's service area and successfully implementing water saving devices, programs and practices. Through the pooling of funding by Metropolitan's member agencies, Metropolitan is able to engage in regional campaigns with wide-reaching impact. Regional investments in demand management programs, of which conservation is a key part along with local supply programs, benefit all member agencies regardless of project location. These programs help to increase regional water supply

reliability, reduce demands for imported water supplies, decrease the burden on Metropolitan's infrastructure, reduce system costs, and free up conveyance capacity to the benefit of all member agencies.

### *Incentive-Based Conservation Programs*

#### *Conservation Credits Program*

In 1988, Metropolitan's Board approved the Water Conservation Credits Program (Credits Program). The Credits Program is similar in concept to the Local Projects Program (LPP). The purpose of the Credits Program is to encourage local water agencies to implement effective water conservation projects through the use of financial incentives. The Credits Program provides financial assistance for water conservation projects that reduce demands on Metropolitan's imported water supplies and require Metropolitan's assistance to be financially feasible.

Initially, the Credits Program provided 50 percent of a member agency's program cost, up to a maximum of $75 per acre-foot of estimated water savings. The $75 Base Conservation Rate was established based Metropolitan's avoided cost of pumping SWP supplies. The Base Conservation Rate has been revisited by Metropolitan's Board and revised twice since 1988, from $75 to $154 per acre-foot in 1990 and from $154 to $195 per acre-foot in 2005.

In fiscal year 2020 Metropolitan processed more than 30,400 rebate applications totaling $18.9 million.

#### *Member Agency Administered Program*

Some member agencies also have unique programs within their service areas that provide local rebates that may differ from Metropolitan's regional program. Metropolitan continues to support these local efforts through a member agency administered funding program that adheres to the same funding guidelines as the Credits Program. The Member Agency Administered Program allows member agencies to receive funding for local conservation efforts that supplement, but do not duplicate, the rebates offered through Metropolitan's regional rebate program.

#### *Water Savings Incentive Program*

There are numerous commercial entities and industries within Metropolitan's service area that pursue unique savings opportunities that do not fall within the general rebate programs that Metropolitan provides. In 2012, Metropolitan designed the Water Savings Incentive Program (WSIP) to target these unique commercial and industrial projects. In addition to rebates for devices, under this program, Metropolitan provides financial incentives to businesses and industries that created their own custom water efficiency projects. Qualifying custom projects can receive funding for permanent water efficiency changes that result in reduced potable demand.

### *Non-Incentive Conservation Programs*

In addition to its incentive-based conservation programs, Metropolitan also undertakes additional efforts throughout its service area that help achieve water savings without the use of rebates. Metropolitan's non-incentive conservation efforts include:

- residential and professional water efficient landscape training classes
- water audits for large landscapes
- research, development and studies of new water saving technologies
- advertising and outreach campaigns
- community outreach and education programs
- advocacy for legislation, codes, and standards that lead to increased water savings

### *Current Status and Results of Metropolitan's Conservation Programs*

Since 1990, Metropolitan has invested $824 million in conservation rebates that have resulted in a cumulative savings of 3.27 million acre-feet of water. These investments include $450 million in turf removal and other rebates during the last drought which resulted in 175 million square feet of lawn turf removed. During fiscal year 2020, 1.06 million acre-feet of water is estimated to have been conserved. This annual total includes Metropolitan's Conservation Credits Program; code-based conservation achieved through Metropolitan-sponsored legislation; building plumbing codes and ordinances; reduced consumption resulting from changes in water pricing; and pre-1990 device retrofits.

## Infeasibility of Accounting Regional Investments in Reduced Reliance Below the Regional Level

The accounting of regional investments that contribute to reduced reliance on supplies from the Delta watershed is straightforward to calculate and report at the regional aggregate level. However, any similar accounting is infeasible for the individual member agencies or their customers. As described above, the region (through Metropolitan) makes significant investments in projects, programs and other resources that reduce reliance on the Delta. In fact, all of Metropolitan's investments in Colorado River supplies, groundwater and surface storage, local resources development and demand management measures that reduce reliance on the Delta are collectively funded by revenues generated from the member agencies through rates and charges.

Metropolitan's revenues cannot be matched to the demands or supply production history of an individual agency, or consistently across the agencies within the service area. Each project or program funded by the region has a different online date, useful life, incentive rate and structure, and production schedule. It is infeasible to account for all these things over the life of each project or program and provide a nexus to each member agency's contributions to Metropolitan's revenue stream over time. Accounting at the regional level allows for the incorporation of the local supplies and water use efficiency programs done by member agencies and their customers through both the regional programs and through their own specific local programs. As shown above, despite the infeasibility of accounting reduced Delta reliance below the regional level, Metropolitan's member agencies and their customers have together made substantial contributions to the region's reduced reliance.

## References


http://www.mwdh2o.com/WhoWeAre/Board/Board-Meeting/Board%20Archives/2017/12-Dec/Reports/064863458.pdf

http://www.mwdh2o.com/PDF_About_Your_Water/Annual_Achievement_Report.pdf

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Link to Metropolitan's 2020 UWMP once final

# Appendix 11

## Addendum to
## The Metropolitan Water District of Southern California's
## 2015 Urban Water Management Plan

# Quantifying Regional Self-Reliance and Reduced Reliance on Water Supplies from the Delta Watershed

**(Draft May 2021)**

# Appendix 11
# METROPOLITAN'S REDUCED DELTA RELIANCE REPORTING
## Addendum to Metropolitan's 2015 Urban Water Management Plan

### A.11.1 Background

Under the Sacramento-San Joaquin Delta Reform Act of 2009, state and local public agencies proposing a covered action in the Delta,[1] prior to initiating the implementation of that action, must prepare a written certification of consistency with detailed findings as to whether the covered action is consistent with applicable Delta Plan policies and submit that certification to the Delta Stewardship Council.[2] Anyone may appeal a certification of consistency, and if the Delta Stewardship Council grants the appeal, the covered action may not be implemented until the agency proposing the covered action submits a revised certification of consistency, and either no appeal is filed, or the Delta Stewardship Council denies the subsequent appeal.[3]

An urban water supplier that anticipates participating in or receiving water from a proposed covered action such as a multi-year water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Delta should provide information in their 2015 and 2020 Urban Water Management Plans (UWMPs) that can then be used in the covered action process to demonstrate consistency with Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (WR P1).[4]

WR P1 details what is needed for a covered action to demonstrate consistency with reduced reliance on the Delta and improved regional self-reliance. WR P1 subsection (a) states that:

*(a) Water shall not be exported from, transferred through, or used in the Delta if all of the following apply:*

> *(1) One or more water suppliers that would receive water as a result of the export, transfer, or use have failed to adequately contribute to reduced reliance on the Delta and improved regional self-reliance consistent with all of the requirements listed in paragraph (1) of subsection (c);*
>
> *(2) That failure has significantly caused the need for the export, transfer, or use; and*
>
> *(3) The export, transfer, or use would have a significant adverse environmental impact in the Delta.*

WR P1 subsection (c)(1) further defines what adequately contributing to reduced reliance on the Delta means in terms of (a)(1) above.

*(c)(1) Water suppliers that have done all the following are contributing to reduced reliance on the Delta and improved regional self-reliance and are therefore consistent with this policy:*

> *(A) Completed a current Urban or Agricultural Water Management Plan (Plan) which has been reviewed by the California Department of Water Resources for compliance with the applicable requirements of Water Code Division 6, Parts 2.55, 2.6, and 2.8;*

[1] Water Code, § 85057.5; Cal. Code Regs. tit. 23, § 5001.
[2] Water Code, § 85225; Delta Plan, App. D.
[3] Water Code, §§ 85225.10-85225.25; Delta Plan, App. D.
[4] Cal. Code Regs., tit. 23, § 5003.

> *(B) Identified, evaluated, and commenced implementation, consistent with the implementation schedule set forth in the Plan, of all programs and projects included in the Plan that are locally cost effective and technically feasible which reduce reliance on the Delta; and*
>
> *(C) Included in the Plan, commencing in 2015, the expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance. The expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance shall be reported in the Plan as the reduction in the amount of water used, or in the percentage of water used, from the Delta watershed. For the purposes of reporting, water efficiency is considered a new source of water supply, consistent with Water Code section 1011(a).*

The analysis and documentation provided below include all of the elements described in WR P1(c)(1) that need to be included in a water supplier's UWMP to support a certification of consistency for a future covered action.

### A.11.2 Summary of Expected Outcomes for Reduced Reliance on the Delta

As stated in WR P1(c)(1)(C), the policy requires that, commencing in 2015, UWMPs include expected outcomes for measurable reduction in Delta reliance and improved regional self-reliance. WR P1 further states that those outcomes shall be reported in the UWMP as the reduction in the amount of water used, or in the percentage of water used, from the Delta.

The expected outcomes for Metropolitan's Delta reliance and regional self-reliance were developed using the approach and guidance described in Appendix C of DWR's Urban Water Management Plan Guidebook 2020 (Guidebook Appendix C) issued in March 2021.

The data used in this analysis represent the total regional efforts of Metropolitan and its member agencies and their customers (many of them, retail agencies) and were developed in conjunction with Metropolitan's member agencies as part of the UWMP coordination process as described in Section 5 of Metropolitan's UWMP. In accordance with UMWP requirements, Metropolitan's member agencies and their customers (many of them, retail agencies) also report demands and supplies for their service areas in their respective UWMPs. The data reported by those agencies are not additive to the regional totals shown in Metropolitan's UWMP; rather, their reporting represents subtotals of the regional total and should be considered as such for the purposes of determining reduced reliance on the Delta.

While the demands that Metropolitan's member agencies and their customers report in their UWMPs are a good reflection of the demands in their respective service areas, they do not adequately represent each water supplier's contributions to reduced reliance on the Delta. In order to calculate and report their reliance on water supplies from the Delta watershed, water suppliers that receive water from the Delta through other regional or wholesale water suppliers would need to determine the amount of Delta water that they receive from the regional or wholesale supplier. Two specific pieces of information are needed to accomplish this: first is the quantity of demands on the regional or wholesale water supplier that accurately reflect a supplier's contributions to reduced reliance on the Delta, and second is the quantity of a supplier's demands on the regional or wholesale water supplier that are met by supplies from the Delta watershed.

For water suppliers that make investments in regional projects or programs it may be infeasible to quantify their demands on the regional or wholesale water supplier in a way that accurately reflects their individual contributions to reduced reliance on the Delta. Due to the extensive, long-standing and successful implementation of regional demand management and local resource

incentive programs in Metropolitan's service area, this infeasibility holds true for Metropolitan's members as well their customers. For Metropolitan's service area, reduced reliance on supplies from the Delta watershed can only be accurately accounted at the regional level, as is demonstrated in this analysis.

The following provides a summary of the near-term (2025) and long-term (2045) expected outcomes for Metropolitan's Delta reliance and regional self-reliance. The results show that as a region, Metropolitan and its members as well as their customers are measurably reducing reliance on the Delta and improving regional self-reliance, both as an amount of water used and as a percentage of water used.

*Expected Outcomes for Regional Self-Reliance*

- Near-term (2025) – Normal water year regional self-reliance is expected to increase by 813 TAF from the 2010 baseline; this represents an increase of almost 25 percent of 2025 normal water year retail demands (Table A.11-2).
- Long-term (2045) – Normal water year regional self-reliance is expected to increase by more than 1.28 MAF from the 2010 baseline, this represents an increase of more than 25 percent of 2045 normal water year retail demands (Table A.11-2).

*Expected Outcomes for Reduced Reliance on Supplies from the Delta Watershed*

- Near-term (2025) – Normal water year reliance on supplies from the Delta watershed decreased by 301 TAF from the 2010 baseline, this represents a decrease of 3 percent of 2025 normal water year retail demands (Table A.11-3).
- Long-term (2045) – Normal water year reliance on supplies from the Delta watershed decreased by 314 TAF from the 2010 baseline, this represents a decrease of just over 5 percent of 2045 normal water year retail demands (Table A.11-3).

## A11.3 Demonstration of Reduced Reliance on the Delta

The methodology used to determine Metropolitan's reduced Delta reliance and improved regional self-reliance is consistent with the approach detailed in DWR's UWMP Guidebook Appendix C, including the use of narrative justifications for the accounting of supplies and the documentation of specific data sources. Some of the key assumptions underlying Metropolitan's demonstration of reduced reliance include:

- All data were obtained from the current 2020 UWMP or previously adopted UWMPs and represent average or normal water year conditions.
- All analyses were conducted at the service area level, and all data reflect the total contributions of Metropolitan and its members as well as their customers.
- No projects or programs that are described in the UWMPs as "Projects Under Development" were included in the accounting of supplies.

*Baseline and Expected Outcomes*

In order to calculate the expected outcomes for measurable reduction in Delta reliance and improved regional self-reliance, a baseline is needed to compare against. This analysis uses a normal water year representation of 2010 as the baseline, which is consistent with the approach described in the Guidebook Appendix C. Data for the 2010 baseline were taken from Metropolitan's 2005 UWMP as the UWMPs generally do not provide normal water year data for the year that they are adopted (i.e., 2005 UWMP forecasts begin in 2010, 2010 UWMP forecasts begin in 2015, and so on).

Consistent with the 2010 baseline data approach, the expected outcomes for reduced Delta reliance and improved regional self-reliance for 2015 and 2020 were taken from Metropolitan's 2010 and 2015 UWMPs respectively. Expected outcomes for 2025-2045 are from the current 2020 UWMP. Documentation of the specific data sources and assumptions are included in the discussions below.

### *Service Area Demands without Water Use Efficiency*

In alignment with the Guidebook Appendix C, this analysis uses normal water year demands, rather than normal water year supplies to calculate expected outcomes in terms of the percentage of water used. Using normal water year demands serves as a proxy for the amount of supplies that would be used in a normal water year, which helps alleviate issues associated with how supply capability is presented to fulfill requirements of the Act versus how supplies might be accounted for to demonstrate consistency with WR P1.

Because WR P1 considers water use efficiency savings a source of water supply, water suppliers such as Metropolitan that explicitly calculate and report water use efficiency savings in their UWMP will need to make an adjustment to properly reflect normal water year demands in the calculation of reduced reliance. As explained in the Guidebook Appendix C, water use efficiency savings must be added back to the normal year demands to represent demands without water use efficiency savings accounted for; otherwise the effect of water use efficiency savings on regional self-reliance would be overestimated. Table A.11-1 shows the results of this adjustment for Metropolitan. Supporting narratives and documentation for all of the data shown in Table A.11-1 are provided below.

**Table A.11-1**
**Demands without Water Use Efficiency Accounted For**

| Total Service Area Water Demands (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Service Area Demands with Water Use Efficiency Accounted For | 4,628,000 | 4,563,000 | 4,163,000 | 3,763,000 | 3,821,000 | 3,893,000 | 3,936,000 | 3,985,000 |
| Reported Water Use Efficiency | 865,000 | 936,000 | 1,056,000 | 1,162,000 | 1,211,000 | 1,263,000 | 1,325,000 | 1,389,000 |
| **Service Area Demands without Water Use Efficiency Accounted For** | **5,493,000** | **5,499,000** | **5,219,000** | **4,925,000** | **5,032,000** | **5,156,000** | **5,261,000** | **5,374,000** |

*Service Area Demands without Water Use Efficiency*

The service area demands shown in Table A.11-1 represent the total retail water demands for Metropolitan's service area and include municipal and industrial demands, agricultural demands, seawater barrier demands, and storage replenishment demands. These demand types and the modeling methodologies used to calculate them are described in Section 2.2 and Appendix 1 of Metropolitan's UWMP.

*Water Use Efficiency*

The water use efficiency numbers shown in Table A.11-1 represent the total water use efficiency savings (conservation) for Metropolitan's region, including savings from active, code-based, price-effect and pre-1990 sources. These sources of water use efficiency and the methodologies used to calculate them are described in Section 2.2, Section 3.4, Section 3.7 and Appendix 1 of Metropolitan's UWMP.

The demand and water use efficiency data shown in Table A.11-1 were collected from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table 2-6: Metropolitan Regional Water Demand Average Year
- 2015 values – Metropolitan's 2010 UWMP, Table 2-8: Metropolitan Regional Water Demands Average Year
- 2020 values – Metropolitan's 2015 UWMP, Table 2-3: Metropolitan Regional Water Demands Average Year
- 2025-2045 values – Metropolitan's 2020 UWMP, Table 2-3: Metropolitan Regional Water Demands Normal Water Year

### *Supplies Contributing to Regional Self-Reliance*

For a covered action to demonstrate consistency with the Delta Plan, WR P1 subsection (c)(1)(C) states that water suppliers must report the expected outcomes for measurable improvement in regional self-reliance. Table A.11-2 shows expected outcomes for supplies contributing to regional self-reliance both in amount and as a percentage. The numbers shown in Table A.11-2 represent efforts to improve regional self-reliance for Metropolitan's entire service area and include the total contributions of Metropolitan and its members as well as their customers. Supporting narratives and documentation for the all of the data shown in Table A.11-2 are provided below.

The results shown in Table A.11-2 demonstrate that Metropolitan's service area is measurably improving its regional self-reliance. In the near-term (2025), the expected outcome for normal water year regional self-reliance increases by 747 TAF from the 2010 baseline; this represents an increase of about 23 percent of 2025 normal water year retail demands. In the long-term (2045), normal water year regional self-reliance is expected to increase by more than 1.2 MAF from the 2010 baseline; this represents an increase of 25 percent of 2045 normal water year retail demands.

**Table A.11-2**
**Supplies Contributing to Regional Self-Reliance**

| Water Supplies Contributing to Regional Self-Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Water Use Efficiency | 865,000 | 936,000 | 1,056,000 | 1,162,000 | 1,211,000 | 1,263,000 | 1,325,000 | 1,389,000 |
| Water Recycling | 316,000 | 348,000 | 436,000 | 550,000 | 613,000 | 687,000 | 698,000 | 706,000 |
| Stormwater Capture and Use | 100,000 | 103,000 | 110,000 | 80,000 | 82,000 | 82,000 | 82,000 | 82,000 |
| Advanced Water Technologies | 111,000 | 101,000 | 194,000 | 194,000 | 208,000 | 209,000 | 209,000 | 210,000 |
| Conjunctive Use Projects | 1,416,000 | 1,429,000 | 1,303,000 | 1,255,000 | 1,273,000 | 1,296,000 | 1,311,000 | 1,326,000 |
| Local and Regional Water Supply and Storage Projects | 252,000 | 224,000 | 261,000 | 257,000 | 257,000 | 258,000 | 258,000 | 258,000 |
| Other Programs and Projects that Contribute to Regional Self-Reliance | 875,000 | 1,250,000 | 1,200,000 | 1,250,000 | 1,250,000 | 1,250,000 | 1,250,000 | 1,250,000 |
| **Water Supplies Contributing to Regional Self-Reliance** | **3,935,000** | **4,391,000** | **4,560,000** | **4,748,000** | **4,894,000** | **5,045,000** | **5,133,000** | **5,221,000** |

| Service Area Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Service Area Demands without Water Use Efficiency Accounted For | 5,493,000 | 5,499,000 | 5,219,000 | 4,925,000 | 5,032,000 | 5,156,000 | 5,261,000 | 5,374,000 |

| Change in Regional Self Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Water Supplies Contributing to Regional Self-Reliance | 3,935,000 | 4,391,000 | 4,560,000 | 4,748,000 | 4,894,000 | 5,045,000 | 5,133,000 | 5,221,000 |
| **Change in Supplies Contributing to Regional Self-Reliance** | **NA** | **456,000** | **625,000** | **813,000** | **959,000** | **1,110,000** | **1,198,000** | **1,286,000** |

| Percent Change in Regional Self Reliance (As Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Percent of Supplies Contributing to Regional Self-Reliance | 71.6% | 79.9% | 87.4% | 96.4% | 97.3% | 97.8% | 97.6% | 97.2% |
| **Change in Percent of Supplies Contributing to Regional Self-Reliance** | **NA** | **8.2%** | **15.7%** | **24.8%** | **25.6%** | **26.2%** | **25.9%** | **25.5%** |

*Water Use Efficiency*

The water use efficiency information shown in Table A.11-2 is taken directly from Table A.11-1 above.

*Water Recycling*

The water recycling values shown in Table A.11-2 reflect the total recycled water production in Metropolitan's service area as described in Section 3.5 and Appendix 2 of Metropolitan's UWMP.

*Stormwater Capture and Use*

The stormwater capture and use data shown in Table A.11-2 include supplies from local surface water production as described in Section 1.4 and Appendix 2 of Metropolitan's UWMP.

These values do not include production from regional storage reservoirs; storage in these reservoirs is comprised of previously stored water from sources already reflected in Tables A.11-2 and A.11-3. These regional storage resources are generally used to provide additional regional self-reliance in dry years, which is not reflected in this normal water year analysis. The regional storage reservoirs and their yields are described in Section 3.6, Appendix 2 and Appendix 3 of Metropolitan's UWMP.

The stormwater capture and use values shown in Table A.11-2 also do not include stormwater capture that is used to recharge local groundwater basins. Stormwater capture for groundwater recharge supports production of groundwater in the region, and for the purposes of this analysis that production is already captured in Table A.11-2 under conjunctive use projects.

*Advanced Water Technologies*

The advanced water technologies data shown in Table A.11-2 include total groundwater recovery and seawater desalination production in Metropolitan's service area as described in Section 3.5 and Appendix 2 of Metropolitan's UWMP.

*Conjunctive Use Projects*

The values for conjunctive use projects shown in Table A.11-2 represent total groundwater production in the region as described in Section 1.4 and Appendix 2 of Metropolitan's UWMP.

The conjunctive use projects numbers shown in Table A.11-2 do not include production from regional groundwater conjunctive use programs. As described in the stormwater capture and use discussion above, these regional storage programs rely on previously stored water from sources already reflected in Tables A.11-2 and A.11-3 and are generally used to provide additional regional self-reliance in dry-years. The regional groundwater conjunctive use programs and their yields are described in Section 3.6 and Appendix 3.

*Local and Regional Water Supply and Storage Programs*

The data for local and regional water supply and storage programs shown in Table A.11-2 include supplies from the Los Angeles Aqueduct. This supply is described in Section 1.4 and Appendix 2 of Metropolitan's UWMP.

The local and regional supply numbers shown in Table A.11-2, except for "Other Programs and Projects that Contribute to Regional Self-Reliance" which is discussed below, were obtained from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table 2-6: Metropolitan Regional Water Demand Average Year

- 2015 values – Metropolitan's 2010 UWMP, Table 2-8: Metropolitan Regional Water Demands Average Year
- 2020 values – Metropolitan's 2015 UWMP, Table 2-3: Metropolitan Regional Water Demands Average Year
- 2025-2045 values – Metropolitan's 2020 UWMP, Table 2-3: Metropolitan Regional Water Demands Normal Water Year

*Other Programs and Projects that Contribute to Regional Self-Reliance*

Other programs and projects that contribute to regional self-reliance shown in Table A.11-2 include current programs from the Colorado River Aqueduct. Colorado River supplies include Metropolitan's basic Colorado River apportionment, as well as supplies that result from existing and committed programs, including those from the IID-MWD Conservation Program, the implementation of the Quantification Settlement Agreement (QSA), related agreements, and the exchange agreement with SDCWA. Colorado River Aqueduct supplies and programs are described in Section 3.1 and Appendix 3 of Metropolitan's UWMP.

The values shown in Table A.11-2 for other programs and projects that contribute to regional self-reliance come from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table A.3-7: Maximum Expected Colorado River Aqueduct Deliveries Year 2010 (Average Year)
- 2015 values – Metropolitan's 2010 UWMP, Table A.3-7: Maximum Expected Colorado River Aqueduct Deliveries Year 2015 (Average Year)
- 2020 values – Metropolitan's 2015 UWMP, Table A.3-7: Maximum Expected Colorado River Aqueduct Deliveries Year 2020 (Average Year)
- 2025-2045 values – Metropolitan's 2020 UWMP, Table A.3-7: Maximum Expected Colorado River Aqueduct Deliveries Years 2025, 2030, 2035, 2040, 2045 (Normal Water Year)

### *Reliance on Water Supplies from the Delta Watershed*

In order for a covered action to demonstrate consistency with the Delta Plan, WR P1 subsection (c)(1)(C) requires that water suppliers report the expected outcomes for measurable reductions in supplies from the Delta watershed either as an amount or as a percentage. This analysis provides both calculations. Based on the methodology described in Guidebook Appendix C, and consistent with the approach of this analysis in not including projects under development, this accounting does not include any supplies from potential future covered actions. Table A.11-3 shows the expected outcomes for reliance on supplies from the Delta watershed for Metropolitan's service area. Supporting narratives and documentation for the all of the data shown in Table A.11-3 are provided below.

The results shown in Table A.11-3 demonstrate that Metropolitan's service area is measurably reducing its Delta reliance. In the near-term (2025), the expected outcome for normal water year reliance on supplies from the Delta watershed decreased by 301 TAF from the 2010 baseline; this represents a decrease of 3 percent of 2025 normal water year retail demands. In the long-term (2045), normal water year reliance on supplies from the Delta watershed decreased by 314 TAF from the 2010 baseline; this represents a decrease of just over 5 percent of 2045 normal water year retail demands.

**Table A.11-3**
**Reliance on Water Supplies from the Delta Watershed**

| Water Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| CVP/SWP Contract Supplies | 1,472,000 | 1,029,000 | 984,000 | 1,133,000 | 1,130,000 | 1,128,000 | 1,126,000 | 1,126,000 |
| Delta/Delta Tributary Diversions | - | - | - | - | - | - | - | - |
| Transfers and Exchanges of Supplies from the Delta Watershed | 20,000 | 44,000 | 91,000 | 58,000 | 52,000 | 52,000 | 52,000 | 52,000 |
| Other Water Supplies from the Delta Watershed | - | - | - | - | - | - | - | - |
| **Total Water Supplies from the Delta Watershed** | **1,492,000** | **1,073,000** | **1,075,000** | **1,191,000** | **1,182,000** | **1,180,000** | **1,178,000** | **1,178,000** |

| Service Area Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Service Area Demands without Water Use Efficiency Accounted For | 5,493,000 | 5,499,000 | 5,219,000 | 4,925,000 | 5,032,000 | 5,156,000 | 5,261,000 | 5,374,000 |

| Change in Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Water Supplies from the Delta Watershed | 1,492,000 | 1,073,000 | 1,075,000 | 1,191,000 | 1,182,000 | 1,180,000 | 1,178,000 | 1,178,000 |
| **Change in Supplies from the Delta Watershed** | **NA** | **(419,000)** | **(417,000)** | **(301,000)** | **(310,000)** | **(312,000)** | **(314,000)** | **(314,000)** |

| Percent Change in Supplies from the Delta Watershed (As a Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Percent of Supplies from the Delta Watershed | 27.2% | 19.5% | 20.6% | 24.2% | 23.5% | 22.9% | 22.4% | 21.9% |
| **Change in Percent of Supplies from the Delta Watershed** | **NA** | **-7.6%** | **-6.6%** | **-3.0%** | **-3.7%** | **-4.3%** | **-4.8%** | **-5.2%** |

*CVP/SWP Contract Supplies*

The CVP/SWP contract supplies shown in Table A.11-3 include Metropolitan's SWP Table A and Article 21 supplies. These supplies are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

The values shown in Table A.11-3 do not include Desert Water Agency/Coachella Valley Water District SWP contract supplies. These supplies are exchanged with Desert Water Agency and Coachella Valley Water District for an equal amount of Colorado River water, which is reflected in the Colorado River Aqueduct supplies shown in Table A.11-2. In addition, Desert Water Agency and Coachella Valley Water District should include their SWP contract supplies in their own accountings of reduced reliance. Additional information on these exchange agreements can be found in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

These values also do not include supplies from San Luis Carryover storage or Central Valley storage programs because storage in these programs comprises previously stored water from sources already reflected in Table A.11-3. These storage programs are generally used to provide additional regional self-reliance in dry years, which is not reflected in this normal water year analysis. The Central Valley storage projects and their yields are described in Section 3.3, and Appendix 3. San Luis Carryover storage is described in Section 3.2 and Appendix 3.

*Transfers and Exchanges of Supplies from the Delta Watershed*

The transfers and exchanges of supplies from the Delta watershed shown in Table A.11-3 include supplies from the San Bernardino Valley MWD Program, Yuba River Accord Purchase Program, the San Gabriel Valley MWD Program, Irvine Ranch Water District Storage and Exchange Program, and other generic SWP and Central Valley transfers and exchanges. These programs are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

Supplies from the Delta Watershed shown in Table A.11-3 are from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table A.3-7: California Aqueduct Program Capabilities Year 2010 (Average Year)

- 2015 values – Metropolitan's 2010 UWMP, Table A.3-7: California Aqueduct Program Capabilities Year 2015 (Average Year)
- 2020 values – Metropolitan's 2015 UWMP, Table A.3-7: California Aqueduct Program Capabilities Year 2020 (Average Year)
- 2025-2045 values – Metropolitan's 2020 UWMP, Table A.3-7: California Aqueduct Program Capabilities Years 2025, 2030, 2035, 2040, 2045 (Normal Water Year)

### A.11.4 UWMP Implementation

In addition to the analysis and documentation described above, WR P1 subsection (c)(1)(B) requires that all programs and projects included in the UWMP that are locally cost-effective and technically feasible, which reduce reliance on the Delta, are identified, evaluated, and implemented consistent with the implementation schedule. WR P1 (c)(1)(B) states that:

> *(B) Identified, evaluated, and commenced implementation, consistent with the implementation schedule set forth in the Plan, of all programs and projects included in the Plan that are locally cost effective and technically feasible which reduce reliance on the Delta*[.]

In accordance with Water Code Section 10631(f), water suppliers must already include in their UWMP a detailed description of expected future projects and programs that they may implement to increase the amount of water supply available to them in normal and single-dry water years and for a period of drought lasting five consecutive years. The UWMP description must also identify specific projects, include a description of the increase in water supply that is expected to be available from each project, and include an estimate regarding the implementation timeline for each project or program.

Section 3 of Metropolitan's UWMP summarizes the implementation plan and continued progress in developing a diversified water portfolio to meet the region's water needs.

*Water Use Efficiency*

The water use efficiency numbers used in this analysis include the total water use efficiency savings (conservation) for the service area, including savings from active, code-based, price-effect and pre-1990 savings. The specific water use efficiency programs and their implementation are described in Section 3.4 of Metropolitan's UWMP.

*Water Recycling*

The water recycling values used in this analysis reflect the total recycled water production in Metropolitan's service area. Water recycling programs and implementation are discussed in Section 3.5 of Metropolitan's UWMP. In addition, individual project-level details are provided in Appendix 5.

*Stormwater Capture and Use*

The stormwater capture and use data used in this analysis include supplies from local surface water production. Local surface water production and its implementation are discussed in Appendix 2 of Metropolitan's UWMP.

*Advanced Water Technologies*

The advanced water technologies data used in this analysis include total groundwater recovery and seawater desalination production in Metropolitan's service. Groundwater recovery and seawater desalination programs and implementation are described in Section 3.5 of Metropolitan's UWMP. In addition, individual project-level details are provided in Appendix 5.

*Conjunctive Use Projects*

The values for conjunctive use projects used in this analysis represent total groundwater production in the region. Groundwater production and its implementation are discussed in Appendix 2 of Metropolitan's UWMP.

*Local and Regional Water Supply and Storage Programs*

The data for local and regional water supply and storage programs shown this analysis include supplies from the Los Angeles Aqueduct. This program and its implementation are described in Appendix 2 of Metropolitan's UWMP.

*Other Programs and Projects that Contribute to Regional Self-Reliance*

Other programs and projects that contribute to regional self-reliance used in this analysis include current programs from the Colorado River Aqueduct. Colorado River supplies include Metropolitan's basic Colorado River apportionment, as well as supplies that result from existing and committed programs, including those from the IID-MWD Conservation Program, the implementation of the Quantification Settlement Agreement (QSA), related agreements, and the exchange agreement with SDCWA. Colorado River Aqueduct programs and their implementation are described in Section 3.1 and Appendix 3 of Metropolitan's UWMP.

*CVP/SWP Contract Supplies*

The CVP/SWP contract supplies shown in this analysis include Metropolitan's SWP Table A and Article 21 supplies. These supplies and their implementation are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

*Transfers and Exchanges of Supplies from the Delta Watershed*

The transfers and exchanges of supplies from the Delta watershed shown in this analysis include supplies from the San Bernardino Valley MWD Program, Yuba River Accord Purchase Program, the San Gabriel Valley MWD Program, Irvine Ranch Water District Storage and Exchange Program, and other generic SWP and Central Valley transfers and exchanges. These programs and their implementation are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

### A.11.5 2015 UWMP Appendix 11

The information contained in this Appendix 11 is also intended to be a new Appendix 11 attached to Metropolitan's 2015 UWMP consistent with WR P1 subsection (c)(1)(C) (Cal. Code Regs. tit. 23, § 5003). Metropolitan provided notice of the availability of the draft 2020 UWMP (including this Appendix 11 which will also be a new Appendix 11 to its 2015 UWMP) and WSCP and the public hearing to consider adoption of both plans and Appendix 11 to the 2015 UWMP in accordance with CWC Sections 10621(b) and 10642, and Government Code Section 6066, and Chapter 17.5 (starting with Section 7290) of Division 7 of Title 1 of the Government Code. The public review drafts of the 2020 UWMP, Appendix 11 to the 2015 UWMP, and the WSCP were posted prominently on Metropolitan's website, mwdh2o.com, starting February 1, 2021, more than 60 days in advance of the public hearing on April 12, 2021. The notice of availability of the documents was sent to Metropolitan's member agencies, as well as cities and counties in Metropolitan's service area. In addition, a public notice advertising the public hearing in English and Spanish was published in 12 Southern California newspapers. The notification in English language newspapers was published on February 1 and 8, 2021. The notification was published on January 28-30, 2021 and February 1, 4-6, and 8, 2021 in Spanish language newspapers, satisfying the requirement for non-English language notification. Copies of: (1) the notification letter sent to the member agencies, cities and counties in Metropolitan's service area, and (2) the notice published in the newspapers are included in the 2020 UWMP Section 5. Thus, this Appendix 11 to Metropolitan's 2020 UWMP, which was adopted with Metropolitan's 2020 UWMP, will also be recognized and treated as Appendix 11 to Metropolitan's 2015 UWMP.

Metropolitan held the public hearing for the draft 2020 UWMP, draft Appendix 11 to the 2015 UWMP, and draft WSCP on April 12, 2021, at the Board's Water Planning and Stewardship Committee meeting, held online due to COVID-19 concerns. On May 11, 2021, Metropolitan's Board determined that the 2020 UWMP and the WSCP are consistent with the MWD Act and accurately represent the water resources plan for Metropolitan's service area. In addition, Metropolitan's Board determined that Appendix 11 to both the 2015 UWMP and the 2020 UWMP includes all of the elements described in Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (Cal. Code Regs. tit. 23, § 5003), which need to be included in a water supplier's UWMP to support a certification of consistency for a future covered action. As stated in Resolutions XXXX, XXXX, and XXXX, the Board adopted the 2020 UWMP, Appendix 11 to the 2015 UWMP, and the WSCP and authorized their submittal to the State of California. Copies of Resolutions XXXX, XXXX, and XXXX are included in the 2020 UWMP Section 5, and Resolution XXXX for the WSCP is attached to the WSCP as Attachment C. [NC1]

# Appendix 11

# Quantifying Regional Self-Reliance and Reduced Reliance on Water Supplies from the Delta

# Appendix 11
# METROPOLITAN'S
# REDUCED DELTA RELIANCE REPORTING

## A.11.1 Background

Under the Sacramento-San Joaquin Delta Reform Act of 2009, state and local public agencies proposing a covered action in the Delta,[1] prior to initiating the implementation of that action, must prepare a written certification of consistency with detailed findings as to whether the covered action is consistent with applicable Delta Plan policies and submit that certification to the Delta Stewardship Council.[2] Anyone may appeal a certification of consistency, and if the Delta Stewardship Council grants the appeal, the covered action may not be implemented until the agency proposing the covered action submits a revised certification of consistency, and either no appeal is filed, or the Delta Stewardship Council denies the subsequent appeal.[3]

An urban water supplier that anticipates participating in or receiving water from a proposed covered action such as a multi-year water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Delta should provide information in their 2015 and 2020 Urban Water Management Plans (UWMPs) that can then be used in the covered action process to demonstrate consistency with Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (WR P1).[4]

WR P1 details what is needed for a covered action to demonstrate consistency with reduced reliance on the Delta and improved regional self-reliance. WR P1 subsection (a) states that:

*(a) Water shall not be exported from, transferred through, or used in the Delta if all of the following apply:*

> *(1) One or more water suppliers that would receive water as a result of the export, transfer, or use have failed to adequately contribute to reduced reliance on the Delta and improved regional self-reliance consistent with all of the requirements listed in paragraph (1) of subsection (c);*
>
> *(2) That failure has significantly caused the need for the export, transfer, or use; and*
>
> *(3) The export, transfer, or use would have a significant adverse environmental impact in the Delta.*

WR P1 subsection (c)(1) further defines what adequately contributing to reduced reliance on the Delta means in terms of (a)(1) above.

*(c)(1) Water suppliers that have done all the following are contributing to reduced reliance on the Delta and improved regional self-reliance and are therefore consistent with this policy:*

> *(A) Completed a current Urban or Agricultural Water Management Plan (Plan) which has been reviewed by the California Department of Water Resources for compliance with the applicable requirements of Water Code Division 6, Parts 2.55, 2.6, and 2.8;*

[1] Water Code, § 85057.5; Cal. Code Regs. tit. 23, § 5001.
[2] Water Code, § 85225; Delta Plan, App. D.
[3] Water Code, §§ 85225.10-85225.25; Delta Plan, App. D.
[4] Cal. Code Regs., tit. 23, § 5003.

*(B) Identified, evaluated, and commenced implementation, consistent with the implementation schedule set forth in the Plan, of all programs and projects included in the Plan that are locally cost effective and technically feasible which reduce reliance on the Delta; and*

*(C) Included in the Plan, commencing in 2015, the expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance. The expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance shall be reported in the Plan as the reduction in the amount of water used, or in the percentage of water used, from the Delta watershed. For the purposes of reporting, water efficiency is considered a new source of water supply, consistent with Water Code section 1011(a).*

The analysis and documentation provided below include all of the elements described in WR P1(c)(1) that need to be included in a water supplier's UWMP to support a certification of consistency for a future covered action.

## A.11.2 Summary of Expected Outcomes for Reduced Reliance on the Delta

As stated in WR P1 =(c)(1)(C), the policy requires that, commencing in 2015, UWMPs include expected outcomes for measurable reduction in Delta reliance and improved regional self-reliance. WR P1 further states that those outcomes shall be reported in the UWMP as the reduction in the amount of water used, or in the percentage of water used, from the Delta.

The expected outcomes for Metropolitan's Delta reliance and regional self-reliance were developed using the approach and guidance described in Appendix C of DWR's Urban Water Management Plan Guidebook 2020 (Guidebook Appendix C) issued in December 2020. The data used in this analysis represent the total regional efforts of Metropolitan and its member agencies and subagencies and were developed in conjunction with Metropolitan's member agencies as part of the UWMP coordination process as described in Section 5 of Metropolitan's UWMP.

The following provides a summary of the near-term (2025) and long-term (2045) expected outcomes for Metropolitan's Delta reliance and regional self-reliance. The results show that as a region, Metropolitan and its member agencies are measurably reducing reliance on the Delta and improving regional self-reliance, both as an amount of water used and as a percentage of water used.

### *Expected Outcomes for Regional Self-Reliance*

- Near-term (2025) – Normal water year regional self-reliance is expected to increase by 583 TAF from the 2010 baseline; this represents an increase of about 26 percent of 2025 normal water year retail demands (Table A.11-2).
- Long-term (2045) – Normal water year regional self-reliance is expected to increase by more than 1 MAF from the 2010 baseline, this represents an increase of about 26 percent of 2045 normal water year retail demands (Table A.11-2).

### *Expected Outcomes for Reduced Reliance on Supplies from the Delta Watershed*

- Near-term (2025) – Normal water year reliance on supplies from the Delta watershed decreased by 375 TAF from the 2010 baseline, this represents a decrease of about 3 percent of 2025 normal water year retail demands (Table A.11-3).
- Long-term (2045) – Normal water year reliance on supplies from the Delta watershed

decreased by 490 TAF from the 2010 baseline, this represents a decrease of about 7.5 percent of 2045 normal water year retail demands (Table A.11-3).

## A11.3 Demonstration of Reduced Reliance on the Delta

The methodology used to determine Metropolitan's reduced Delta reliance and improved regional self-reliance is consistent with the approach detailed in DWR's UWMP Guidebook Appendix C, including the use of narrative justifications for the accounting of supplies and the documentation of specific data sources. Some of the key assumptions underlying Metropolitan's demonstration of reduced reliance include:

- All data were obtained from the current 2020 UWMP or previously adopted UWMPs and represent average or normal water year conditions.
- All analyses were conducted at the service area level, and all data reflect the total contributions of Metropolitan and its member agencies and subagencies.
- No projects or programs that are described in the UWMPs as "Projects Under Development" were included in the accounting of supplies.

### *Baseline and Expected Outcomes*

In order to calculate the expected outcomes for measurable reduction in Delta reliance and improved regional self-reliance, a baseline is needed to compare against. This analysis uses a normal water year representation of 2010 as the baseline, which is consistent with the approach described in the Guidebook Appendix C. Data for the 2010 baseline were taken from Metropolitan's 2005 UWMP as the UWMPs generally do not provide normal water year data for the year that they are adopted (i.e., 2005 UWMP forecasts begin in 2010, 2010 UWMP forecasts begin in 2015, and so on).

Consistent with the 2010 baseline data approach, the expected outcomes for reduced Delta reliance and improved regional self-reliance for 2015 and 2020 were taken from Metropolitan's 2010 and 2015 UWMPs respectively. Expected outcomes for 2025-2045 are from the current 2020 UWMP. Documentation of the specific data sources and assumptions are included in the discussions below.

### *Service Area Demands without Water Use Efficiency*

In alignment with the Guidebook Appendix C, this analysis uses normal water year demands, rather than normal water year supplies to calculate expected outcomes in terms of the percentage of water used. Using normal water year demands serves as a proxy for the amount of supplies that would be used in a normal water year, which helps alleviate issues associated with how supply capability is presented to fulfill requirements of the UWMP Act versus how supplies might be accounted for to demonstrate consistency with WR P1.

Because WR P1 considers water use efficiency savings a source of water supply, water suppliers such as Metropolitan that explicitly calculate and report water use efficiency savings in their UWMP will need to make an adjustment to properly reflect normal water year demands in the calculation of reduced reliance. As explained in the Guidebook Appendix C, water use efficiency savings must be added back to the normal year demands to represent demands without water use efficiency savings accounted for; otherwise the effect of water use efficiency savings on regional self-reliance would be overestimated. Table A.11-1 shows the results of this adjustment for Metropolitan. Supporting narratives and documentation for the all of the data shown in Table A.11-1 are provided below.

**Table A.11-1**
**Demands without Water Use Efficiency Accounted For DRAFT**

| Total Service Area Water Demands (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Service Area Demands with Water Use Efficiency Accounted For | 4,628,000 | 4,563,000 | 4,163,000 | 3,542,000 | 3,610,000 | 3,677,000 | 3,718,000 | 3,761,000 |
| Reported Water Use Efficiency | 865,000 | 936,000 | 1,056,000 | 1,056,000 | 1,127,000 | 1,200,000 | 1,263,000 | 1,339,000 |
| **Service Area Demands without Water Use Efficiency Accounted For** | **5,493,000** | **5,499,000** | **5,219,000** | **4,598,000** | **4,737,000** | **4,877,000** | **4,981,000** | **5,100,000** |

*Service Area Demands without Water Use Efficiency*

The service area demands shown in Table A.11-1 represent the total retail water demands for Metropolitan's service area and include municipal and industrial demands, agricultural demands, seawater barrier demands, and storage replenishment demands. These demand types and the modeling methodologies used to calculate them are described in Section 2.2 and Appendix 1 of Metropolitan's UWMP.

*Water Use Efficiency*

The water use efficiency numbers shown in Table A.11-1 represent the total water use efficiency savings (conservation) for Metropolitan's region, including savings from active, code-based, price-effect and pre-1990 sources. These sources of water use efficiency and the methodologies used to calculate them are described in Section 2.2, Section 3.4, Section 3.7 and Appendix 1 of Metropolitan's UWMP.

The demand and water use efficiency data shown in Table A.11-1 were collected from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table 2-6: Metropolitan Regional Water Demand Average Year
- 2015 values – Metropolitan's 2010 UWMP, Table 2-8: Metropolitan Regional Water Demands Average Year
- 2020 values – Metropolitan's 2015 UWMP, Table 2-3: Metropolitan Regional Water Demands Average Year
- 2025-2045 values – Metropolitan's 2020 UWMP, Table 2-3: Metropolitan Regional Water Demands Normal Water Year

### *Supplies Contributing to Regional Self-Reliance*

For a covered action to demonstrate consistency with the Delta Plan, WR P1 subsection (c)(1)(C) states that water suppliers must report the expected outcomes for measurable improvement in regional self-reliance. Table A.11-2 shows expected outcomes for supplies contributing to regional self-reliance both in amount and as a percentage. The numbers shown in Table A.11-2 represent efforts to improve regional self-reliance for Metropolitan's entire service area and include the total contributions of Metropolitan and its member agencies and subagencies. Supporting narratives and documentation for the all of the data shown in Table A.11-2 are provided below.

The results shown in Table A.11-2 demonstrate that Metropolitan's service area is measurably improving its regional self-reliance. In the near-term (2025), the expected outcome for normal water year regional self-reliance increases by 583 TAF from the 2010 baseline; this represents an increase of about 26 percent of 2025 normal water year retail demands. In the long-term (2045), normal water year regional self-reliance is expected to increase by more than 1 MAF from the

2010 baseline; this represents an increase of about 26percent of 2045 normal water year retail demands.

**Table A.11-2**
**Supplies Contributing to Regional Self-Reliance DRAFT**

| Water Supplies Contributing to Regional Self-Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Water Use Efficiency | 865,000 | 936,000 | 1,056,000 | 1,056,000 | 1,127,000 | 1,200,000 | 1,263,000 | 1,339,000 |
| Water Recycling | 316,000 | 348,000 | 436,000 | 497,000 | 555,000 | 569,000 | 581,000 | 592,000 |
| Stormwater Capture and Use | 100,000 | 103,000 | 110,000 | 99,000 | 102,000 | 102,000 | 102,000 | 102,000 |
| Advanced Water Technologies | 111,000 | 101,000 | 194,000 | 198,000 | 216,000 | 219,000 | 220,000 | 221,000 |
| Conjunctive Use Projects | 1,416,000 | 1,429,000 | 1,303,000 | 1,216,000 | 1,222,000 | 1,257,000 | 1,261,000 | 1,268,000 |
| Local and Regional Water Supply and Storage Projects | 422,000 | 414,000 | 535,000 | 540,000 | 540,000 | 540,000 | 540,000 | 540,000 |
| Other Programs and Projects that Contribute to Regional Self-Reliance | 711,000 | 1,054,000 | 909,000 | 918,000 | 918,000 | 918,000 | 918,000 | 918,000 |
| **Water Supplies Contributing to Regional Self-Reliance** | **3,941,000** | **4,385,000** | **4,543,000** | **4,524,000** | **4,680,000** | **4,805,000** | **4,885,000** | **4,980,000** |

| Service Area Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Service Area Demands without Water Use Efficiency Accounted For | 5,493,000 | 5,499,000 | 5,219,000 | 4,598,000 | 4,737,000 | 4,877,000 | 4,981,000 | 5,100,000 |

| Change in Regional Self Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Water Supplies Contributing to Regional Self-Reliance | 3,941,000 | 4,385,000 | 4,543,000 | 4,524,000 | 4,680,000 | 4,805,000 | 4,885,000 | 4,980,000 |
| **Change in Supplies Contributing to Regional Self-Reliance** | **NA** | **444,000** | **602,000** | **583,000** | **739,000** | **864,000** | **944,000** | **1,039,000** |

| Percent Change in Regional Self Reliance (As Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Percent of Supplies Contributing to Regional Self-Reliance | 71.7% | 79.7% | 87.0% | 98.4% | 98.8% | 98.5% | 98.1% | 97.6% |
| **Change in Percent of Supplies Contributing to Regional Self-Reliance** | **NA** | **8.0%** | **15.3%** | **26.6%** | **27.1%** | **26.8%** | **26.3%** | **25.9%** |

*Water Use Efficiency*

The water use efficiency information shown in Table A.11-2 is taken directly from Table A.11-1 above.

*Water Recycling*

The water recycling values shown in Table A.11-2 reflect the total recycled water production in Metropolitan's service area as described in Section 3.5 and Appendix 2 of Metropolitan's UWMP.

*Stormwater Capture and Use*

The stormwater capture and use data shown in Table A.11-2 include supplies from local surface water production as described in Section 1.4 and Appendix 2 of Metropolitan's UWMP.

These values do not include production from regional storage reservoirs; storage in these reservoirs is comprised of previously stored water from sources already reflected in Tables A.11-2 and A.11-3. These regional storage resources are generally used to provide additional regional self-reliance in dry years, which is not reflected in this normal water year analysis. The regional storage reservoirs and their yields are described in Section 3.6, Appendix 2 and Appendix 3 of Metropolitan's UWMP.

The stormwater capture and use values shown in Table A.11-2 also do not include stormwater capture that is used to recharge local groundwater basins. Stormwater capture for groundwater recharge supports production of groundwater in the region, and for the purposes of this analysis that production is already captured in Table A.11-2 under conjunctive use projects.

*Advanced Water Technologies*

The advanced water technologies data shown in Table A.11-2 include total groundwater recovery and seawater desalination production in Metropolitan's service area as described in Section 3.5 and Appendix 2 of Metropolitan's UWMP.

*Conjunctive Use Projects*

The values for conjunctive use projects shown in Table A.11-2 represent total groundwater production in the region as described in Section 1.4 and Appendix 2 of Metropolitan's UWMP.

The conjunctive use projects numbers shown in Table A.11-2 do not include production from regional groundwater conjunctive use programs. As described in the stormwater capture and use discussion above, these regional storage programs rely on previously stored water from sources already reflected in Tables A.11-2 and A.11-3 and are generally used to provide additional regional self-reliance in dry-years. The regional groundwater conjunctive use programs and their yields are described in Section 3.6 and Appendix 3.

*Local and Regional Water Supply and Storage Programs*

The data for local and regional water supply and storage programs shown in Table A.11-2 include supplies from the Los Angeles Aqueduct, IID-SDCWA Transfer and Exchange, All-American Canal Lining Project and the Coachella Canal Lining Project. These supplies are described in Section 1.4, Appendix 2 and Appendix 3 of Metropolitan's UWMP.

The local and regional supply numbers shown in Table A.11-2, except for "Other Programs and Projects that Contribute to Regional Self-Reliance" which is discussed below, were obtained from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table 2-6: Metropolitan Regional Water Demand Average Year
- 2015 values – Metropolitan's 2010 UWMP, Table 2-8: Metropolitan Regional Water Demands Average Year
- 2020 values – Metropolitan's 2015 UWMP, Table 2-3: Metropolitan Regional Water Demands Average Year
- 2025-2045 values – Metropolitan's 2020 UWMP, Table 2-3: Metropolitan Regional Water Demands Normal Water Year

*Other Programs and Projects that Contribute to Regional Self-Reliance*

Other programs and projects that contribute to regional self-reliance shown in Table A.11-2 include current programs from the Colorado River Aqueduct. Colorado River Aqueduct supplies and programs are described in Section 3.1 and Appendix 3 of Metropolitan's UWMP.

The other programs and projects shown in Table A.11-2 do not include supplies from the IID-SDCWA Transfer and Exchange, All-American Canal Lining Project or the Coachella Canal Lining Project. These supply programs are already reflected in Table A.11-2 under local and regional water supply and storage programs.

The values shown in Table A.11-2 for other programs and projects that contribute to regional self-reliance come from the following sources:

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table A.3-7: Colorado River Aqueduct Program Capabilities Year 2010 (Average Year)

- 2015 values – Metropolitan's 2010 UWMP, Table A.3-7: Colorado River Aqueduct Program Capabilities Year 2015 (Average Year)
- 2020 values – Metropolitan's 2015 UWMP, Table A.3-7: Colorado River Aqueduct Program Capabilities Year 2020 (Average Year)
- 2025-2045 values – Metropolitan's 2020 UWMP, Table A.3-7: Colorado River Aqueduct Program Capabilities Years 2025, 2030, 2035, 2040, 2045 (Normal Water Year)

### *Reliance on Water Supplies from the Delta Watershed*

In order for a covered action to demonstrate consistency with the Delta Plan, WR P1 subsection (c)(1)(C) requires that water suppliers report the expected outcomes for measurable reductions in supplies from the Delta watershed either as an amount or as a percentage. This analysis provides both calculations. Based on the methodology described in Guidebook Appendix C, and consistent with the approach of this analysis in not including projects under development, this accounting does not include any supplies from potential future covered actions. Table A.11-3 shows the expected outcomes for reliance on supplies from the Delta watershed for Metropolitan's service area. Supporting narratives and documentation for the all of the data shown in Table A.11-3 are provided below.

The results shown in Table A.11-3 demonstrate that Metropolitan's service area is measurably reducing its Delta reliance. In the near-term (2025), the expected outcome for normal water year reliance on supplies from the Delta watershed decreased by 375 TAF from the 2010 baseline; this represents a decrease of about 3 percent of 2025 normal water year retail demands. In the long-term (2045), normal water year reliance on supplies from the Delta watershed decreased by 490 TAF from the 2010 baseline; this represents a decrease of about 7.5 percent of 2045 normal water year retail demands.

**Table A.11-3**
**Reliance on Water Supplies from the Delta Watershed DRAFT**

| Water Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| CVP/SWP Contract Supplies | 1,472,000 | 1,029,000 | 984,000 | 1,108,670 | 1,108,670 | 1,108,670 | 993,980 | 993,980 |
| Delta/Delta Tributary Diversions | - | - | - | - | - | - | - | - |
| Transfers and Exchanges of Supplies from the Delta Watershed | 20,000 | 44,000 | 91,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 |
| Other Water Supplies from the Delta Watershed | - | - | - | - | - | - | - | - |
| **Total Water Supplies from the Delta Watershed** | **1,492,000** | **1,073,000** | **1,075,000** | **1,116,670** | **1,116,670** | **1,116,670** | **1,001,980** | **1,001,980** |

| Service Area Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Service Area Demands without Water Use Efficiency Accounted For | 5,493,000 | 5,499,000 | 5,219,000 | 4,598,000 | 4,737,000 | 4,877,000 | 4,981,000 | 5,100,000 |

| Change in Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Water Supplies from the Delta Watershed | 1,492,000 | 1,073,000 | 1,075,000 | 1,116,670 | 1,116,670 | 1,116,670 | 1,001,980 | 1,001,980 |
| **Change in Supplies from the Delta Watershed** | **NA** | **(419,000)** | **(417,000)** | **(375,330)** | **(375,330)** | **(375,330)** | **(490,020)** | **(490,020)** |

| Percent Change in Supplies from the Delta Watershed (As a Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|---|---|
| Percent of Supplies from the Delta Watershed | 27.2% | 19.5% | 20.6% | 24.3% | 23.6% | 22.9% | 20.1% | 19.6% |
| **Change in Percent of Supplies from the Delta Watershed** | **NA** | **-7.6%** | **-6.6%** | **-2.9%** | **-3.6%** | **-4.3%** | **-7.0%** | **-7.5%** |

### *CVP/SWP Contract Supplies*

The CVP/SWP contract supplies shown in Table A.11-3 include Metropolitan's SWP Table A and Article 21 supplies. These supplies are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

The values shown in Table A.11-3 do not include Desert Water Agency/Coachella Valley Water District SWP contract supplies. These supplies are exchanged with Desert Water Agency and Coachella Valley Water District for an equal amount of Colorado River water, which is reflected in the Colorado River Aqueduct supplies shown in Table A.11-2. In addition, Desert Water Agency and Coachella Valley Water District should include their SWP contract supplies in their own accountings of reduced reliance. Additional information on these exchange agreements can be found in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

These values also do not include supplies from San Luis Carryover storage or Central Valley storage programs because storage in these programs comprises previously stored water from sources already reflected in Table A.11-3. These storage programs are generally used to provide additional regional self-reliance in dry years, which is not reflected in this normal water year analysis. The Central Valley storage projects and their yields are described in Section 3.3, and Appendix 3. San Luis Carryover storage is described in Section 3.2 and Appendix 3.

*Transfers and Exchanges of Supplies from the Delta Watershed*

The transfers and exchanges of supplies from the Delta watershed shown in Table A.11-3 include supplies from the San Bernardino Valley MWD Program, Yuba River Accord Purchase Program, the San Gabriel Valley MWD Program, and other generic SWP and Central Valley transfers and exchanges. These programs are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

Supplies from the Delta Watershed shown in Table A.11-3 are from the following sources.

- Baseline (2010) values – Metropolitan's 2005 UWMP, Table A.3-7: California Aqueduct Program Capabilities Year 2010 (Average Year)
- 2015 values – Metropolitan's 2010 UWMP, Table A.3-7: California Aqueduct Program Capabilities Year 2015 (Average Year)
- 2020 values – Metropolitan's 2015 UWMP, Table A.3-7: California Aqueduct Program Capabilities Year 2020 (Average Year)
- 2025-2045 values – Metropolitan's 2020 UWMP, Table A.3-7: California Aqueduct Program Capabilities Years 2025, 2030, 2035, 2040, 2045 (Normal Water Year)

## A.11.4 UWMP Implementation

In addition to the analysis and documentation described above, WR P1 subsection (c)(1)(B) requires that all programs and projects included in the UWMP that are locally cost-effective and technically feasible, which reduce reliance on the Delta, are identified, evaluated, and implemented consistent with the implementation schedule. WR P1 (c)(1)(B) states that:

> *(B) Identified, evaluated, and commenced implementation, consistent with the implementation schedule set forth in the Plan, of all programs and projects included in the Plan that are locally cost effective and technically feasible which reduce reliance on the Delta*[.]

In accordance with Water Code Section 10631(f), water suppliers must already include in their UWMP a detailed description of expected future projects and programs that they may implement to increase the amount of water supply available to them in normal and single-dry water years and for a period of drought lasting five consecutive years. The UWMP description must also identify specific projects, include a description of the increase in water supply that is expected to be available from each project, and include an estimate regarding the implementation timeline for each project or program.

Section 3 of Metropolitan's UWMP summarizes the implementation plan and continued progress in developing a diversified water portfolio to meet the region's water needs.

*Water Use Efficiency*

The water use efficiency numbers used in this analysis include the total water use efficiency savings (conservation) for the service area, including savings from active, code-based, price-effect and pre-1990 savings. The specific water use efficiency programs and their implementation are described in Section 3.4 of Metropolitan's UWMP.

*Water Recycling*

The water recycling values used in this analysis reflect the total recycled water production in Metropolitan's service area. Water recycling programs and implementation are discussed in Section 3.5 of Metropolitan's UWMP. In addition, individual project-level details are provided in Appendix 5.

*Stormwater Capture and Use*

The stormwater capture and use data used in this analysis include supplies from local surface water production. Local surface water production and its implementation are discussed in Appendix 2 of Metropolitan's UWMP.

*Advanced Water Technologies*

The advanced water technologies data used in this analysis include total groundwater recovery and seawater desalination production in Metropolitan's service. Groundwater recovery and seawater desalination programs and implementation are described in Section 3.5 of Metropolitan's UWMP. In addition, individual project-level details are provided in Appendix 5.

*Conjunctive Use Projects*

The values for conjunctive use projects used in this analysis represent total groundwater production in the region. Groundwater production and its implementation are discussed in Appendix 2 of Metropolitan's UWMP.

*Local and Regional Water Supply and Storage Programs*

The data for local and regional water supply and storage programs shown this analysis include supplies from the Los Angeles Aqueduct, IID-SDCWA Transfer and Exchange, All-American Canal Lining Project and the Coachella Canal Lining Project. These programs and their implementation are described in Appendix 2 and Appendix 3 of Metropolitan's UWMP.

*Other Programs and Projects that Contribute to Regional Self-Reliance*

Other programs and projects that contribute to regional self-reliance used in this analysis include current programs from the Colorado River Aqueduct. Colorado River Aqueduct programs and their implementation are described in Section 3.1 and Appendix 3 of Metropolitan's UWMP.

*CVP/SWP Contract Supplies*

The CVP/SWP contract supplies shown in this analysis include Metropolitan's SWP Table A and Article 21 supplies. These supplies and their implementation are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

*Transfers and Exchanges of Supplies from the Delta Watershed*

The transfers and exchanges of supplies from the Delta watershed shown in this analysis include supplies from the San Bernardino Valley MWD Program, Yuba River Accord Purchase Program,

the San Gabriel Valley MWD Program and other generic SWP and Central Valley transfers and exchanges. These programs and their implementation are described in Section 3.2 and Appendix 3 of Metropolitan's UWMP.

### A.11.5 2015 UWMP Appendix 11

The information contained in this Appendix 11 is also intended to be a new Appendix 11 attached to Metropolitan's 2015 UWMP consistent with WR P1 subsection (c)(1)(C) *(*Cal. Code Regs. tit. 23, § 5003). Metropolitan provided notice of the availability of the draft 2020 UWMP (including this Appendix 11 which will also be a new Appendix 11 to its 2015 UWMP) and 2020 WSCP and the public hearing to consider adoption of both plans in accordance with CWC Sections 10621(b) and 10642, and Government Code Section 6066, and Chapter 17.5 (starting with Section 7290) of Division 7 of Title 1 of the Government Code. The public review drafts of the 2020 UWMP, Appendix 11 to the 2015 UWMP, and the 2020 WSCP were posted prominently on Metropolitan's website, mwdh2o.com, on February 1, 2021, more than 60 days in advance of the public hearing on April 12, 2021. The notice of availability of the documents was sent to Metropolitan's member agencies, as well as cities and counties in Metropolitan's service area. In addition, a public notice advertising the public hearing in English and other non-English languages was published in XXX Southern California newspapers on February 1 and 8, 2021. Copies of: (1) the notification letter sent to the member agencies, cities and counties in Metropolitan's service area, and (2) the notice published in the newspapers are included in the 2020 UWMP Section 5. Thus, this Appendix 11 to Metropolitan's 2020 UWMP, which will be adopted with Metropolitan's 2020 UWMP, will also be recognized and treated as Appendix 11 to Metropolitan's 2015 UWMP.

# APPENDIX B
# ATTACHMENT 2

- **Appendix G "Inland Empire Utilities Agency Reduced Delta Reliance Reporting", Inland Empire Utilities Agency's 2020 Urban Water Management Plan**

# Inland Empire Utilities Agency Reduced Delta Reliance Reporting

## G.1 Background

IEUA is an urban water supplier and a member agency of MWD. MWD provides IEUA with imported water supplies, which IEUA in turn distributes on a wholesale basis to its retail water purveyors. MWD is a contractor on the State Water Project (SWP) and, due to water quality considerations, all imported water supplies IEUA receives from MWD originate from the SWP system. The SWP system runs from Lake Oroville in Northern California to Southern California, crossing the Sacramento-San Joaquin Delta (Delta) along the way. MWD and its member agencies have made investments into water supply and demand management to regionally reduce impacts on the Delta. These investments bring regional reliability and reduced Delta reliance that make it infeasible for individual MWD member agencies to determine their individual Delta reliance.

As a recipient of imported water from the SWP delivered via MWD, IEUA may indirectly receive water through a proposed covered action, such as a multi-year water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Delta. Through this appendix, IEUA is providing information in its 2015 and 2020 UWMPs that may be used in the covered action process, to demonstrate consistency with Delta Plan Policy WR P1, *Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance* (WR P1) [California Code of Regulations (CCR), Title 23, § 5003].

The Delta Plan is a comprehensive, long-term resource management plan for the Sacramento-San Joaquin Delta (Delta) that was developed as part of the Delta Reform Act of 2009 (Water code section 85000 et seq) and includes both regulatory policies and recommendations, aimed at promoting a healthy Delta ecosystem. Delta Plan Policy WR P1 is one of 14 regulatory policies in the Delta Plan. WR P1 identifies UWMPs as the tool to demonstrate consistency with state policy to reduce reliance on the Delta for any Supplier that is participating in or carrying out a proposed covered action or receiving Delta water from a proposed covered action.

Within the supplier's UWMP, information should be provided that can be used to demonstrate consistency with this policy. Section (c)(1) of WR P1 states that suppliers that have (A) completed an urban water management plan, (B) implemented the efficiency measures in that plan, and (C) shown a measurable reduction in Delta reliance and improvement in regional self-reliance in the plan, are contributing to reduced reliance on the Delta and are therefore consistent with WR P1 [CCR, Title 23, § 5003(c)(1)].

The analysis and documentation provided below include all elements described in WR P1(c)(1) and are included in IEUA's 2015 and 2020 UWMP to support a certification of consistency in the case of a future covered action.

## G.2 Demonstration of Reduced Reliance

The methodology used to determine IEUA's reduced Delta reliance and improved regional self-reliance is consistent with the approach detailed in DWR's UWMP Guidebook Appendix C, including the use of narrative justifications for the accounting of supplies and the documentation of specific data sources. Some of the key assumptions underlying IEUA's demonstration of reduced reliance includes:

- All data were obtained from the current 2020 UWMP or previously adopted UWMPs and represent average or normal water year conditions.

- All analyses were conducted at the IEUA service area level. Demands on IEUA are the total demands from all its retail agencies. Supplies are the total supplies IEUA manages, which are imported water from MWD and recycled water from its regional water recycling plants.

- No projects or programs that are described in the UWMPs as "Projects Under Development" were included in the accounting of supplies.

## G.3 Summary of Expected Outcomes for Reduced Reliance on the Delta

As stated in WR P1(c)(1), the policy requires that, commencing in 2015, UWMPs include expected outcomes for measurable reduction in Delta reliance and improved regional self-reliance. WR P1 further states that those outcomes shall be reported in the UWMP as the reduction in the amount of water used, or in the percentage of water used, from the Delta.

It is important to note that MWD has prepared a detailed analysis that demonstrates the consistency with the Delta Plan Policy in its 2020 UWMP on a region-wide scale that includes its Member Agencies (MWD 2020 UWMP, Appendix 11). From its 2010 baseline, both long-term Regional Self-Reliance and Reduced Reliance on Supplies from the Delta are expected to increase over time. IEUA has adopted MWD's calculation of Reduced Reliance on Supplies from the Delta due to the infeasibility of separating out the delta supplies that IEUA receives from MWD (see Section G.6 and G.7 for details).

IEUA will report its own expected outcomes for Regional Self-Reliance in the following sections (G.4 and G.5). These expected outcomes use the approach and guidance described in Appendix C of DWR's Urban Water Management Plan Guidebook 2020 (Guidebook Appendix C), finalized on March 29, 2021.

The following provides a summary of the near-term (2025) and long-term (2045) expected outcomes for IEUA's regional self-reliance and MWD's regional reduction in reliance on Delta water supplies. The results show that IEUA is measurably improving regional self-reliance and MWD and its member agencies are reducing reliance on Delta supplies, both as an amount of water used and as a percentage of water used.

- Near-term (2025) – IEUA's normal water regional self-reliance is expected to increase by 25 thousand acre-feet (TAF) from the 2010 baseline; this represents an increase of about 10 percent of 2025 normal water year demands (Table G-2).

- Long-term (2045) – IEUA's normal water regional self-reliance is expected to increase by 50 TAF from the 2010 baseline; this represents an increase of about 17 percent of 2045 normal water year demands (Table G-2).

- Near-term (2025) – MWD's normal reliance on water supplies from the Delta Watershed is expected to decrease by 300 thousand acre-feet (TAF) from the 2010 baseline; this represents a decrease of about 3 percent of 2025 normal water year demands (Table G-3).

- Long-term (2045) – MWD's normal reliance on water supplies from the Delta Watershed is expected to decrease by 314 thousand acre-feet (TAF) from the 2010 baseline; this represents a decrease of about 5 percent of 2045 normal water year demands (Table G-3).

## G.4 Baseline and Calculation of Service Area Water Demands

In order to calculate the expected outcomes for measurable reduction in Delta reliance and improved regional self-reliance, a baseline is needed to compare against. This analysis uses a normal water year representation of 2010 as the baseline, which is consistent with the approach described in the Guidebook Appendix C.

Table G-1 shows the total service area water demands for IEUA for 2010 through 2045. These water demands include recycled water and imported water demand on IEUA from its retail agencies. The table also shows reported water use efficiency and calculates the total service area water demands without water use efficiency.

The data sources for the values in this table and calculations are explained below.

*Service Area Demands with Water Use Efficiency Accounted For:*

- Baseline (2010) value: The sum of the imported water and recycled water demands, as reported in IEUA's 2010 UWMP, Tables 3-10 and 3-15.

- 2015 value: The sum of the imported water and recycled water demands on IEUA, as reported in IEUA's 2015 UWMP, Table 2-8: IEUA Total Water Demands.

- 2020-2045 values: The sum of imported water and recycled water demands, from IEUA's 2020 UWMP, Table 2-4: Total Water Use (Potable and Non-Potable).

*Reported Water Use Efficiency:*

- Baseline (2010) value: No water use efficiency value is estimated to establish a conservative baseline.

- 2015 value: From IEUA's 2015 UWMP, Table 3-1. Only the 2015 value for WUE was selected.

- 2020 value: The volume of savings over the lifetime of water use efficiency measures implemented during FY 19/20, as reported in IEUA's Annual UWE FY19/20 report and detailed in Section 8.8 of IEUA's 2020 UWMP.

- 2025-2045 values: Projected water use efficiency savings, from IEUA's 2020 UWMP, Table 7-2.

The Service Area Water Demands without Water Use Efficiency Accounted For is the sum of the two volumes above for each year.

## G.5 Calculation of Supplies Contributing to Regional Self-Reliance

For a covered action to demonstrate consistency with the Delta Plan, WR P1(c)(1) states that water suppliers must report the expected outcomes for measurable improvement in regional self-reliance. Table G-2 shows expected outcomes for supplies contributing to regional self-reliance both in amount and as a percentage. The numbers shown in Table G-2 represent efforts to improve regional self-reliance for the IEUA service area, focused only on the supplies IEUA manages, which are water use efficiency and water recycling. Supporting narratives and documentation for the all the data shown in the table are provided below:

Water Use Efficiency

The water use efficiency information shown in Table G-2 is taken directly from Table G-1. It is now reflected as a supply contributing to regional self-reliance.

Water Recycling

The water recycling values shown in Table G-2 are the recycled water supplies to meet the recycled water portion of the projected "service area water demands with water use efficiency accounted for" shown in Table G-1. These values come from IEUA's 2010 UWMP Table 3-15, IEUA's 2015 UWMP Table 2-8, and IEUA's 2020 UWMP Table 2-4. A description on these water supplies can be found in Section 5.4 – Current Recycled Water Uses in IEUA's 2020 UWMP.

The results shown in Table G-2 demonstrate that IEUA is improving its regional self-reliance, since the volume of water supplies contributing to regional self-reliance are projected to increase over time. In the near term (2025), the expected outcome for normal water year regional self-reliance increases by over 25,000 AF from the 2010 baseline; this represents an increase of about 10 percent of 2025 normal water year demands. In the long term (2045), normal water year regional self-reliance is expected to increase by more than 50,000 AF from the 2010 baseline.

## G.6 Calculation of Reliance on Water Supplies from the Delta Watershed

WR P1(c)(1) requires that water suppliers report the expected outcomes for measurable reductions in supplies from the Delta watershed either as an amount or as a percentage. This analysis provides both calculations.

Although IEUA is currently a SWP-exclusive MWD member agency, it is infeasible to individually account for the independent impact on the Delta. IEUA participates, through MWD, in various water supply investment and demand management programs that reduce reliance on the Delta. Reliance on water supplies from the Delta are taken from MWD's Reduced Delta Reliance assessment (MWD 2020 UWMP, Appendix 11).

Regional reliance on supplies from the Delta watershed are expected to decrease by 314 TAF over the 2010 baseline, a decrease of about 5.2% of 2045 demands. Increased regional self-reliance primarily comes from water use efficiency, conjunctive use projects, water recycling, and local/regional water supply and storage projects. The water supply accounting completed by MWD does not include any supplies from potential future covered actions.

## G.7 Infeasibility of Accounting Supplies from the Delta Watershed for Metropolitan's Member Agencies and their Customers

Metropolitan's service area, as a whole, reduces reliance on the Delta through investments in non-Delta water supplies, local water supplies, and regional and local demand management measures. Metropolitan's member agencies coordinate reliance on the Delta through their membership in Metropolitan, a regional cooperative providing wholesale water service to its 26 member agencies. Accordingly, regional reliance on the Delta can only be measured regionally—not by individual Metropolitan member agencies and not by the customers of those member agencies.

Metropolitan's member agencies, and those agencies' customers, indirectly reduce reliance on the Delta through their collective efforts as a cooperative. Metropolitan's member agencies do not control the amount of Delta water they receive from Metropolitan. Metropolitan manages a statewide integrated conveyance system consisting of its participation in the State Water Project (SWP), its Colorado River Aqueduct (CRA) including Colorado River water resources, programs and water exchanges, and its regional storage portfolio. Along with the SWP, CRA, storage programs, and Metropolitan's conveyance and distribution facilities, demand management programs increase the future reliability of water resources for the region. In addition, demand management programs provide system-wide benefits by decreasing the demand for imported water, which helps to decrease the burden on Metropolitan's infrastructure and reduce system costs, and free up conveyance capacity to the benefit of all member agencies.

Metropolitan's costs are funded almost entirely from its service area, with the exception of grants and other assistance from government programs. Most of Metropolitan's revenues are collected directly from its member agencies. Properties within Metropolitan's service area pay a property tax that currently provides approximately 8 percent of the fiscal year 2021 annual budgeted revenues. The rest of Metropolitan's costs are funded through rates and charges paid by Metropolitan's member agencies for the wholesale services it provides to them. Thus, Metropolitan's member agencies fund nearly all operations Metropolitan undertakes to reduce reliance on the Delta, including Colorado River Programs, storage facilities, Local Resources Programs and Conservation Programs within Metropolitan's service area.

Because of the integrated nature of Metropolitan's systems and operations, and the collective nature of Metropolitan's regional efforts, it is infeasible to quantify each of Metropolitan member agencies' individual reliance on the Delta. It is infeasible to attempt to segregate an entity and a system that were designed to work as an integrated regional cooperative.

In addition to the member agencies funding Metropolitan's regional efforts, they also invest in their own local programs to reduce their reliance on any imported water. Moreover, the customers of those member agencies may also invest in their own local programs to reduce water demand. However, to the extent those efforts result in reduction of demands on Metropolitan, that reduction may not equate to a like reduction of reliance on the Delta. Demands on Metropolitan are not commensurate with demands on the Delta because most of Metropolitan member agencies receive blended resources from Metropolitan as determined by Metropolitan—not the individual member agency—and for most member agencies, the blend varies from month-to-month and year-to-year due to hydrology, operational constraints, use of storage and other factors.

The accounting of regional investments that contribute to reduced reliance on supplies from the Delta watershed is straightforward to calculate and report at the regional aggregate level. However, any similar accounting is infeasible for the individual member agencies or their customers. As described above, the region (through Metropolitan) makes significant investments in projects, programs and other resources that reduce reliance on the Delta. In fact, all of Metropolitan's investments in Colorado River supplies, groundwater and surface storage, local resources development and demand management measures that reduce reliance on the Delta are collectively funded by revenues generated from the member agencies through rates and charges.

Metropolitan's revenues cannot be matched to the demands or supply production history of an individual agency, or consistently across the agencies within the service area. Each project or program funded by the region has a different online date, useful life, incentive rate and structure, and production schedule. It is infeasible to account for all these things over the life of each project or program and provide a nexus to each member agency's contributions to Metropolitan's revenue stream over time. Accounting at the regional level allows for the incorporation of the local supplies and water use efficiency programs done by member agencies and their customers through both the regional programs and through their own specific local programs. As shown above, despite the infeasibility of accounting reduced Delta reliance below the regional level, Metropolitan's member agencies and their customers have together made substantial contributions to the region's reduced reliance.

**Colorado River Programs**

As a regional cooperative of member agencies, Metropolitan invests in programs to ensure the continued reliability and sustainability of Colorado River supplies. Metropolitan was established to obtain an allotment of Colorado River water, and its first mission was to construct and operate the CRA. The CRA consists of five pumping plants, 450 miles of high voltage power lines, one electric substation, four regulating reservoirs, and 242 miles of aqueducts, siphons, canals, conduits and pipelines terminating at Lake Mathews in Riverside County. Metropolitan owns, operates, and manages the CRA. Metropolitan is responsible for operating, maintaining, rehabilitating, and repairing the CRA, and is responsible for obtaining and scheduling energy resources adequate to power pumps at the CRA's five pumping stations.

Colorado River supplies include Metropolitan's basic Colorado River apportionment, along with supplies that result from existing and committed programs, including supplies from the Imperial Irrigation District (IID)-Metropolitan Conservation Program, the implementation of the Quantification Settlement Agreement (QSA) and related agreements, and the exchange agreement with San Diego County Water Authority (SDCWA). The QSA established the baseline water use for each of the agreement parties and facilitates the transfer of water from agricultural agencies to urban uses. Since the QSA, additional programs have been implemented to increase Metropolitan's CRA supplies. These include the PVID Land Management, Crop Rotation, and Water Supply Program, as well as the Lower Colorado River Water Supply Project. The 2007 Interim Guidelines provided for the coordinated operation of Lake Powell and Lake Mead, as well as the Intentionally Created Surplus (ICS) program that allows Metropolitan to store water in Lake Mead.

IEUA has emergency service connections to the MWD's Upper Feeder, which includes CRA supplies. However, these connections are not currently utilized due to water quality concerns.

**Storage Investments/Facilities**

Surface and groundwater storage are critical elements of Southern California's water resources strategy and help Metropolitan reduce its reliance on the Delta. Because California experiences dramatic swings in weather and hydrology, storage is important to regulate those swings and mitigate possible supply shortages. Surface and groundwater storage provide a means of storing water during normal and wet years for later use during dry years, when imported supplies are limited. The Metropolitan system, for purposes of meeting demands during times of shortage, regulating system flows, and ensuring system reliability in the event of a system outage, provides over 1,000,000 acre-feet of system storage capacity. Diamond Valley Lake provides 810,000 acre-feet of that storage capacity, effectively doubling Southern California's previous surface water storage capacity. Other existing imported water storage available to the region consists of Metropolitan's raw water reservoirs, a share of the SWP's raw water reservoirs in and near the service area, and the portion of the groundwater basins used for conjunctive-use storage.

Since the early twentieth century, DWR and Metropolitan have constructed surface water reservoirs to meet emergency, drought/seasonal, and regulatory water needs for Southern California. These reservoirs include Pyramid Lake, Castaic Lake, Elderberry Forebay, Silverwood Lake, Lake Perris, Lake Skinner, Lake Mathews, Live Oak Reservoir, Garvey Reservoir, Palos Verdes Reservoir, Orange County Reservoir, and Metropolitan's Diamond Valley Lake (DVL). Some reservoirs such as Live Oak Reservoir, Garvey Reservoir, Palos Verdes Reservoir, and Orange County Reservoir, which have a total combined capacity of about 3,500 AF, are used solely for regulating purposes. The total gross storage capacity for the larger remaining reservoirs is 1,757,600 AF. However, not all of the gross storage capacity is available to Metropolitan; dead storage and storage allocated to others reduce the amount of storage that is available to Metropolitan to 1,665,200 AF.

Conjunctive use of the aquifers offers another important source of dry year supplies. Unused storage in Southern California groundwater basins can be used to optimize imported water supplies, and the development of groundwater storage projects allows effective management and regulation of the region's major imported supplies from the Colorado River and SWP. Over the years, Metropolitan has implemented conjunctive use through various programs in the service area; the following table lists the groundwater conjunctive use programs that have been developed in the region.

| Program | Metropolitan Agreement Partners | Program Term | Max Storage AF | Dry-Year Yield AF/Yr |
|---|---|---|---|---|
| Long Beach Conjunctive Use Storage Project (Central Basin) | Long Beach | June 2002-2027 | 13,000 | 4,300 |
| Foothill Area Groundwater Storage Program (Monkhill/ Raymond Basin) | Foothill MWD | February 2003-2028 | 9,000 | 3,000 |
| Orange County Groundwater Conjunctive Use Program | MWDOC<br>OCWD | June 2003-2028 | 66,000+ | 22,000 |
| Chino Basin Conjunctive Use Programs | IEUA<br>TVMWD<br>Watermaster | June 2003-2028 | 100,000 | 33,000 |
| Live Oak Basin Conjunctive Use Project (Six Basins) | TVMWD<br>City of La Verne | October 2002-2027 | 3,000 | 1,000 |
| City of Compton Conjunctive Use Project (Central Basin) | Compton | February 2005-2030 | 2,289 | 763 |
| Long Beach Conjunctive Use Program Expansion in Lakewood (Central Basin) | Long Beach | July 2005-2030 | 3,600 | 1,200 |
| Upper Claremont Basin Groundwater Storage Program (Six Basins) | TVMWD | Sept. 2005- 2030 | 3,000 | 1,000 |
| Elsinore Basin Conjunctive Use Storage Program | Western MWD<br>Elsinore Valley MWD | May 2008- 2033 | 12,000 | 4,000 |
| **TOTAL** | | | **211,889** | **70,263** |

**Metropolitan Demand Management Programs**

Demand management costs are Metropolitan's expenditures for funding local water resource development programs and water conservation programs. These Demand Management Programs incentivize the development of local water supplies and the conservation of water to reduce the need to import water to deliver to Metropolitan's member agencies. These programs are implemented below the delivery points between Metropolitan's and its member agencies' distribution systems and, as such, do not add any water to Metropolitan's supplies. Rather, the effect of these downstream programs is to produce a local supply of water for the local agencies and to reduce demands by member agencies for water imported through Metropolitan's system. The following discussions outline how Metropolitan funds local resources and conservation programs for the benefit of all of its member agencies and the entire Metropolitan service area. Notably, the history of demand management by Metropolitan's member agencies and the local agencies that purchase water from Metropolitan's members has spanned more than four decades. The significant history of the programs is another reason it would be difficult to attempt to assign a portion of such funding to any one individual member agency.

Section 1: Local Resources Programs

In 1982, Metropolitan began providing financial incentives to its member agencies to develop new local supplies to assist in meeting the region's water needs. Because of Metropolitan's regional distribution system, these programs benefit all member agencies regardless of project location because they help to increase regional water supply reliability, reduce demands for imported water supplies, decrease the burden on Metropolitan's infrastructure, reduce system costs and free up conveyance capacity to the benefit of all the agencies that rely on water from Metropolitan.

For example, the Groundwater Replenishment System (GWRS) operated by the Orange County Water District is the world's largest water purification system for indirect potable reuse. It was funded, in part, by Metropolitan's member agencies through the Local Resources Program. Annually, the GWRS produces approximately 103,000 acre-feet of reliable, locally controlled, drought-proof supply of high-quality water to recharge the Orange County Groundwater Basin and protect it from seawater intrusion. The GWRS is a premier example of a regional project that significantly reduced the need to utilize imported water for groundwater replenishment in Metropolitan's service area, increasing regional and local supply reliability and reducing the region's reliance on imported supplies, including supplies from the State Water Project.

Metropolitan's local resource programs have evolved through the years to better assist Metropolitan's member agencies in increasing local supply production. The following is a description and history of the local supply incentive programs.

*Local Projects Program*

In 1982, Metropolitan initiated the Local Projects Program (LPP), which provided funding to member agencies to facilitate the development of recycled water projects. Under this approach, Metropolitan contributed a negotiated up-front funding amount to help finance project capital costs. Participating member agencies were obligated to reimburse Metropolitan over time. In 1986, the LPP was revised, changing the up-front funding approach to an incentive-based approach. Metropolitan contributed an amount equal to the avoided State Water Project pumping costs for each acre-foot of recycled water delivered to end-use consumers. This funding incentive was based on the premise that local projects resulted in the reduction of water imported from the Delta and the associated pumping cost. The incentive amount varied from year to year depending on the actual variable power cost paid for State Water Project imports. In 1990, Metropolitan's Board increased the LPP contribution to a fixed rate of $154 per acre-foot, which was calculated based on Metropolitan's avoided capital and operational costs to convey, treat, and distribute water, and included considerations of reliability and service area demands.

*Groundwater Recovery Program*

The drought of the early 1990s sparked the need to develop additional local water resources, aside from recycled water, to meet regional demand and increase regional water supply reliability. In 1991, Metropolitan conducted the Brackish Groundwater Reclamation Study which determined that large amounts of degraded groundwater in the region were not being utilized. Subsequently, the Groundwater Recovery Program (GRP) was established to assist the recovery of otherwise unusable groundwater degraded by minerals and other contaminants, provide access to the storage assets of the degraded groundwater, and maintain the quality of groundwater resources by reducing the spread of degraded plumes.

*Local Resources Program*

In 1995, Metropolitan's Board adopted the Local Resources Program (LRP), which combined the LPP and GRP into one program. The Board allowed for existing LPP agreements with a fixed incentive rate to convert to the sliding scale up to $250 per acre-foot, similar to GRP incentive terms. Those agreements that were converted to LRP are known as "LRP Conversions."

*Competitive Local Projects Program*

In 1998, the Competitive Local Resources Program (Competitive Program) was established. The Competitive Program encouraged the development of recycled water and recovered groundwater through a process that emphasized cost-efficiency to Metropolitan, timing new production according to regional need while minimizing program administration cost. Under the Competitive Program, agencies requested an incentive rate up to $250 per acre-foot of production over 25 years under a Request for Proposals (RFP) for the development of up to 53,000 acre-feet per year of new water recycling and groundwater recovery projects. In 2003, a second RFP was issued for the development of an additional 65,000 acre-feet of new recycled water and recovered groundwater projects through the LRP.

*Seawater Desalination Program*

Metropolitan established the Seawater Desalination Program (SDP) in 2001 to provide financial incentives to member agencies for the development of seawater desalination projects. In 2014, seawater desalination projects became eligible for funding under the LRP, and the SDP was ended.

*2007 Local Resources Program*

In 2006, a task force comprised of member agency representatives was formed to identify and recommend program improvements to the LRP. As a result of the task force process, the 2007 LRP was established with a goal of 174,000 acre-feet per year of additional local water resource development. The new program allowed for an open application process and eliminated the previous competitive process. This program offered sliding scale incentives of up to $250 per acre-foot, calculated annually based on a member agency's actual local resource project costs exceeding Metropolitan's prevailing water rate.

*2014 Local Resources Program*

A series of workgroup meetings with member agencies was held to identify the reasons why there was a lack of new LRP applications coming into the program. The main constraint identified by the member agencies was that the $250 per acre-foot was not providing enough of an incentive for developing new projects due to higher construction costs to meet water quality requirements and to develop the infrastructure to reach end-use consumers located further from treatment plants. As a result, in 2014, the Board authorized an increase in the maximum incentive amount, provided alternative payment structures, included onsite retrofit costs and reimbursable services as part of the LRP, and added eligibility for seawater desalination projects. The current LRP incentive payment options are structured as follows:

- Option 1 – Sliding scale incentive up to $340/AF for a 25-year agreement term
- Option 2 – Sliding scale incentive up to $475/AF for a 15-year agreement term

- Option 3 – Fixed incentive up to $305/AF for a 25-year agreement term

*On-site Retrofit Programs*

In 2014, Metropolitan's Board also approved the On-site Retrofit Pilot Program which provided financial incentives to public or private entities toward the cost of small-scale improvements to their existing irrigation and industrial systems to allow connection to existing recycled water pipelines. The On-site Retrofit Pilot Program helped reduce recycled water retrofit costs to the end-use consumer which is a key constraint that limited recycled water LRP projects from reaching full production capacity. The program incentive was equal to the actual eligible costs of the on-site retrofit, or $975 per acre-foot of up-front cost, which equates to $195 per acre-foot for an estimated five years of water savings ($195/AF x 5 years) multiplied by the average annual water use in previous three years, whichever is less. The Pilot Program lasted two years and was successful in meeting its goal of accelerating the use of recycled water.

In 2016, Metropolitan's Board authorized the On-site Retrofit Program (ORP), with an additional budget of $10 million. This program encompassed lessons learned from the Pilot Program and feedback from member agencies to make the program more streamlined and improve its efficiency. As of fiscal year 2019/20, the ORP has successfully converted 440 sites, increasing the use of recycled water by 12,691 acre-feet per year.

*Stormwater Pilot Programs*

In 2019, Metropolitan's Board authorized both the Stormwater for Direct Use Pilot Program and a Stormwater for Recharge Pilot Program to study the feasibility of reusing stormwater to help meet regional demands in Southern California. These pilot programs are intended to encourage the development, monitoring, and study of new and existing stormwater projects by providing financial incentives for their construction/retrofit and monitoring/reporting costs. These pilot programs will help evaluate the potential benefits delivered by stormwater capture projects and provide a basis for potential future funding approaches. Metropolitan's Board authorized a total of $12.5 million for the stormwater pilot programs ($5 million for the District Use Pilot and $7.5 million for the Recharge Pilot).

*Current Status and Results of Metropolitan's Local Resource Programs*

Today, nearly one-half of the total recycled water and groundwater recovery production in the region has been developed with an incentive from one or more of Metropolitan's local resource programs. During fiscal year 2020, Metropolitan provided about $13 million for production of 71,000 acre-feet of recycled water for non-potable and indirect potable uses. Metropolitan provided about $4 million to support projects that produced about 50,000 acre-feet of recovered groundwater for municipal use. Since 1982, Metropolitan has invested $680 million to fund 85 recycled water projects and 27 groundwater recovery projects that have produced a cumulative total of about 4 million acre-feet.

Conservation Programs

Metropolitan's regional conservation programs and approaches have a long history. Decades ago, Metropolitan recognized that demand management at the consumer level would be an important part of balancing regional supplies and demands. Water conservation efforts were seen as a way to reduce the need for imported supplies and offset the need to transport or store additional water into or within the Metropolitan service area. The actual conservation of water

takes place at the retail consumer level. Regional conservation approaches have proven to be effective at reaching retail consumers throughout Metropolitan's service area and successfully implementing water saving devices, programs and practices. Through the pooling of funding by Metropolitan's member agencies, Metropolitan is able to engage in regional campaigns with wide-reaching impact. Regional investments in demand management programs, of which conservation is a key part along with local supply programs, benefit all member agencies regardless of project location. These programs help to increase regional water supply reliability, reduce demands for imported water supplies, decrease the burden on Metropolitan's infrastructure, reduce system costs, and free up conveyance capacity to the benefit of all member agencies.

*Incentive-Based Conservation Programs*

*Conservation Credits Program*

In 1988, Metropolitan's Board approved the Water Conservation Credits Program (Credits Program). The Credits Program is similar in concept to the Local Projects Program (LPP). The purpose of the Credits Program is to encourage local water agencies to implement effective water conservation projects through the use of financial incentives. The Credits Program provides financial assistance for water conservation projects that reduce demands on Metropolitan's imported water supplies and require Metropolitan's assistance to be financially feasible.

Initially, the Credits Program provided 50 percent of a member agency's program cost, up to a maximum of $75 per acre-foot of estimated water savings. The $75 Base Conservation Rate was established based Metropolitan's avoided cost of pumping SWP supplies. The Base Conservation Rate has been revisited by Metropolitan's Board and revised twice since 1988, from $75 to $154 per acre-foot in 1990 and from $154 to $195 per acre-foot in 2005.

In fiscal year 2020 Metropolitan processed more than 30,400 rebate applications totaling $18.9 million.

*Member Agency Administered Program*

Some member agencies also have unique programs within their service areas that provide local rebates that may differ from Metropolitan's regional program. Metropolitan continues to support these local efforts through a member agency administered funding program that adheres to the same funding guidelines as the Credits Program. The Member Agency Administered Program allows member agencies to receive funding for local conservation efforts that supplement, but do not duplicate, the rebates offered through Metropolitan's regional rebate program.

*Water Savings Incentive Program*

There are numerous commercial entities and industries within Metropolitan's service area that pursue unique savings opportunities that do not fall within the general rebate programs that Metropolitan provides. In 2012, Metropolitan designed the Water Savings Incentive Program (WSIP) to target these unique commercial and industrial projects. In addition to rebates for devices, under this program, Metropolitan provides financial incentives to businesses and industries that created their own custom water efficiency projects. Qualifying custom projects can receive funding for permanent water efficiency changes that result in reduced potable demand.

*Non-Incentive Conservation Programs*

In addition to its incentive-based conservation programs, Metropolitan also undertakes additional efforts throughout its service area that help achieve water savings without the use of rebates. Metropolitan's non-incentive conservation efforts include:

- residential and professional water efficient landscape training classes
- water audits for large landscapes
- research, development and studies of new water saving technologies
- advertising and outreach campaigns
- community outreach and education programs
- advocacy for legislation, codes, and standards that lead to increased water savings

*Current Status and Results of Metropolitan's Conservation Programs*

Since 1990, Metropolitan has invested $824 million in conservation rebates that have resulted in a cumulative savings of 3.27 million acre-feet of water. These investments include $450 million in turf removal and other rebates during the last drought which resulted in 175 million square feet of lawn turf removed. During fiscal year 2020, 1.06 million acre-feet of water is estimated to have been conserved. This annual total includes Metropolitan's Conservation Credits Program; code-based conservation achieved through Metropolitan-sponsored legislation; building plumbing codes and ordinances; reduced consumption resulting from changes in water pricing; and pre-1990 device retrofits.

**Infeasibility of Accounting Regional Investments in Reduced Reliance Below the Regional Level**

The accounting of regional investments that contribute to reduced reliance on supplies from the Delta watershed is straightforward to calculate and report at the regional aggregate level. However, any similar accounting is infeasible for the individual member agencies or their customers. As described above, the region (through Metropolitan) makes significant investments in projects, programs and other resources that reduce reliance on the Delta. In fact, all of Metropolitan's investments in Colorado River supplies, groundwater and surface storage, local resources development and demand management measures that reduce reliance on the Delta are collectively funded by revenues generated from the member agencies through rates and charges.

Metropolitan's revenues cannot be matched to the demands or supply production history of an individual agency, or consistently across the agencies within the service area. Each project or program funded by the region has a different online date, useful life, incentive rate and structure, and production schedule. It is infeasible to account for all these things over the life of each project or program and provide a nexus to each member agency's contributions to Metropolitan's revenue stream over time. Accounting at the regional level allows for the incorporation of the local supplies and water use efficiency programs done by member agencies and their customers through both the regional programs and through their own specific local programs. As shown above, despite the infeasibility of accounting reduced Delta reliance below

the regional level, Metropolitan's member agencies and their customers have together made substantial contributions to the region's reduced reliance.

## G.8 2015 UWMP Appendix P

The information contained in this Appendix G is also intended to be a new Appendix P attached to IEUA's 2015 UWMP consistent with WR P1 subsection (c)(1)(C) (Cal. Code Regs. tit. 23, § 5003). IEUA provided notice of the availability of the draft 2020 UWMP (including this Appendix G which will also be a new Appendix P to its 2015 UWMP) and WSCP and the public hearing to consider adoption of both plans and Appendix xx to the 2015 UWMP in accordance with CWC Sections 10621(b) and 10642, and Government Code Section 6066, and Chapter 17.5 (starting with Section 7290) of Division 7 of Title 1 of the Government Code. The notice of availability of the documents was sent to IEUA's member agencies, as well as cities and counties in IEUA service area. In addition, a public notice advertising the public hearing in English and Spanish was published in XX Southern California newspapers. The notification in English language newspapers was published on DATE and DATE, 2021. The notification was published on DATES in Spanish language newspapers, satisfying the requirement for non-English language notification. Copies of: (1) the notification letter sent to the member agencies, cities and counties in IEUA service area, and (2) the notice published in the newspapers are included in the 2020 UWMP Appendix E.

Thus, this Appendix G to IEUA's 2020 UWMP, which was adopted with IEUA's 2020 UWMP, will also be recognized and treated as Appendix P to IEUA's 2015 UWMP. IEUA held the public hearing for the draft 2020 UWMP, draft Appendix P to the 2015 UWMP, and draft WSCP on June 16, 2021, at the Board of Directors meeting, held online due to COVID-19 concerns. On June 16, IEUA's Board determined that the 2020 UWMP and the WSCP accurately represent the water resources plan for IEUA's service area. IEUA's Board determined that Appendix G to the 2020 UWMP and Appendix P to the 2015 UWMP includes all of the elements described in Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (Cal. Code Regs. tit. 23, § 5003), which need to be included in a water supplier's UWMP to support a certification of consistency for a future covered action. As stated in Resolution XXXX, the Board adopted the 2020 UWMP, Appendix P to the 2015 UWMP, and the WSCP and authorized their submittal to the State of California. Copies of Resolution XXXX is included in the 2020 UWMP Appendix D.

**Table G-1: Calculation of IEUA Service Area Water Demands Without Water Use Efficiency**

| Total Service Area Water Demands (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands with Water Use Efficiency Accounted For* | 79,440 | 92,325 | 96,934 | 113,280 | 117,752 | 121,438 | 126,072 | 126,664 |
| Reported Water Use Efficiency or Estimated Water Use Efficiency Since Baseline | - | 1,975 | 3,292 | 9,788 | 11,984 | 17,257 | 22,570 | 27,802 |
| Service Area Water Demands without Water Use Efficiency Accounted For | 79,440 | 94,300 | 100,226 | 123,068 | 129,736 | 138,695 | 148,642 | 154,466 |

*Demands include imported and recycled water, as found in 2020 UWMP Table 4-3W

**Table G-2: Calculation of IEUA Supplies Contributing to Regional Self-Reliance**

| Water Supplies Contributing to Regional Self-Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Water Use Efficiency | - | 1,975 | 3,292 | 9,788 | 11,984 | 17,257 | 22,570 | 27,802 |
| Water Recycling | 24,506 | 33,419 | 30,495 | 40,495 | 42,697 | 44,122 | 46,504 | 46,844 |
| Stormwater Capture and Use | - | - | - | - | - | - | - | - |
| Advanced Water Technologies | - | - | - | - | - | - | - | - |
| Conjunctive Use Projects | - | - | - | - | - | - | - | - |
| Local and Regional Water Supply and Storage Projects | - | - | - | - | - | - | - | - |
| Other Programs and Projects the Contribute to Regional Self-Reliance | - | - | - | - | - | - | - | - |
| Water Supplies Contributing to Regional Self-Reliance | 24,506 | 35,394 | 33,787 | 50,283 | 54,681 | 61,379 | 69,074 | 74,646 |

| Service Area Water Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands without Water Use Efficiency Accounted For | 79,440 | 94,300 | 100,226 | 123,068 | 129,736 | 138,695 | 148,642 | 154,466 |

| Change in Regional Self Reliance (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Water Supplies Contributing to Regional Self-Reliance | 24,506 | 35,394 | 33,787 | 50,283 | 54,681 | 61,379 | 69,074 | 74,646 |
| Change in Water Supplies Contributing to Regional Self-Reliance | | 10,888 | 9,281 | 25,777 | 30,175 | 36,873 | 44,568 | 50,140 |

| Percent Change in Regional Self Reliance (As Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Percent of Water Supplies Contributing to Regional Self-Reliance | 30.8% | 37.5% | 33.7% | 40.9% | 42.1% | 44.3% | 46.5% | 48.3% |
| Change in Percent of Water Supplies Contributing to Regional Self-Reliance | | 6.7% | 2.9% | 10.0% | 11.3% | 13.4% | 15.6% | 17.5% |

**Table G-3: Calculation of MWD Reliance on Water Supplies from the Delta Watershed**

| Water Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| CVP/SWP Contract Supplies | 1,472,000 | 1,029,000 | 984,000 | 1,133,000 | 1,130,000 | 1,128,000 | 1,126,000 | 1,126,000 |
| Delta/Delta Tributary Diversions | | | | | | | | |
| Transfers and Exchanges | 20,000 | 44,000 | 91,000 | 58,000 | 52,000 | 52,000 | 52,000 | 52,000 |
| Other Water Supplies from the Delta Watershed | | | | | | | | |
| Total Water Supplies from the Delta Watershed | 1,492,000 | 1,073,000 | 1,075,000 | 1,191,000 | 1,182,000 | 1,180,000 | 1,178,000 | 1,178,000 |

| Service Area Water Demands without Water Use Efficiency (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Service Area Water Demands without Water Use Efficiency Accounted For | 5,493,000 | 5,499,000 | 5,219,000 | 4,925,000 | 5,032,000 | 5,156,000 | 5,261,000 | 5,374,000 |

| Change in Supplies from the Delta Watershed (Acre-Feet) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Water Supplies from the Delta Watershed | 1,492,000 | 1,073,000 | 1,075,000 | 1,191,000 | 1,182,000 | 1,180,000 | 1,178,000 | 1,178,000 |
| Change in Water Supplies from the Delta Watershed | | (419,000) | (417,000) | (301,000) | (310,000) | (312,000) | (314,000) | (314,000) |

| Percent Change in Supplies from the Delta Watershed (As a Percent of Demand w/out WUE) | Baseline (2010) | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 (Optional) |
|---|---|---|---|---|---|---|---|---|
| Percent of Water Supplies from the Delta Watershed | 27.2% | 19.5% | 20.6% | 24.2% | 23.5% | 22.9% | 22.4% | 21.9% |
| Change in Percent of Water Supplies from the Delta Watershed | | -7.6% | -6.6% | -3.0% | -3.7% | -4.3% | -4.8% | -5.2% |