



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

April 18, 2022

- ▶ **All documents for public review are on file in the Planning Department located in City Hall at 303 East “B” St., Ontario, CA 91764 and on the city’s website at ontarioca.gov/Agendas/DAB**

**MEETING WILL BE HELD AT 1:30 PM IN ONTARIO CITY COUNCIL CHAMBERS
LOCATED AT 303 East “B” St.**

Scott Ochoa, City Manager
Scott Murphy, Executive Director, Community Development Agency
Jennifer McLain Hiramoto, Economic Development Director
James Caro, Building Official
Rudy Zeledon, Planning Director
Khoi Do, City Engineer
Chief Michael Lorenz, Police Department
Fire Marshal Paul Ehrman, Fire Department
Scott Burton, Utilities General Manager
Angela Magana, Community Improvement Manager

PUBLIC COMMENTS

Citizens wishing to address the Development Advisory Board on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

Please note that while the Development Advisory Board values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.

AGENDA ITEMS

For each of the items listed below the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Development Advisory Board may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Development Advisory Board Minutes of April 4, 2022, approved as written.

PUBLIC HEARING ITEMS

B. ENVIROMENTAL ASSESMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO.

PDEV22-005: A hearing to consider a Development Plan to construct the Ontario ‘Great’ Park Phase 1 (Preliminary Park Design) on 130 acres of land, bounded by Grand Park Street to the north, Eucalyptus Avenue to the south, Haven Avenue on the east, and Archibald Avenue on the west, within the Great Park land use district of the Grand Park Specific Plan. Staff has prepared an Addendum to the Grand Park Specific Plan Environmental Impact Report (State Clearinghouse No. 2012061057), certified by City Council on January 21, 2014. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-241-58, 0218-241-49, 0218-241-39, 0218-241-45, and 0218-241-47) **submitted by the City of Ontario.**

1. CEQA Determination

Motion to Approve/Deny use of an Addendum to a previous EIR

2. File No. PDEV22-005 (Development Plan)

Motion to Approve / Deny

C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR

FILE NO. PMTT21-014: A hearing to consider Tentative Tract Map No. 20449, subdividing 35.65 gross acres of land into 92 numbered lots and 55 lettered lots for residential and commercial uses, public/private streets, landscape neighborhood edges and common open space purposes for a property located on southeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed-Use District Planning Area 9A (Regional Commercial and Stand-Alone Residential Overlay) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Rich Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 2006051081) and an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140). This application is consistent with the previously adopted Environmental Impact Reports and introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 218-211-01) **submitted by BrookCal Ontario LLC. Planning Commission Action is required.**

1. CEQA Determination

No action necessary – use of a previous Addendum to an EIR

2. **File No. PMTT21-014 (TTM 20449)** (Tentative Tract Map)

Motion to recommend Approval/Denial

If you wish to appeal a decision of the **Development Advisory Board**, you must do so within ten (10) days of the **Development Advisory Board** action. Please contact the **Planning Department** for information regarding the appeal process.

If you challenge any action of the **Development Advisory Board** 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 **Development Advisory Board** at, or prior to, the public hearing.

The next **Development Advisory Board** meets on **May 2, 2022**.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **April 14, 2022**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.


Administrative Assistant

CITY OF ONTARIO

Development Advisory Board

Minutes

April 4, 2022

BOARD MEMBERS PRESENT

Rudy Zeledon, Chairman, Planning Department
Charity Hernandez, Economic Development Agency
Tony Galban, Police Department
Paul Ehrman, Fire Department
Christy Stevens, Municipal Utilities
Matt Monteith, Building Department
Elda Zavala, Community Improvement

BOARD MEMBERS ABSENT

Khoi Do, Engineering Department

STAFF MEMBERS PRESENT

Chuck Mercier, Planning Department
Gwen Berendsen, Planning Department
Miguel Sotomayor, Engineering Department

PUBLIC COMMENTS

Nobody from the public wished to speak at this time.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the February 7, 2022, meeting of the Development Advisory Board was made by Ms. Stevens; seconded by Mr. Ehrman; and approved unanimously by those present (7-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-029:** A hearing to consider a Development Plan to construct an industrial building totaling 15,132 square feet on 1.24 acres of land located at 5742 Ontario Mills Parkway, within the Light Industrial land use district of the Crossroads Business Park Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File Nos. PDEV11-010 and PMTT11-010, for which a Mitigated Negative Declaration was adopted by the Planning Commission on June 26, 2012. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0238-021-84) **submitted by Bill Fox.**

The applicant Bill Fox, was present and stated he accepted all the Conditions of Approval.

Nobody from the public wished to speak at this time.

Mr. Zeledon closed the public hearing

Motion to approve of **File No. PDEV21-029**, subject to conditions, was made by Ms. Zavala; seconded by Ms. Stevens; and approved unanimously by those present (7-0).

There being no further business, the meeting was adjourned to the next meeting on April 18, 2022.

Respectfully submitted,



Gwen Berendsen
Recording Secretary



Development Advisory Board Decision

April 18, 2022

DECISION NOS.: [insert #]

FILE NO.: PDEV22-005

DESCRIPTION: A hearing to consider a Development Plan to construct the Ontario “Great” Park Phase 1 (Preliminary Park Design) on 130 acres of land, bounded by Great Park Street to the north, Eucalyptus Avenue to the south, Haven Avenue on the east, and Archibald Avenue on the west, within the Great Park land use district of the Great Park Specific Plan. Staff has prepared an Addendum to the Great Park Specific Plan Environmental Impact Report (State Clearinghouse No. 2012061057), certified by City Council on January 21, 2014. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-241-58, 0218-241-49, 0218-241-39, 0218-241-45, and 0218-241-47) **submitted by the City of Ontario.**

Part I—BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as “Applicant”) has initiated an application requesting Development Plan approval, File No. PDEV22-005, as described in the Description of this Decision (herein after referred to as “Application” or “Project”).

(1) **Project Setting:** The Project site is comprised of approximately 130 acres of land bounded by Great Park Street to the north, Eucalyptus Avenue to the south, Haven Avenue on the east, and Archibald Avenue on the west, within the Great Park land use district of the Great Park Specific Plan. existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the Project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site:</i>	Vacant	Open Space - Parkland	SP (Specific Plan)	<u>Grand Park SP</u> – Great Park
<i>North:</i>	Mix of single-family residential & vacant	Medium Density Residential (11.1–25 du/ac), Public School, & Low Density Residential (2.1–5.0 du/ac)	SP (Specific Plan)	<u>Grand Park SP</u> – High Density Residential (18–25 du/ac), High School, Low Density Residential (6–12 du/ac) & Medium Density Residential (12–18 du/ac)
<i>South:</i>	Single-Family Residential	Low Density Residential (2.1–5.0 du/ac) & Open Space – Nonrecreation	SP (Specific Plan)	<u>Subarea 29 SP</u> – Conventional Medium Lot (4–6 du/ac), Conventional Large Lot (3–6 du/ac) & SEC Corridor
<i>East:</i>	Vacant	Medium Density Residential (11.1 – 25 du/ac), Open Space – Nonrecreation & Low Density Residential (2.1–5.0 du/ac)	SP (Specific Plan)	N/A
<i>West:</i>	Vacant	Open Space – Parkland & Medium Density Residential (11.1 – 25 du/ac)	SP (Specific Plan)	<u>Parkside SP</u> – Commercial, Park, Single-Family Detached & Single-Family Detached

(2) **Project Background and Description:** In April 2017, the City of Ontario prepared a Request for Qualifications and Proposals for the preparation of the City of Ontario Conceptual “Great” Park Master Plan. The Scope of Work intended to create a vision for the “Great” Park that allows for a flexible framework that will guide the future phased development of the “Great” Park to meet the current and future community needs, as funding becomes available. The consultant selection process contained two parts: the request for qualifications/submission of proposals and interview sessions. There were seven responses from leading planning and landscape firms rated by a panel made up of staff from various City departments and members of NMC Builders, LLC. Three firms were selected and asked to prepare and present a detailed plan of their “Great” Park Master/Concept Plan.

In November 2019, the City Council authorized the execution of a Professional Services Agreement with SWA Group of Laguna Beach, to prepare the Conceptual “Great” Park Master Plan. The SWA Group was chosen based on the overall flexible park framework and phased concept for the “Great” Park. The consensus of the interview panel was that the SWA Group understood the City’s vision for the “Great” Park as a major amenity and its importance as a key organizational element of land use development. SWA’s park concept provides a master-planned park that will allow programs to be added over time, as well as the creation of spaces that can be developed based on community growth and build-out, by phasing the “Great” Park. The Scope of Services also included the Development and Preliminary Design of Phase 1 of the “Great” Park.

The “Great” Park Conceptual Master Plan incorporates sustainable design elements to address stormwater as a resource, capturing runoff and encouraging infiltration. Additionally, it considers the use of drainage detention basins to accommodate passive and active recreational uses during the dry periods. Sustainable, regionally available, low impact, and reused/recycled materials and sensitivity to energy use and energy conservation are considered in the design. Plant selection is appropriate with Ontario’s regional climate and irrigation components are designed to be water efficient and effective for the landscape proposed.

The Conceptual “Great” Park Master Plan includes a flexible park framework consisting of five main elements, including Water, Circulation, Landscape, Interface, and Programing, which allow for a phased approach to development as the community grows and needs are identified.

This strong framework creates consistency through a phased build-out as the park evolves with the community. The Conceptual “Great” Park Master Plan allows for a strategic multiple-phased approach. The Conceptual “Great” Park Master Plan project site is depicted in Figure 2 (Ontario “Great” Park Conceptual Master Plan), below.



Figure 2: Ontario “Great” Park Conceptual Master Plan

Building on the framework of the Conceptual “Great” Park Master Plan, the Ontario “Great” Park Phase 1 Preliminary Park Design was prepared, covering 130 acres of land bounded by Great Park Street to the north, Eucalyptus Avenue to the south, Haven Avenue on the east, and Archibald Avenue on the west. The Phase 1 project site is depicted in Figure 3 (Phase 1 Project Location Map), below.



Figure 3: Phase 1 Project Location

The Planning Department and SWA participated in a virtual community meeting conducted by the Community Life and Culture Agency on October 01, 2020, to inform the community of the Conceptual “Great” Park Master Plan and the Preliminary Plan for the Phase 1 Development in conjunction with the Recreation and Parks Master Plan Workshop. This was followed by a virtual community workshop on Thursday, November 5, 2020, to present the Conceptual “Great” Park Master Plan and Preliminary Design for Phase 1 of park development, to the community and surrounding residents. The workshop intended to solicit input, receive comments, and answer questions. The community was encouraged to complete the community survey on the City’s website to provide Staff with further information and input. A second virtual community workshop was held on June 20, 2021, to discuss the final Preliminary Plan for the Phase 1 Development and allow the opportunity to solicit input, receive comments, and answer questions before finalizing the preliminary plans. In addition to these workshops, Planning Department Staff presented the final Preliminary Plan for the Phase 1 Development to the Parks and Recreation Commission on February 24, 2020, and again on June 28, 2021, to update, inform, and receive comments and input from the Commission. Staff also presented the Plan to the Planning Commission on August 20, 2020, to provide an update on the Ontario “Great” Park Conceptual Master Plan.

On November 23, 2021, the Planning Commission considered and recommended that the City Council approve the Conceptual “Great” Park Master Plan and the Preliminary Park Design for Phase 1. On December 21, 2021, City Council approved the Conceptual “Great” Park Master Plan and the Preliminary Park Design for Phase 1.

The Applicant is now requesting Development Plan approval to facilitate the construction of Phase 1 the “Great” Park. Consistent with the Phase 1 Preliminary Park Design, the Development Plan for Phase 1 proposes a central arroyo as drainage, meadows, fields as dual-use areas, and a hierarchy of trail systems.



Figure 5: Amphitheater



Figure 6: Farm Hub



Figure 7: Kid's Corral



Figure 8: Community Picnic Table

Part II—RECITALS

WHEREAS, the Great Park Specific Plan Environmental Impact Report (State Clearinghouse No. 2012061057) was certified on January 21, 2014 (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 Development Advisory Board (hereinafter referred to as “DAB”) is the decision-making authority for the requested approval to construct and otherwise undertake the Project; and

WHEREAS, the DAB has reviewed and considered the EIR Addendum and related documents for the Project, and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

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

WHEREAS, City of Ontario Development Code Table 2.02-1 (Review Matrix) grants the DAB the responsibility and authority to review and act, on the subject Application; and

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

WHEREAS, on April 18, 2022, the DAB of the City of Ontario conducted a hearing on the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the hearing and adoption of this Decision have occurred.

Part III—THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Development Advisory Board of the City of Ontario, as follows:

SECTION 1: *Environmental Determination and Findings.* As the decision-making body for the Project, the DAB 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 DAB, the DAB finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to the Great Park Specific Plan Environmental Impact Report (State Clearinghouse No. 2012061057), certified by the Ontario City Council on January 21, 2014, in conjunction with File No. PSP12-001; 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 DAB, and the specific findings set forth in Section 1, above, the DAB finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

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

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

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

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

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

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

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

SECTION 3: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 4: ALUCP Compliance. The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the DAB 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 DAB, 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 DAB during the above-referenced hearing and upon the facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the specific findings set forth in Sections 1 through 4, above, the DAB hereby concludes as follows:

(1) **The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.** The proposed Project is located within the Open Space - Parkland land use district of the Policy Plan Land Use Map, The SP (Specific Plan) zoning district, and the Great Park land use district of the Grand Park Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) **The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.** The Project has been designed consistent with the requirements of the City of Ontario Development Code, the SP (Specific Plan)

zoning district, and the Great Park land use district of the Grand Park Specific Plan, including standards relative to the particular land use proposed (parkland), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the Project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.***

The Development Advisory Board has required certain safeguards, and has impose certain conditions of approval that have been established to ensure that: [i] the purposes of the Grand Park Specific Plan are maintained; [ii] the Project will not endanger the public health, safety or general welfare; [iii] the Project will not result in any significant environmental impacts; [iv] the Project will be in harmony with the area in which it is located; and [v] the Project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, the Grand Park Specific Plan, and the Ontario Development Code; and

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code and the Grand Park Specific Plan.***

The proposed Project has been reviewed for consistency with the development standards and design guidelines of the Grand Park Specific Plan and the Ontario Development Code that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as well as those development standards and guidelines specifically related to the open space - parkland land use being proposed. As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Grand Park Specific Plan and the Ontario Development Code.

SECTION 6: *Development Advisory Board Action.* The DAB does hereby find 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 to the Certified EIR, included as Attachment 1 of this Decision. Furthermore, based on the findings and conclusions set forth in Sections 1 through 5, above, the DAB hereby APPROVES the Development Plan application subject to each and every condition set forth in the Department Reports included as Attachment 2 of this Decision, 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 EIR Addendum and all other documents and materials that constitute the record of proceedings on which these findings have been based, are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 18th day of April 2022.

Development Advisory Board Chairman

**Attachment 1—Addendum to the Great Park Specific
Plan Environmental Impact Report (State
Clearinghouse No. 2012061057)**

(EIR Addendum follows this page)

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

1. Project Title/File No.: PDEV22-005
2. Lead Agency: City of Ontario, 303 East B Street, Ontario, California 91764, (909) 395-2036
3. Contact Person: Jamie Richardson, Senior Landscape Planner
4. Project Sponsor: City of Ontario
5. Project Location: The Project site is in southwestern San Bernardino County, within the City of Ontario, as shown in Figure 1. 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 in Figure 2, The Ontario "Great" Park is located within the southern portion of Ontario, referred to as Ontario Ranch. The development of the "Great" Park will occur in phases, with the proposed Project encompassing Phase I located within 130 acres of eastern Ontario Ranch extending approximately one mile long, as shown in Figure 2. Represented in the aerial view context map, Figure 3, the Phase I of the "Great" Park is located South of Grand Park Street, West of Haven Avenue, North of Eucalyptus Street, and East of Archibald Avenue. The site is currently adjacent to a mix of land uses, including low to high-density residential, commercial, schools, and SCE easement open space. Development in this region would allow



Figure 1: REGIONAL LOCATION MAP

the City of Ontario to bolster its green networks while framing views of the local mountains.

6. Policy Plan (General Plan) Designation: Land uses are pursuant to the specific plan and identified as Open Space- Parkland
7. Zoning Designation: Open Space-Parkland
8. Description of Project: The Ontario “Great” Park, spanning approximately 340 acres, would serve as a centerpiece in the region for the City of Ontario’s recreational and space needs. The “Great” Park provides opportunities for the people of Ontario to reconnect to their native landscape and heritage, celebrate their agrarian legacy, and build a distinct location in the community. The build-out of the “Great” Park would occur over the course of decades. As shown in Figure 3, Phase I of the “Great” Park entails the construction of recreation areas, an amphitheater lawn bowl, farm hub, and playground. Phase I of “Great” Park design incorporates a meandering centralized Arroyo serving as the drainage backbone and trails, shaping the “Great” Park’s topography. The landscape would be the unifying element of the “Great” Park Phase 1, with a tall tree canopy along the park edges, extending along streets and into neighborhood parks, passive to active meadows, and orchards and windrows throughout. Plants and trees would also mature with the park over time, with an emphasis on planting native flora and fauna.

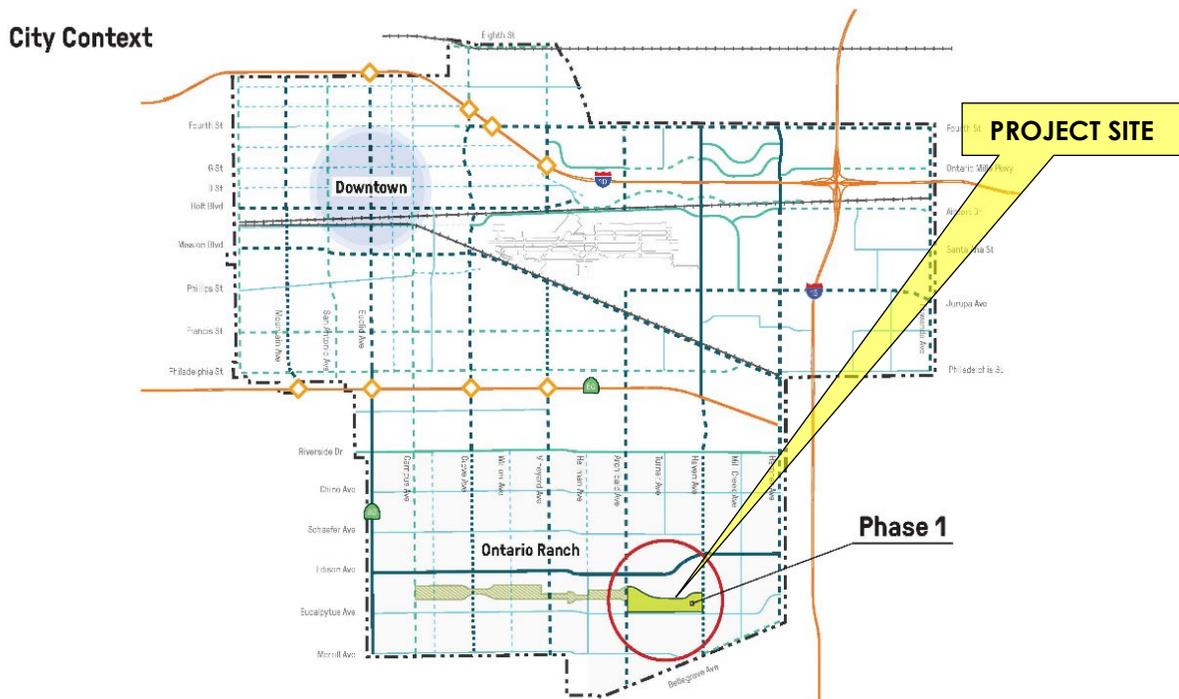


Figure 2: VICINITY MAP

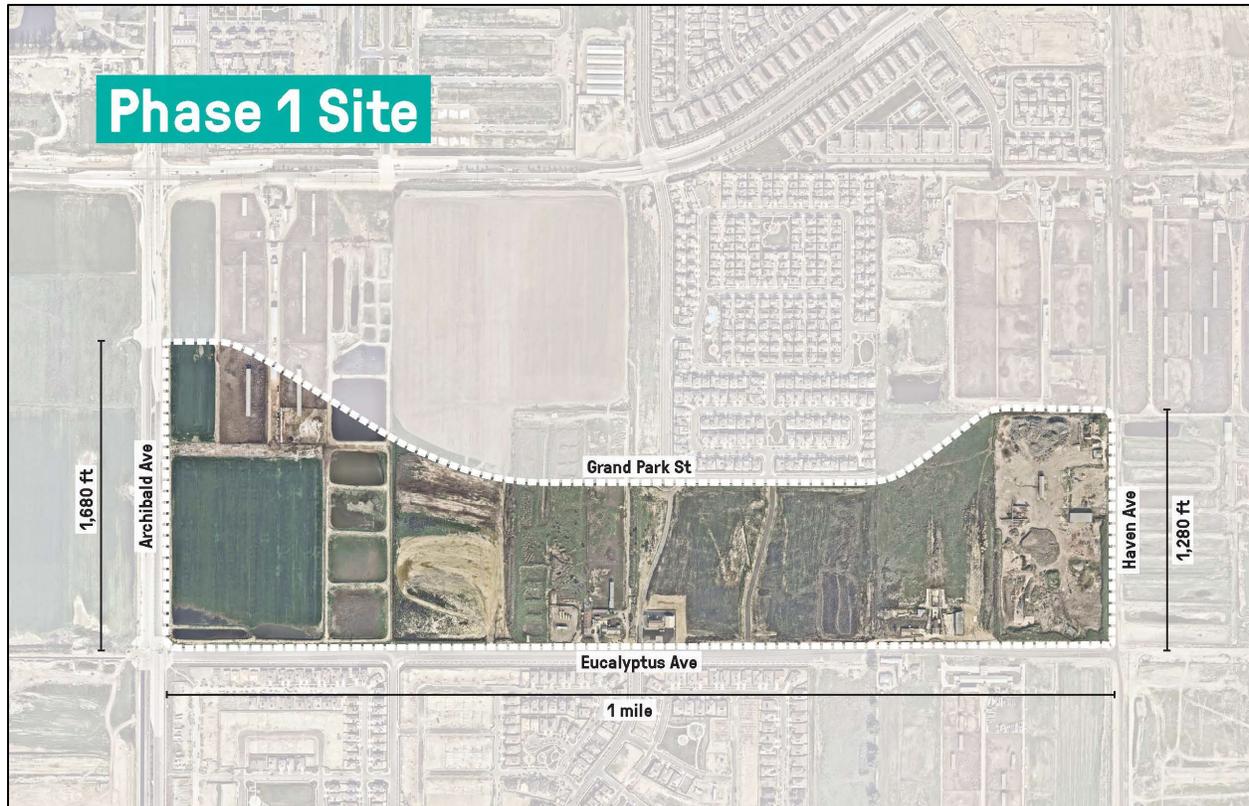


Figure 3: Project Site "Great" Park Phase 1

8.1 *Development Plan Design*: The proposed concept design, Figure 4, includes structures intended for community programming and recreation. This design currently consists of an outdoor amphitheater with a stage and overhead structure with gabion walls. Phase I would also include the following facilities:

- Amphitheater lawn bowl
- Theater building
- Large restrooms/standard restrooms
- Information kiosk/park office
- Community "Farm Hub" with community barn, farm, and operations buildings
- Outdoor decks at Arroyo
- Arroyo bridge crossings
- Walkways and promenade at Arroyo
- Playground
- Pedestrian bridge connection over Archibald Avenue
- Parking facilities
- Maintenance and operations facilities
- Entry Trellis's
- Picnic spaces

includes the potential development of 1,327 dwelling units and a 146-acre public park. The Project site is located and bounded by Edison Avenue to the north, Eucalyptus Avenue to the south, Archibald Avenue to the west, and Haven Avenue to the east. (APNs:218-241-06,10,11,13,14,15,16,19,20,22 and 23)

On January 27, 2010, the Ontario City Council adopted The Ontario Plan (TOP). TOP serves as the framework for the City's business plan and provides a foundation for the City to operate as a municipal corporation that consists of six distinct components: 1) Vision; 2) Governance Manual; 3) Policy Plan; 4) Council Priorities; 5) Implementation; and 6) Tracking and Feedback. The Policy Plan component of TOP meets the functional and legal mandate of a General Plan and contains nine elements: Land Use, Housing, Parks and Recreation, Environmental Resources, Community Economics, Safety, Mobility, Community Design, and Social Resources.

An Environmental Impact Report was prepared for Grand Park Specific Plan (2013 EIR) (SCH # 2012061057) and certified by the City Council on January 21, 2014. It included Mitigation Measures, Findings, and a Statement of Overriding Considerations pursuant to CEQA. THE 2013 EIR analyzed the direct and physical changes in the environment that would be caused by implementation of TOP, focusing on changes to land use associated with the buildout of the proposed land use plan and the associated population and employment growth in the City. The Project site was analyzed in the 2013 EIR as Open Space - Parkland. The 2013 FEIR identified significant unavoidable adverse impacts related to Agriculture and Forestry Resources.

On December 21, 2022, the City Council approved the Conceptual "Great" Park Master Plan and Preliminary Park Design for Phase 1. The Conceptual "Great" Park Master Plan will guide the future phased improvements and development of the "Great" Park, seeking to provide a major amenity for Ontario residents as a key organizational element of land use development. The "Great" Park is envisioned to accommodate passive and recreational uses, cultural amenities, outdoor performance venues, gardens, ponds and waterways, a network of trails, bike paths, and greenways. The Conceptual "Great" Park Master Plan will provide a flexible framework and be used by the City of Ontario as the basis for the review and approval of the future development of the Ontario "Great" Park.

On January 20, 2022, The City of Ontario initiated a Development Plan Application, File PDEV22-005, for the construction of the Ontario "Great" Park Phase 1 (Preliminary Park Design). To evaluate the environmental impacts associated with the Development Plan Application, the City has prepared an Addendum to the 2014 certified Grand Park Specific Plan EIR.

8.4.2 Use of an Addendum.

According to the California Environmental Quality Act Guidelines Section 15164, an Addendum to a previously certified EIR may be used if some changes or additions are necessary, but none of the conditions described in Section 15162, requiring the preparation of a subsequent Negative Declaration or EIR, have occurred. The CEQA Guidelines require that a brief explanation be provided to support the findings that no subsequent EIR or Negative Declaration is needed for further discretionary approval. These findings are described below:

1. *Required Finding: Substantial changes are not proposed for the project that will require major revisions of the previous EIR due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified effects.*

Substantial changes are not proposed by the project, and project construction and operation would not require revisions to the 2013 FEIR. The 2013 FEIR analyzed the

environmental impacts that would be caused by the implementation of The Grand Park Specific Plan. The Project site is located in the Grand Park Specific Plan area and is subject to the land uses outlined in the Grand Park Specific Plan. According to the Ontario Plan (TOP) Land Use Plan (Exhibit LU-01), the Specific Plan area is designated as Low-Density Residential, Medium-Density Residential, Public Schools and Open Space-Parkland. The entire Specific Plan area is zoned SP/AG (Specific Plan/Agricultural Preserve) as indicated on the Ontario Zoning Map.

As mentioned in the Specific Plan and, therefore, analyzed in the 2013 FEIR, Phase I of the Ontario "Great" Park is proposed to occur within the scope of The Grand Park Specific Plan. It includes 130 acres of eastern Ontario Ranch extending approximately one mile long. The site is currently adjacent to a mix of land uses, including low to high-density residential, commercial, schools, and SCE easement open space.

In addition, all previously adopted mitigation measures of the 2013 FEIR are applicable to the Project and are incorporated herein by reference. Additionally, City Standard Conditions of Approval, and Development and Performance Standards included in the Specific Plan, would be applicable to the proposed Project. Construction and operation of the Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects. The attached Initial Study provides an analysis of the proposed Project and verification that the proposed Project would not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

2. *Required Finding: Substantial changes have not occurred with respect to the circumstances under which the project is undertaken, that would require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

Substantial changes have not occurred that would require major revisions to the 2013 FEIR. 2013 FEIR evaluated the Project site as Open Space. The proposed Project would result in the construction of Phase I of Ontario "Great" Park, complying with the use designation included in the Specific Plan. No proposed changes or revisions to the 2013 FEIR are required. In addition, all previously adopted mitigation measures of 2013 FEIR are applicable to the proposed Project and are incorporated herein by reference. Lastly, City Standard Conditions of Approval, and Development and Performance Standards included in the Specific Plan, would be applicable to the proposed Project.

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 2013 FEIR. As stated above in Section 2, no substantial changes have occurred with respect to the circumstances under which the project was undertaken. The 2013 FEIR evaluated the site as Open Space, consistent with the designation in the approved Grand Park Specific Plan. Therefore, no proposed changes or revisions to 2013 FEIR are required. In addition, all previously adopted mitigation measures of the 2013 FEIR are applicable to the project and are incorporated herein by reference. Finally, City Standard Conditions of Approval, and Development and Performance Standards included in the Specific Plan, would be

applicable to the proposed Project.

8.4.3 CEQA Requirements for an Addendum.

If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency may: (1) prepare a subsequent EIR if the criteria of State CEQA Guidelines Section 15162(a) are met, (2) prepare a subsequent negative declaration, (3) prepare an addendum, or (4) prepare no further documentation. (State CEQA Guidelines Section 15162(b)). When only minor technical changes or additions to the negative declaration are necessary and none of the conditions described in section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines Section 15164(b).)

Under Section 15162, a subsequent EIR or negative declaration is required only when:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the negative declaration due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:
 - i. The project will have one or more significant effects not discussed in the previous negative declaration;
 - ii. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - iii. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - iv. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Thus, if the proposed Project does not result in any of the circumstances listed in Section 15162 (i.e., no new or substantially greater significant impacts), the City may properly adopt an addendum to the 2013 FEIR.

8.4.4 Conclusion

The 2013 FEIR, certified by City Council in 2013, 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 2013 FEIR considered the direct physical changes and reasonably foreseeable indirect physical changes in the environment associated with implementation of the Grand Park Specific Plan. Consequently, the 2013 FEIR focused on impacts from changes to land use associated with buildout of the Specific Plan and impacts from the resulting population and employment growth in the City. The proposed Project is consistent with the existing uses of the properties and uses within the surrounding areas.

Accordingly, and based on the findings and information contained in the previously certified 2013 FEIR, the analysis above, the attached Initial Study, and CEQA statute and State CEQA Guidelines, including Sections 15164 and 15162, the proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR 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 2013 FEIR.

9. **Project Setting:** The Project site is relatively flat with minimal topographic variation in a relatively undeveloped area. The region is characterized by its agricultural properties and specifically its dairy uses. The Project site is surrounded by a mix of land uses including low to high density residential, commercial, schools, and Southern California Edison, SCE, easement open space.

10. **Surrounding Land Uses:**

	<u>Existing Land Use</u>	<u>General Plan Designation</u>	<u>Zoning Designation</u>	<u>Specific Plan Land Use</u>
Site:	Open Space – Parkland	Open Space – Parkland	Grand Park Specific Plan	“Great” Park
North:	Dairy/Agriculture Use and Existing Residential Development	Low Density Residential (2.1 – 5 du/ac) Medium Density Residential (11.1 to 25 du/ac) Public School	Grand Park Specific Plan	Low Density Residential Medium Density Residential Public School “Great” Park
South:	Residential Development	Low Density Residential (2.1 – 5 du/ac)	Subarea 29 Specific Plan	Low Density Residential
East:	Dairy /Agriculture uses	Low Density Residential (2.1 – 5 du/ac) Medium Density Residential (11.1 to 25 du/ac) Open Space -Water	SP/Agriculture Preserve	N/A
West:	City Fire Station 9 Residential Development under construction	Medium Density Residential (11.1 to 25 du/ac) Neighborhood Commercial Public Facility	Parkside Specific Plan	Medium Density Residential Neighborhood Commercial Public Facility Open Space – Parkland

	<u>Existing Land Use</u>	<u>General Plan Designation</u>	<u>Zoning Designation</u>	<u>Specific Plan Land Use</u>
		Open Space – Parkland		

11. Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement): None

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?

Yes No

If "yes", has consultation begun?

Yes No Completed

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture/Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Utilities / Service Systems
- Mandatory Findings of Significance
- Tribal Cultural Resources
- Wildfire
- Energy

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been

made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately within the Grand Park Specific Plan EIR (SCH#2012061057) pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:	Date: April 19, 2022
Printed Name: Jaime Richardson, Senior Landscape Planner	For: City of Ontario

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation

measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from the "Earlier Analyses" Section may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analyses Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

(Note: Example explanations have been provided. Add, remove, or replace as needed.)

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No New Impact / No Impact</i>
1. AESTHETICS. Except as provided in Public Resources Code section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No New Impact / No Impact
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?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No New Impact / No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No New Impact / No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No New Impact / No Impact
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No New Impact / No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No New Impact / No Impact
f) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No New Impact / No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No New Impact / No Impact
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No New Impact / No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. MANDATORY FINDINGS OF SIGNIFICANCE. (State CEQA Guidelines section 15065(a).)				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No New Impact / No Impact
beings, either directly or indirectly?				
<p>Note: Authority cited: Public Resources Code sections 21083, 21083.05, 21083.09.</p> <p>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; <i>Sundstrom v. County of Mendocino</i> (1988) 202 Cal.App.3d 296; <i>Leonoff v. Monterey County Board of Supervisors</i> (1990) 222 Cal.App.3d 1337; <i>Eureka Citizens for Responsible Govt. v. City of Eureka</i> (2007) 147 Cal.App.4th 357; <i>Protect the Historic Amador Waterways v. Amador Water Agency</i> (2004) 116 Cal.App.4th 1099, 1109; <i>San Franciscans Upholding the Downtown Plan v. City and County of San Francisco</i> (2002) 102 Cal.App.4th 656.</p>				

EXPLANATION OF ISSUES

1. **AESTHETICS.** Would the project:

- a. Have a substantial adverse effect on a scenic vista?

Discussion of Effects: As described in the 2013 FEIR, the primary scenic vistas in the City are the Euclid Corridor and the Mission Boulevard Corridor, located 3.3 and 2.5 miles away from the site, respectively. Neither are visible from the site. The 2013 FEIR identifies the dominant scenic vista of the City of Ontario as the San Gabriel Mountains, which are visible from the Project site. The Policy Plan (Policy CD1-5) requires all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains. The current surrounding views from the project site are somewhat unobstructed except for agricultural structures, windrows, power infrastructure and poor air quality.

This Project would allow for development of community recreation structures and additional trees that would not obstruct existing views beyond the site's current state. The proposed Project would not result in significant adverse environmental impacts regarding views of the San Gabriel Mountains, and no significant adverse impacts on a scenic vista would occur. Furthermore, the proposed Project be developed pursuant to the Grand Park Specific Plan Design Guidelines. Therefore, development of the Project site with proposed land uses would provide for consistency with the type and scale of development in these surrounding areas and continuity of visual character and quality. As such, the proposed Project would improve the visual character and quality of the site and its surroundings.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- b. Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings and historic buildings within a state scenic highway?

Discussion of Effects: As discussed in the 2013 FEIR, there are no scenic highways in proximity to the Project site, as designated by the City, the County of San Bernardino, or the State of

California.¹ Three freeways: I-10, I-15, and SR-60. I-10 and SR-60 cross the northern and central portion of the City of Ontario in an east–west direction. The I-15 crosses 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. The proposed Project site is located along Eucalyptus Avenue and Grand Park Street, which are not designated as scenic highways by the State of California, County of San Bernardino, or the City. Additionally, there are no rock outpourings, historic buildings, or trees on the current project site. Thus, it will not result in adverse environmental impacts.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Discussion of Effects: The proposed Project would not degrade the existing visual character or quality of the site or its surroundings. As mentioned in the 2013 FEIR, the Project construction would involve removal of select trees that have matured. This would temporarily hinder visual quality of the surrounding streets. The tree loss would be temporary as phase I of project plans includes the replacement of replaced trees via an approved landscape plan. In the long-term, the proposed Project would enhance the visual character of the site area and its surroundings by replacing unattractive and dilapidated dairy operations.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Discussion of Effects: As described in the 2013 FEIR, there would be a need for lighting during the Project construction. However, most construction activities will take place during the daylight hours. There would also be lighting introduced in the proposed Project intended to be directed onto areas such as pedestrian areas and signs but shielded to minimize light spillage. The proposed Project would meet all OMC lighting requirements and overall impacts related to light would be less than significant.

Operation light and glare impacts would include additional lighting on the site thus increasing ambient light levels on and in the immediate vicinity of the Project site. This would be primarily low-level lighting to be used for security, architectural, way finding and landscaping purposes. This lighting would also adhere to OMC lighting standards. Substantial glare will not be generated as a result of the Project and therefore light and glare impacts would be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and

¹ Caltrans, California State Scenic Highway System Map. Available online at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaq>, accessed, March 11, 2022.

addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

2. **AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Discussion of Effects: A portion of the Project site is currently being utilized for agricultural operations, including dairies. The site contains approximately 47 acres of designated Prime Farmland according to the California Department of Conservation in the western portion of the site.² The 2013 FEIR used the Land Evaluation & Site Assessment (LESA) Model to determine that there would be significant impacts regarding the conversion of Prime Farmland to non-agricultural use. These impacts were determined to be significant and unavoidable.

The proposed Project includes a community farm, barn, and several orchards. These uses will off-set some of the loss of Prime Farmland on the Project site. However, the impact will remain significant and unavoidable and implementation of the proposed Project would contribute to the conversion of agricultural lands and agricultural uses in the area.

Mitigation: The 2013 FEIR determined that no feasible on-site or off-site mitigation measures exist to reduce the loss of Farmland. No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Discussion of Effects: The Project site is zoned as "Grand Park Specific Plan" and is subject to the land use controls of the Grand Park Specific Plan, which doesn't include agricultural uses. However, as discussed in the 2013 EIR, the City adopted the Right to Farm ordinance that allows existing agricultural uses to continue operations until specific development proposals are submitted. The continued operation of the on-site dairies and row crops is consistent with this ordinance. Since the adoption of the Grand Park Specific Plan, all of the existing Williamson Act Contracts on the Project site have expired. The cancellation of existing on-site Williamson Act contracts and subsequent removal of agricultural operations on-site is considered a significant and unavoidable impact. The proposed Project will comply with the land use controls of the Specific Plan and the City's "Right-to-farm" ordinance and include an appropriate buffer to protect agricultural land uses from conflict with non-agricultural uses.

² California Department of Conservation, California Important Farmland Finder. Available online at: <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed February 4, 2022.

Mitigation: The 2013 FEIR did not identify any feasible mitigation measures to reduce impacts to a less than significant level. No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Discussion of Effects: The Project site is located within the Grand Park Specific Plan and zoned for residential, open space and public-school facilities, and not zoned as forest land or timberland zoned Timberland Production. The Grand Park Specific Plan Initial Study concluded that impacts related to conflicts with forest land or timberland zoning and loss of forest land or conversion of forest land to non-forest use were less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- d. Result in the loss of forest land or conversion of forest land to non-forest use?

Discussion of Effects: There is currently no land in the City of Ontario that qualifies as "forest land" as defined in Public Resources Code section 12220(g). Neither The Ontario Plan nor the City's Zoning Code provide designations for forest land. Consequently, the proposed Project would not result in the loss or conversion of forest land.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- e. Involve other changes in the existing environment, which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Discussion of Effects: Construction of the proposed Project would result in significant impacts from the loss of farmland. Future planned urban development in the City is anticipated to result in the conversion of agricultural uses to non-agricultural uses that would substantially reduce overall agricultural productivity in the region. This conversion corresponds with the projected decline in long-term agricultural productivity on the Project site and within the region. Implementation of the proposed Project would contribute to a cumulative significant and unavoidable impact relative to the reduction of agricultural productivity within the region.

Mitigation Required: The 2013 FEIR determined that no feasible on-site or off-site mitigation measures exist to reduce the loss of Important Farmland to a less than significant level. No additional mitigation is required. The proposed project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

3. **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following

determinations. Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan?

Discussion of Effects: As described in the 2013 FEIR, it was determined that the construction phase of the Grand Park Specific Plan could result in emissions that exceed the significance thresholds of pollutants. However, the Project is consistent with the policies, rules, and regulations in the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP).

The proposed Project is a component of the Grand Park Specific Plan, and therefore is smaller in scope than what was originally analyzed. Therefore, the proposed Project would not exceed increase the identified significant air quality impact associated with the Grand Park Specific Plan and would be consistent with the AQMP.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Discussion of Effects: As described in the 2013 FEIR, both construction and operational air quality impacts associated with implementation of Grand Park Specific Plan were deemed to be significant. The South Coast Air Basin is in nonattainment for PM₁₀, PM_{2.5}, nitrogen dioxide, and ozone. Construction of the Grand Park Specific Plan would exceed maximum daily missions of VOC and NO_x. Operation would exceed maximum daily emissions of VOC, NO_x, and PM₁₀. Implementation **Mitigation Measures AQ-1** through **AQ-3** would reduce these impacts to a less than significant level.

The proposed Project includes grading the entire site but these activities were included as part of the analysis of construction activity from the original project. Therefore, the proposed Project would have substantially lower air quality impacts. In other words, the proposed Project would not create new stationary sources of emissions or new land uses that would generate additional operational air emissions from what was analyzed in the 2013 FEIR. Further, the proposed Project would implement **Mitigation Measures AQ-4** through **AQ-6**, which would reduce operational emissions and the impact would be less than what was documented in the 2013 FEIR but would remain significant and unavoidable.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 analyses are necessary.

- c. Expose sensitive receptors to substantial pollutant concentrations?

Discussion of Effects: As described in 2013 EIR, the proposed Project would exceed the SCAQMD regional significance thresholds for VOC and NO_x (ozone precursors), and increases in PM₁₀, which can cause cumulative health effects. The proposed Project would exceed the localized thresholds for PM_{2.5} during construction and would therefore create exposure to sensitive receptors in the surrounding residential areas. These impacts would be temporary in and limited to the construction phase. Consistent with the findings in the 2013 FEIR, implementation of

AQ-1 through AQ-3 would assure the reduction of impacts to a less than significant level, in addition to the construction footprint and duration being much smaller than those evaluated in the 2013 FEIR.

The Carbon Monoxide (CO) hotspot analysis completed in the 2013 EIR revealed that CO emissions would not exceed thresholds for CO and would be less than significant.

The proposed Project is a component of the Grand Park Specific Plan and is smaller in scope than what was originally analyzed. Therefore, the proposed Project would not expose sensitive receptors to any additional pollutants concentrations that what was analyzed in the 2013 EIR. Finally, in the long term, the proposed Project would mitigate air pollutants through tree plantings and other types of vegetation as the "Great" Park becomes operational.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 EIR. No changes or additions to 2013 EIR analysis are necessary.

- d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

Discussion of Effects: As described in the 2013 EIR, the Grand Park Specific Plan Initial Study concluded that impacts related to creating objectionable odors were less than significant and therefore this impact not analyzed in detail in the 2013 FEIR.

Construction activity for the proposed Project may generate exhaust from trucks and construction equipment. Construction and development would also require the application of paints and the paving of roads, which could generate odors from materials such as asphalt. As these odors are short-term in nature and quickly disperse into the atmosphere. Further, since the proposed Project is a smaller component of the original project, odors associated with the proposed Project would be less and are not considered significant, consistent with the 2013 FEIR. Odorous emissions attributable to implementation of the proposed Project are not considered a significant adverse impact.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

4. **BIOLOGICAL RESOURCES.** Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Discussion of Effects: As described in the 2013 FEIR, wildlife diversity in the proposed Project area is relatively low. A 2012 study conducted by MBA identified several sensitive species that may be present at the Project site. Including the *Burrowing Owl*, *Loggerhead shrike*, *Tri-Colored Black bird*, *White-tailed Kite*, and a variety of native bird species.³ Mammal species expected to occur within

³ City of Ontario. *Biological Resources Study Grand Park Specific Plan*. 2012. Available online at: <https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Reports/environmental-reports/Grand%20Park%2035.pdf>, accessed March 14, 2022.

the site are species adapted to human disturbance. The 2013 FEIR implemented **Mitigation Measures BIO-1** to protect the Burrowing Owl, and **BIO-2** to protect nesting birds. Due to the nature of the proposed Project being an open space park meant to enhance the current habitat rather than remove it, there would be no habitat modifications to lead to adverse effects on 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.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Discussion of Effects: As described in the 2013 FEIR, there are no riparian habitats or sensitive natural communities located at the proposed Project site. Therefore, no significant impact would occur to a sensitive or riparian habitat identified in local or regional plans, policies, the California Department of Fish and Game or U.S. Fish and Wildlife Service as a result of the construction and operation of the proposed Project.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Discussion of Effects: As described in the 2013 FEIR, there are no jurisdictional wetlands located at the proposed Project site. Therefore, there would be no substantial adverse effects on protected wetlands through construction and operation of the proposed Project.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Discussion of Effects: As described in the 2013 FEIR, the Project site is surrounded by agriculture with fencing around lots as well as residential development. In addition, this site does not occur in a narrow corridor linking open spaces. The surrounding rivers and highways also create barriers for large wildlife that may wish to move through the region. Therefore, there are no wildlife corridors connecting this site to other areas. Due to this, no significant wildlife corridor impacts would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Discussion of Effects: The City regulates the maintenance and removal of parkway trees. The only trees located in the Grand Park Specific Plan area analyzed in the 2013 FEIR are a eucalyptus windrow located on the south side of Edison Avenue, outside of the Project area. Eucalyptus trees on private land are not regulated by City's Parkway Tree Regulations. Therefore, the proposed Project will cause no conflict with any tree preservation policy or ordinance.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- f. Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?

Discussion of Effects: The proposed Project site is not part of an adopted HCP, NCCP or other approved habitat conservation plan. Therefore, no adverse environmental impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

5. **CULTURAL RESOURCES.** Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

Discussion of Effects: There are several residential and dairy farm structures on the Project site, however they are currently unoccupied and scheduled for demolition. The 2013 FEIR did not identify any structures on the site as historically significant. There are no structures onsite eligible for listing in the California Register of Historic Resources. As described in the 2013 FEIR, records indicate there are no cultural resources (prehistoric, historic, or built environments) recorded within the proposed Project boundaries. Therefore, no significant impacts on historical resources would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Discussion of Effects: As described in the 2013 FEIR, the sitewide potential of impacts to archeological resources is defined as "low". There is an increase in potential impacts during Project and construction related earth moving that advances the impact to "moderate". Per the FEIR mitigation measure CUL-1, archaeological mitigation monitoring has been recommended for areas where impact reaches a "moderate" status in any area of the site. Compliance with **Mitigation Measure CUL-1, CUL-2, and CUL-3** would reduce impacts to archaeological resources to a less than significant level.

Similarly, the site has a low potential to contain paleontological resources. However, as depth of excavation increases, so does the potential for significant impacts to paleontological resources. Paleontological resources may be encountered at Project site depths greater than 15 feet. At the point in which excavations reach a minimum of 10 feet below grade a paleontologist would be brought to the Project site to assess those areas and determine if there are potential impacts at a “moderate” level. If such areas are found, **Mitigation Measure CUL-4** requires they be monitored by a Paleontological Inspector.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Discussion of Effects: As described in the 2013 FEIR, no known religious or sacred sites exist within the Project area, and human remains are not expected to be discovered during construction. Should human remains be discovered, existing regulations, including the California Health and Safety Code Section 7050.5, would afford protection for human remains discovered during development activities and no further disturbance would occur until the County Coroner has made necessary findings as required by **Mitigation Measure CUL-5**.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

6. **ENERGY**. Would the project:

- a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

Discussion of Effects: Energy was not analyzed in the 2013 FEIR but was included as part of the 2019 revisions to the State CEQA Guidelines. However, in the interest of full disclosure a brief discussion of potential impacts is provided below. Implementation of the proposed Project would increase the demand for electricity and natural gas at the Project site and gasoline consumption in the region during construction and operation. Discussion is provided below:

Electricity

Construction. There will be a temporary need for additional lighting and electronics throughout construction of the proposed Project. However, this would be temporary and a less than significant contribution to overall energy consumption from the Project.

Operation. Operation of the proposed Project will require the use of electricity within recreational facilities developed. As discussed in the 2013 FEIR, the amount of energy will be incrementally reduced through the course of construction and operation to comply with Title 24, Part 6 of the California Code of Regulations, conservation practices limiting the amount of energy used during operation, which would further reduce electricity consumption. Therefore, the electricity that would be consumed by the project is not considered to be inefficient or wasteful, and impacts would be less than significant. Further, the energy consumed during this phase would be less than the energy consumed by the on-site uses in 2013.

Natural Gas

Construction. Natural gas will be consumed at nominal levels during the construction phase of the Project and would therefore have no significant impact on the consumption of energy resources.

Operational. The operational phase of the proposed Project would require necessary natural gas consumption for recreational facilities. While natural gas consumption would increase at the site slightly with construction of the proposed Project, facilities would be designed to maximize energy performance. Therefore, the natural gas that would be consumed by the Project is not considered to be inefficient or wasteful, and impacts would be less than significant.

Diesel and Gasoline Fuel

Construction. Diesel and gasoline fuels, also referred to as petroleum in this subsection, would be consumed throughout construction of the proposed Project where necessary. The main energy resource consumed through the duration of the Project construction would be fuel by equipment and transportation of construction materials. All heavy-duty construction vehicles as well as trucks will primarily use diesel fuel. Since consumption of fuel and diesel would be temporary during Project development and construction, impacts would be less than significant. Further, emissions technology for fossil fueled vehicles is much more advanced than in 2013 and, therefore, emissions during construction would be lower than anticipated in 2013.

Operational. Consumption of fuel through operation of the Project would be due to workers commuting to the Project site to conduct regular maintenance of the park and facilities. Consumption in this case would not be inefficient or wasteful and therefore impacts would be less than significant. Further, emissions technology for fossil fueled vehicles is much more advanced than in 2013 and, therefore, emissions during construction would be lower than anticipated in 2013. Finally, providing access to outdoor recreational facilities within the City of Ontario and proximal to residential neighborhoods and school facilities will reduce the duration of travel for recreation for residents and students in the City and surrounding jurisdictions.

Mitigation: The Project would not result in any new significant impacts. No changes or additions to the 2013 FEIR analyses are necessary.

- b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Discussion of Effects: The proposed Project would not conflict with or obstruct a state or local plan adopted for the purposes of increasing the amount of renewable energy or energy efficiency. As discussed in the 2013 FEIR, the amount of energy consumed will be incrementally reduced through the course of construction and operation of the Project to comply with Title 24, Part 6 of the California Code of Regulations, conservation practices limiting the amount of energy used during operation. Therefore, impacts would be less than significant.

Mitigation: The Project would not result in any new significant impacts. No changes or additions to the 2013 FEIR analyses are necessary.

7. GEOLOGY & SOILS. Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on

other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Discussion of Effects: Although the Project site is located in the seismically active area of Southern California, there are no known active faults on the site and the Project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The 2013 FEIR (Section IV.F, Geology and Soils) stated that the closest active fault zone is the Chino-Central Avenue (Elsinore) Fault Zone, located six miles south from the Project site. There is no evidence of lineaments or other geomorphic features that show the presence of active or potentially active faults exist on or adjacent to the Project site. Therefore, the Project would not be affected by any major earthquake faults and impacts would be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

ii. Strong seismic ground shaking?

Discussion of Effects: As discussed in the 2013 FEIR, the Project would likely be subjected to moderate to severe ground shaking. The Chino-Central Avenue (Elsinore) Fault Zone is located six miles south from the Project site. The proposed Project contains the construction of several park structures. All buildings will comply with the California Building Code (CBC) seismic design standards to reduce geologic hazard susceptibility. Additionally, the 2013 FEIR implemented **Mitigation Measure GEO-1** to ensure Project compliance with the City's Building Department. Compliance with **Mitigation Measure GEO-1** and all relevant codes would reduce potential impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

iii. Seismic-related ground failure, including liquefaction?

Discussion of Effects: As identified in the 2013 FEIR, no seismically related liquefaction or landslide hazard zones have been delineated by the California Geological Survey in the Project area. The entirety of the site is designated as "Low to moderate liquefaction susceptibility" on The Ontario Plan's Seismic Hazards Map.⁴ Additionally, liquefaction has a relatively low potential at depths greater than 45 feet and is virtually unknown below a depth of 60 feet. The geotechnical investigation report determined that the groundwater table is deeper than 100 feet below the surface. Groundwater was not encountered and is not expected to affect the design and construction of the Project. Implementation of **Mitigation Measure GEO-1**, the Ontario Plan strategies, CBC and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

iv. Landslides?

⁴ City of Ontario, *Figure S-1 Seismic Hazards*. 2006. Available online at: <https://www.ontarioplan.org/wp-content/uploads/sites/4/2015/05/seismic-hazards.pdf>, accessed February 9, 2022.

Discussion of Effects: The Project would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving landslides because the relatively flat topography of the Project site (less than 2 percent slope across the city) makes the chance of landslides remote. Implementation of The Ontario Plan strategies, California Building Code (CBC) and Ontario Municipal Code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- b. Result in substantial soil erosion or the loss of topsoil?

Discussion of Effects: Grading increases the potential for erosion by removing protective vegetation, changing natural drainage patterns, and constructing slopes. However, the Project would comply with the City's grading ordinance and dust and erosion control requirements. Compliance with the CBC, review of grading plans, and approval and implementation of the Erosion and Sediment Control Plan by the Engineering Department would ensure no significant erosion impacts occur. Implementation of a NPDES program, the Environmental Resource Element of the Policy Plan (General Plan) strategies, California Building Code, and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Discussion of Effects: Lateral spreading is a form of horizontal displacement of soil toward an open channel or other "free" face, such as an excavation boundary. Lateral spreading may also occur where open banks and unsupported cut slopes provide a free face. Ground subsidence is the gradual settling or sinking of the ground surface with little or no horizontal movement, and most often results from human activities such as the extraction of oil, gas, or groundwater. Effects of subsidence include fissures, sinkholes, depressions, and disruption of surface drainage. As described in the 2013 FEIR, the Project site does not present features associated with subsidence, therefore the potential for subsidence would be considered low and impacts would be considered less than significant. However, soils on the site have a high organic content, and may have the potential for settlement. On-site structures may be subjected to damage from ground settlement. Compliance with **Mitigation Measure GEO-1**, removal of organics and re-compaction would reduce risks of subsidence to a less than significant level. Additionally, the Project would be subject to the CBC and City building code, including provisions regarding lateral forces and grading. Implementation of **Mitigation Measure GEO-1**, CBC, and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Discussion of Effects: Soils containing expansive clay minerals can shrink or swell substantially as the moisture content decreases or increases. Structures built on these soils may experience shifting, cracking, and breaking damage as soils shrink and subside or expand.

As described in the 2013 FEIR, the Project site is located in an area that has the potential for expansive and compressible clay deposits. The Project site is underlain by Delhi Fine Sand (Class III Soil) and Hilmar Loamy Fine Sand (Class II Soil). These Alluvial fan deposits have a very low expansion potential. However, low to medium expansive soils may not be precluded from occurring onsite. Due to potential soil settlement, the proposed Project could expose persons or structures to potentially significant hazards from expansive soils. However, compliance with the CBC and review of grading plans for individual projects by the City Engineer would ensure no significant impacts would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Discussion of Effects: The Project area is served by the local sewer system and the use of septic tanks or alternative wastewater disposal systems is not proposed.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FREIR analysis are necessary.

- f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Discussion of Effects: As discussed in the 2013 FEIR, the recent alluvium sediments on the Project site have low potential to contain paleontological resources. However, at depths greater than 15 feet, the likelihood of encountering fossils increases. The 2013 FEIR implemented **Mitigation Measure CUL-4** that requires a qualified Paleontologist to be brought to the area when Project excavations reach ten feet or more below the surface. The Paleontologist Inspector will determine potential impacts to paleontological resources. If impacts are determined to be moderate, all excavations will continue to be monitored and all professional standards will be followed for any fossils found.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

8. **GREENHOUSE GAS EMISSIONS.** Would the project:

- g. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion of Effects: The 2013 FEIR determined that the original Project would generate a variety of greenhouse gases during construction and operation. Construction of the proposed Project would generate short-term and temporary GHG emissions during active construction activities. Sources of GHG emissions include exhaust emissions from heavy-duty equipment,

delivery trucks, and worker commutes. These emissions may include carbon dioxide, methane, nitrous oxide, aerosols, water vapor, nitrogen oxides, and volatile organic compounds. The 2013 EIR determined that Mitigation Measures AQ-4 through AQ-6 would reduce potential greenhouse gas emissions to a less than significant level. The proposed Project is smaller in scope than what was analyzed in the 2013 EIR. As a result, GHG emissions associated with the proposed "Great" Park Project would be substantially less than what was originally analyzed, and consistent with the less-than-significant determination.

Additionally, the construction of a 130-acre park would add trees and other carbon sequestering vegetation that would off-set Project's GHG emissions.

Mitigation Required: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- h. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion of Effects: The proposed Project is consistent with The Ontario Plan Goal ER 4 of Improving indoor and outdoor air quality and reduced locally generated pollutant emissions. The proposed Project would advance implementation of Policy ER4-3, regarding the reduction of greenhouse gas emissions in accordance with regional, state and federal regulations, and Policy ER-8, regarding planting new trees to increase carbon sequestration.

At the regional level, SCAG's Connect SoCal RTP/SCS represents the region's Climate Action Plan that defines strategies for reducing GHGs.⁵ Connect SoCal includes several goals related to reducing GHG emissions. Specifically, the Plan calls for: reducing greenhouse gas emissions and improving air quality (Goal 5) and adapting to a changing climate and supporting an integrated regional development pattern and transportation network (Goal 7). The Plan also calls for several strategies such as: support implementation of sustainability policies (Strategy 4) and promoting a Green Region (Strategy 5). The proposed Project is consistent with Connect SoCal RTP/SCS. Additionally, the Project serves to advance measures in the City's Climate Action Plan, including carbon sequestration and shade tree planting. As a result, construction and operation of the proposed Project would not result in a significant conflict with an applicable plan, policy or regulation developed to reduce GHG emissions

Mitigation Required: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

9. **HAZARDS & HAZARDOUS MATERIALS.** Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Discussion of Effects: As discussed in the 2013 FEIR, construction of the proposed Project

⁵ Southern California Association of Governments. *Connect SoCal*. 2020. Available online at: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176, accessed March 9, 2022.

would likely involve the use and storage of limited quantities of petroleum. The proposed Project will be required to comply with the City's Environmental Performance Standards. As a result, the proposed Project will not create a health hazard, produce, use or dispose of materials hazardous to humans, animals or plant populations within the designated Project area. No impact from storage of materials is anticipated from construction. Therefore, no significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials is anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Discussion of Effects: The previous agricultural uses on the site resulted in potential Recognized Environmental Conditions (RECs) which may result in the discovery of previously unknown contamination during demolition of existing buildings and Project construction. Additionally, the proposed Project would involve the storage of petroleum during construction. The Project would be required to comply with **Mitigation Measures HAZ-1** through **HAZ-7**, as well as with existing federal, State, and local regulation and oversight of hazardous materials. This compliance would reduce the risk to the public or the environment from upset and accident conditions involving the release of hazardous materials to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Discussion of Effects: The proposed Project is located one-quarter mile from Park View Elementary School, which is currently under construction. However, as stated above, the Project will be subject to **Mitigation Measures HAZ-1** through **HAZ-7**, as well as with existing federal, State, and local regulation and oversight of hazardous materials. Therefore, any hazardous emissions during the construction or operation of the proposed Project will be mitigated to a less than significant level and would not impact the nearby school.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Discussion of Effects: As discussed in the 2013 FEIR, there are several sites listed on hazardous material databases on and surrounding the Project area. However, based on the location of these sites, the nature of the reported hazardous materials, such listed sites are generally not expected to result in risks to people working or residing on-site. Where contamination is found, remedial actions will be taken by appropriate regulatory agencies. Mitigation Measures

HAZ-1 through HAZ-7 will reduce potential health impacts to acceptable levels. As such, with implementation of applicable mitigation measures, impacts related to listed hazardous materials sites would be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- e. For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?

Discussion of Effects: As discussed in the 2013 FEIR, there are no airports located within two miles of the proposed Project site. The closest airports are The Ontario Airport (ONT), located approximately 4.4 miles away from the Project site, and Chino Airport, located approximately 2.7 miles away.

The current Project site does not lie in the flight path of ONT and therefore no impacts are anticipated. Sporadic aircraft may fly over the general Project area. With the proposed Project's distance from ONT airport, maximum heights of structures will not exceed Federal Aviation Administration regulations.

The Project is located within Chino Airport Influence Area (AIA) Zone E of the Chino Airport Land Use Compatibility Plan (ALUCP). This zone does not place land use restrictions on the property, but due to flight patterns, the height of any structure cannot exceed 100 feet without FAA approval. However, the Project will be consistent with Chino Airport regulations and guidelines, including being subject to the development review process of Chino Airport Influence Area zones. As a result, the Project would not result in an airport safety hazard and impacts would be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Discussion of Effects: As described in 2013 FEIR, the Grand Park Specific Plan Initial Study the Project site is not located within the vicinity of a private airstrip. As a result, no impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Discussion of Effects: As discussed in the 2013 FEIR, the proposed Project would introduce an increased population subject to existing emergency and evacuation plans. However, this will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion of Effects: As described in 2013 FEIR, the Grand Park Specific Plan Initial Study found no impacts related to exposure from wildland fires in the proposed Project area.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

10. **HYDROLOGY & WATER QUALITY.** Would the project:

- a. Violate any other water quality standards or waste discharge requirements or potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?

Discussion of Effects: The proposed Project is within the service area of city water and sewage services and will not affect the current requirements for water quality and waste discharge. As discussed in the 2013 FEIR, all storm water flows must be contained on-site per the applicable waste discharge permits issue for the proposed Project site within the specific plan area. Currently there are no notable off-site storm water flows aside from incidental releases. Development may result in additional discharge of pollutants from areas of material storage, vehicle or equipment fueling, waste handling, and hazardous materials handling or storage. However, the site will comply with the Santa Ana Regional Water Quality Control Board (RWQCB) current National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for San Bernardino County. Additionally, the Project will comply with **Mitigation Measures HWQ-1** through **HWQ-5**. This will reduce any impacts to below the level of significance.

Additionally, in compliance with **Mitigation Measure HWQ-6**, the proposed Project would be required to submit a Water Quality Management Plan (WQMP), thus establishing Project compliance with storm water discharge and water quality management requirements. The WQMP will include the installation of Best Management Practices (BMPs) that would reduce pollutant loading, thus reducing water quality impacts to be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Discussion of Effects: As discussed in the 2013 FEIR, there would be no significant impacts related to the potential to substantially deplete groundwater supplies or interfere substantially with

groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or volume of storm water runoff to cause environmental harm or potential for significant increases in erosion of the Project site or surrounding areas?

Discussion of Effects: The proposed Project site is currently undeveloped but will not entail the alteration of the course of a stream or river in a way that would result in substantial erosion or siltation on- or off-site or volume of storm water runoff to cause environmental harm or potential for significant increases in erosion of the Project site or surrounding areas. The City's 2012 Master Plan of Drainage identifies storm drain improvements to serve the Project site.⁶ As discussed in the 2013 FEIR, on-site storm drains will represent the on-site flows to the Master Plan system. The proposed Project will comply with all City and RWQCB permit requirements, thus making impacts less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?

Discussion of Effects: The proposed Project will not alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm. As discussed in the 2013 FEIR, the City's 2012 Master Plan of Drainage identifies storm drain improvements to serve the Project site and on-site storm drains will represent the on-site flows to the Master Plan system. The proposed Project will comply with all City and RWQCB permit requirements. Therefore, impacts to drainage patterns will be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff (a&b) during construction and/or post-construction activity?

Discussion of Effects: As discussed in the 2013 FEIR, low impact development strategies will

⁶ City of Ontario. Master Plan of Drainage. 2012. Available online at: https://www.ontarioca.gov/sites/default/files/master_plan_of_drainage_city_of_ontario.pdf, accessed March 11, 2022.

be encouraged to intercept run off and slow discharge rate during construction and operation of the proposed Project. The Project will be required to incorporate BMPs that would decrease the potential to contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff during construction and post-construction operation. Therefore, impacts to storm water drainage systems will be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

f. Otherwise substantially degrade water quality or potential for discharge of storm water to affect the beneficial uses of receiving water?

Discussion of Effects: Activities associated with the construction period may temporarily increase the amount of suspended solids in surface flows during potential storm events, which may result in surface water quality impacts. However, the proposed Project will comply with the Santa Ana RWQCB and the current NPDES Permit and Waste Discharge Requirements for San Bernardino County. This will reduce any impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Discussion of Effects: As stated in the 2013 FEIR, the Project site is not located within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. No impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

h. Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?

Discussion of Effects: As discussed in the 2013 FEIR, the Project site is not located within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map and would not place structures that would impede or redirect flows. No impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Discussion of Effects: As identified in the 2013 FEIR, the proposed site lies outside of the 100-year flood hazard area and no levees or dams are located near the Project site. Therefore, no

adverse impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- j. Expose people or structures to inundation by seiche, tsunami or mudflow?

Discussion of Effects: As discussed in the 2013 FEIR, FEMA mapping indicates that the proposed Project site is not in a known floodplain and no wetlands have been identified locally. The Project is over 60 miles from the coastline and would not be susceptible to the impacts of tsunamis. Therefore, no significant impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

11. **LAND USE & PLANNING.** Would the project:

- a. Physically divide an established community?

Discussion of Effects: The physical division of an established community typically refers to the construction of a physical feature (such as an interstate highway or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community or between a community and outlying area. The Grand Park Specific Plan Initial Study concluded that Project site and surrounding area is predominantly undeveloped and engaged in agricultural activities. As a result, there are no significant communities that could be physically divided. The proposed Project complies with the designated land use in the Grand Park Specific Plan and The Ontario Plan. Therefore, there would be no impact.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- b. Conflict with applicable land use plan, policy or regulation of agencies with jurisdiction over the project (including, but not limited to general plan, airport land use compatibility plan, specific plan, or development code) adopted for the purpose of avoiding or mitigation an environmental effect?

Discussion of Effects: The proposed Project is consistent with The Ontario Plan and the Grand Park Specific Plan and does not interfere with any policies for environmental protection. As a result, no impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion of Effects: As mentioned in the 2013 FEIR, there is one approved Habitat Conservation Plan (HCP) in the City of Ontario. This specific HCP does not apply to the proposed

Project. The proposed Project would not conflict with any applicable habitat conservation plans or natural community conservation plan.

Mitigation: None required.

12. **MINERAL RESOURCES.** Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Discussion of Effects: As described in the 2013 FEIR, the Grand Park Specific Plan Initial Study concluded that there would be no impact related to known mineral resources and therefore this impact was not analyzed in detail in the 2013 FEIR. The entirety of the original Project site is located in a Mineral Resource Zone 3 (MRZ-3). An MRZ-3 zone is an area where the significance of mineral deposits is unknown. No mineral resources of statewide or local importance have been identified on the Project site. Therefore, no impact to mineral resources would occur for the original or the proposed Project since the proposed Project is a component of the original Project.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Discussion of Effects: The Project site is not identified as a locally important mineral resource recovery site in the Ontario Plan, Grand Park specific plan, or other land use plan, and there are no known mineral resources on the Project site. No mineral resource impacts would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

13. **NOISE.** Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Discussion of Effects: *Construction Noise.* As described in the 2013 FEIR, short term noise impacts related to development are expected to occur through the duration of construction. Portions of the site are anticipated to require grading which will require the use of tools such as dozers, tractors, and loaders. There will also be a need for smaller tools such as jackhammers, saws, and impact hammers. In the second stage of construction tools such as concrete trucks, drills will be used. This will be followed by the last stages of construction which will require the use of landscape rollers, and compactors. These activities are necessary to development but will maintain noise level standard in accordance with the local general plan. As outlined in the 2013 FEIR, the Project will comply with **Mitigation Measures E-1** through **E-3**. All equipment and vehicles will be equipped with operating and maintained mufflers, construction materials and noise activity will be located as far as possible from existing residential units nearest the site, and noisiest construction will be kept together in order to limit excess noise levels for extended periods of time. Therefore, with outlined mitigation measures, impacts would be less than significant.

Operational Noise: Other noise impacts would be related to off-site traffic that would increase as a result of the proposed Project. Noise levels from off-site traffic would be less than the 65 DBA residential standard and therefore not significant. The proposed Project would comply with **Mitigation Measures E-4** through **E-8**. In addition, the proposed Project would be required to comply with the City's Noise Ordinance (Title 5, Chapter 29, Noise). Compliance with the noise ordinance would result in noise levels that are acceptable to the City and would result less than significant noise impacts from stationary sources.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

Discussion of Effects: As described in the 2013 FEIR, construction will generate ground-borne vibration through the use of construction equipment during site clearing and grading activities. Based on the data provided in the 2013 FEIR Table IV.J-7, all related project construction vibration will be below the 1.0 inches per second PPV significance threshold. **Mitigation Measures E-1** through **E-3** will reduce impacts to a less than significant level during construction.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion of Effects: As described in the 2013 FEIR the Project will not have a permanent significant noise generator and will not cause a substantial permanent increase in ambient noise levels. The proposed Project will include recreational activities related to park operations. These activities may increase ambient noise levels, however they are temporary in nature. Therefore, there will be a less than significant impact.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion of Effects: Construction activities will temporarily impact ambient noise levels. All construction machinery will be maintained according to industry standards to help minimize the impacts and the Project will be subject to **Mitigation Measures E-1** through **E-3**. The proposed Project will include recreational activities related to park operations. These activities may increase ambient noise levels, however they are temporary in nature. The proposed Project would be subject to **Mitigation Measures E-4** and **E-5** which address noise impacts from recreational uses. Recreational uses that increase noise levels, like stadiums, soccer fields, and basketball courts, etc., will be sited away from surrounding residential and "noise sensitive" uses. Passive recreation areas, such as picnic tables, shall be located away from the roadway as far as possible. The Project will be designed to limit noise impacts. Compliance with these mitigation measures would reduce potential impacts to ambient noise levels to a less-than-significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- e. For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?

Discussion of Effects: According to the 2013 FEIR, the proposed site is located within the Chino airport land use plan. However, the Project is located outside of the 65CNEL noise contour. Therefore, no excessive noise impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Discussion of Effects: As discussed in the Grand Park Specific Plan Initial Study, the Project site is not located within the vicinity of a private airstrip. As a result, no impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

14. POPULATION & HOUSING. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?

Discussion of Effects: This proposed Project includes development of Phase I of the Ontario "Great" Park, which would be a center for recreation for residents. However, as mentioned in the 2013 FEIR, growth inducement is expected to be limited. The proposed Project does not include new housing or a large employment generator, which could potentially induce unplanned population growth. As a result, no population growth impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Discussion of Effects: The Project site was previously used for agricultural purposes including dairy operations and field crops. There are a few existing homes on the site, however, they are currently vacant and scheduled for demolition. Development of the proposed Project would not displace substantial numbers of existing people or housing, creating a need for construction of replacement housing. As a result, there is no impact.

Mitigation: No additional mitigation is required. The proposed Project would not result in

any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion of Effects: The Project site is primarily rural and used for agricultural purposes. As a result, no impacts are expected.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

15. **PUBLIC SERVICES.** Would the project:

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?

Discussion of Effects: The Ontario Fire Department (OFD) currently provides fire protection and prevention, as well as emergency services to the proposed Project site. The OFD is divided into four bureaus: Technical and Emergency Medical Services, Fire Operations, Emergency Management, and Fire Prevention. With these bureaus the OFD reduces potential emergencies through its programs and policies. The OFD consistently maintains a minimum of 42 personnel each day.

As described in the 2013 FEIR, financial resources pertaining to any additional firefighter needs will be addressed via the adopted Development Impact Fee (DIF) program. This program intends to offset demand for future infrastructure through property taxes and sales. In addition, Fire station number 9 has since been constructed within the Parkside Specific Plan just west of the current Project site. The proposed Project would not create an additional need for fire protection, as there will not be an increase in population due to the development of this Project. Therefore, impacts to fire services would be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- ii. Police protection?

Discussion of Effects: Protection for the City of Ontario is provided through the Ontario Police Department. Police services to the community include non-emergency and emergency response, regular police patrol, traffic enforcement and accident investigation, as well as parking code enforcement. The proposed Project is within police sector 8. Currently, the Ontario Police Department maintains a minimum of one patrol vehicle and a maximum of four patrol vehicles per sector. As described in the 2013 FEIR, Project design will be developed to allow visibility and security for regions such as open spaces, parking lots, pathways, and corridors. The proposed Project would not increase the number of residents within the area and therefore would not create

any significant impacts.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

iii. Schools?

Discussion of Effects: The proposed Project does not include residential uses and is not anticipated to increase demand for school services. There would be no significant increase in local population due to this phase of development, and therefore there are no additional impacts pertaining to school service needs are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

iv. Parks?

Discussion of Effects: This proposed Project is the development of a park central to the local community in Ontario. It would not entail additional population pressure through new residential housing or increased employment opportunities. The proposed Project would increase availability of recreation and parks for the local community and therefore have a beneficial impact to park services.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

v. Other public facilities?

Discussion of Effects: This proposed Project is the development of a park central to the local community in Ontario. It would not entail additional population pressure through new residential housing or increased employment opportunities. It is not anticipated that there would be an increase in demand for public services such as libraries, hospitals, or post offices. Therefore, no impact would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

16. **RECREATION.** Would the project:

- a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Discussion of Effects: The proposed Project would develop a new regional park, thus decreasing the physical deterioration and use of other community facilities and parks. This Project does not include residential development that would increase the local population and therefore would have a beneficial impact on recreational facilities.

Mitigation: No additional mitigation is required. The proposed Project would not result in

any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?

Discussion of Effects: The proposed Project does not include construction of recreational facilities that would have an adverse effect on the physical environment. The proposed Project intends to develop an outdoor recreation area intended to coexist and enhance the current environment of the proposed Project site. Additionally, this Project does not include residential development that would increase the local population and therefore would reduce the need to construct or expand existing recreational facilities.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

17. **TRANSPORTATION/TRAFFIC.** Would the project:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system?

Discussion of Effects: As discussed in the 2013 FEIR, the Grand Park Specific Plan Initial Study concluded that the Plan would not conflict with existing plans, ordinances, or policies related to the circulation system. Construction of the proposed Project would not impede implementation of the strategies identified in the City's Mobility Element, and the impact would be considered less than significant. The proposed Project is a component of the Grand Park Specific Plan and is smaller in scope than what was originally analyzed. Therefore, the impacts regarding the proposed Project's adherence to applicable plans, ordinances, or policies is less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to 2013 FEIR analysis are necessary.

- b. Conflict with an applicable congestion management program, including, but not limited to, level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Discussion of Effects: San Bernardino Associated Governments (SANBAG) serves as the Congestion Management Agency for San Bernardino County. The San Bernardino Congestion Management Program (CMP) establishes the levels of service standards and related procedures for mitigating impacts of new development. The 2013 FEIR analyzed level of service with a horizon year of 2030. The 2013 FEIR concluded that all intersections and roundabouts within the Specific Plan area are projected to operate at satisfactory levels of service. Two intersections outside the Specific Plan area at Archibald Avenue and the east and westbound SR-60 ramps would decrease to a level of service F during AM and PM peak hours. The 2013 FEIR implemented **Mitigation Measures L-1** through **L-3** to address the impacts on those two intersections, as well as to implement requirements for the Project to construct or pay its fair share towards installation of traffic signals at several locations in the Plan Area. These level of service standards and mitigation measures conform to the CMP.

The proposed Project would not create an increase in the number of vehicle trips, traffic volume, or congestion at intersections than has already been evaluated in the 2013 FEIR. In addition to the mitigation measures, the Project would be required to adhere to the policies outlined in the CMP and the City's Mobility Element. This would ensure that this impact would be less than significant

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 EIR. No changes or additions to the 2013 EIR analysis are necessary.

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Discussion of Effects: Ontario International Airport is located approximately 4.18 miles north of the Project site. Due to the nature of the proposed Project (a park) and its relative distance from the airport, the Project will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport. No impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- d. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Discussion of Effects: CEQA Guidelines Section 15064.3 subdivision (b) has been included in the 2018 CEQA Guidelines update as part of the implementation of SB 743, which requires local jurisdictions use Vehicle Miles Travelled (VMT) instead of Level of Service (LOS) methodologies for the purpose of determining the significance of traffic impacts under CEQA. As part of the implementation of SB 743, local jurisdictions were given until July 1, 2020 to develop and implement thresholds of significance criteria and methodologies for evaluating VMT under the new SB 743 requirements. The 2013 FEIR was certified prior to adoption of SB 743. As such, the analysis of traffic impacts within the 2013 FEIR is based on Level of Service (LOS) methodologies, not Vehicle Miles Travelled (VMT). As the 2013 FEIR relies on LOS for the analysis of the transportation impacts, this Addendum also includes a discussion of LOS.

The 2013 FEIR concluded that trips generated as a result of total buildout of the Grand Park Specific Plan would result in a satisfactory level of service except for two intersections at the east and westbound SR-60 ramps at Archibald Avenue. The 2013 FEIR implemented Mitigation Measures L-1 and L-2 to address the deficient intersection. The Mitigation Measures necessitate development impact fees for a freeway interchange improvement process. In addition, the 2013 FEIR implemented Mitigation Measure L-3 which requires a development impact fee to be used for the installation of additional traffic signals in the Project area. With implementation of Mitigation Measures, impacts to LOS are less than significant.

The proposed Project does not include any changes from what was analyzed in the 2013 FEIR. The proposed Project is a component of the Grand Park Specific Plan and is smaller in scope than what was originally analyzed. The traffic impacts associated with the proposed Project would be considered consistent with and less than the traffic impacts projected and analyzed with 2013 FEIR. The proposed Project would not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections than has already been evaluated within the 2013 FEIR.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion of Effects: As discussed in the 2013 FEIR, the Grand Park Specific Plan Initial Study concluded that the Plan would not substantially increase hazards due to a design feature. The Project does not include any hazardous design features such as sharp curves or dangerous intersections on or off site, nor does the Project propose any hazardous or incompatible land uses. In addition, the Project would be required to comply with applicable City road design standards including the City's right-of-way design standards. Therefore, no impact would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

f. Result in inadequate emergency access?

Discussion of Effects: As discussed in the 2013 FEIR, the Grand Park Specific Plan Initial Study concluded that the Plan would not result in inadequate emergency access. The proposed Project includes several access points along Archibald Avenue, Eucalyptus Avenue, Haven Avenue, and Grand Park Street. The proposed Project would be designed to provide access for all emergency vehicles and meet all applicable City Fire and Police Department access requirements. As a result, the Project would not result in an impact to emergency access.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

g. Result in inadequate parking capacity?

Discussion of Effects: The Project is required to meet parking standards established by the Ontario Development Code and will therefore not create an inadequate parking capacity. The proposed Project will construct four parking lots to serve park users. No impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

h. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion of Effects: The proposed Specific Plan is not anticipated to conflict with any transportation policies, plans or programs supporting alternative transportation, as development of the Specific Plan would be required to conform to the City's Mobility Element, which includes several strategies to increase alternative modes of travel. Additionally, the proposed Project includes an extensive network of pedestrian, bicycle, and multi-use trails connecting the park to the surrounding area. The proposed Project would not impact adopted alternative transportation policies, plans, or programs. Therefore, the impact would be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis 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)?

Discussion of Effects: As discussed in the 2013 FEIR, the Native American Heritage Commission (NAHC) requested a Sacred Lands File Search in June 2012. The search determined no sacred lands or traditional cultural properties are located in or around the Project area. Therefore, the proposed Project would not have a significant effect on Tribal Cultural Resources or Native American artifacts and no impact would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Discussion of Effects: As discussed in the 2013 FEIR, the proposed site is not listed in the California Register of Historic Resources. The records research compiled from the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) and the Sacred Lands File Search (commissioned through the NAHC) did not identify any known tribal cultural resources within the Project boundaries or within a one-mile radius of the Project area as specified in Public Resources Code (PRC): 210741, 5020.1(k), or 5024. Therefore, no impacts are expected through Project implementation.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Discussion of Effects: As discussed in the 2013 FEIR, future wastewater collection services will be provided by a system of gravity sewers installed on the Project site. The wastewater would be conveyed to the Inland Empire Utilities Agency (IEUA) Kimball Interceptor Sewer for further conveyance and treatment at the RP-5 treatment plant. The 2013 FEIR determined that the Grand Park Specific Plan development in entirety would contribute 316,172 gallons per day (gpd), and the proposed Project is anticipated to generate approximately 200 gpd/acre. This is less than one

percent of RP-5's first phase capacity of 15,000,000 gpd. The total planned treatment capacity of RP-5 is anticipated to be 60,000,000 gpd. Since the proposed Project is a smaller component of the original Project and the park has a lower water use intensity than the residential and school occupancies that are part of the original Project, there is sufficient capacity for wastewater treatment flow to accommodate the proposed Project and impacts to wastewater treatment facilities would be less than significant.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Discussion of Effects: The Grand Park Specific Plan development included the implementation of off-site and on-site sewer improvements. Figure IV.M.2-1 in the 2013 FEIR demonstrates the location of the proposed sewer improvements. Existing septic tanks and subsurface disposal fields would be removed. A 15-inch sewer main within Merrill Avenue is proposed off-site. On-site sewer improvements would include a series of 8-inch, 10-inch, and 12-inch sewer mains located within the Project area to serve the residential developments. The proposed Project's wastewater flow of 200 gpd/acre is minimal and well within the projected planned facilities capacities. Since the proposed Project is a smaller component of the original Project and the park has a lower wastewater flow than the residential and school occupancies that are part of the original Project, there is sufficient capacity for wastewater treatment flow to accommodate the proposed Project. Therefore, as discussed in the 2013 FEIR, impacts to sewer infrastructure would be less than significant.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Discussion of Effects: The City's 2012 Storm Drain Master Plan identifies storm drain improvements to serve the Project site. As described in the Grand Park Specific Plan, these improvements will provide permanent storm drainage to the Project site. The Specific Plan provides additional details on the proposed improvements:

"The proposed improvements to the Master Plan of Drainage for Archibald Avenue include a 78" pipe between Edison and Eucalyptus Avenues, and a 96" pipe South of Eucalyptus Avenue. In Turner Avenue there is proposed an 84" pipe between Eucalyptus and Edison Avenues, and a 66" pipe North of Edison Avenue. In Haven Avenue there is proposed an 96" pipe South of Eucalyptus Avenue, and a 96" pipe which shrinks to an 84" pipe between Eucalyptus and Edison Avenues. In Eucalyptus Avenue there is proposed a 66" pipe which shrinks to 60" East of Archibald Avenue, and a 54" pipe East of Turner Avenue.

These improvements, in addition to the new sewer infrastructure, will ensure that the

proposed Project would not result in the need for additional new storm water drainage facilities or expansion of existing facilities. Additionally, the proposed Project's landscaping will improve on-site water retention.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the Project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).

Discussion of Effects: Water service is provided by the City Public Works Agency and sources water from the Ontario wells and treatment in the Chino Groundwater Basin, the Chino Desalter Authority (CDA) wells and treatment in the Chino Groundwater Basin, treated State Water Project water from the Water Facility Authority (WFA) and recycled water from the Inland Empire Utilities Agency (IEUA). The City currently uses 24 groundwater wells out of the City's 28 wells. Nine more wells are planned for the future.

The 2013 FEIR estimated that the water demand of the proposed Project would be 342-acre feet per year (AFY) and determined that the projected demand for water supply would be adequate. The FEIR concluded that impacts to potable and recycled water supply would be less than significant. Since the proposed Project is a smaller component of the original Project and the park has a lower water supply needs than the residential and school occupancies that are part of the original Project, there is sufficient water supplies available to accommodate the proposed Project.

Mitigation: No additional mitigation required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- e. Result in a determination by the wastewater treatment provider that serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

Discussion of Effects: Wastewater generated at the Project site would be treated by the Inland Empire Utilities Agency at the Regional Water Recycling Plant No. 5 (RP-5). RP-5 is located in the City of Ontario and began operating in 2004. It is currently undergoing an expansion project, which is expected to be completed in 2025. Once finished, it is designed to treat approximately 60 million gpd of wastewater per day. The 2013 FEIR estimated that the original project will generate approximately 200 gpd/acre and is well within the projected planned facility's capacity. Since the proposed Project is a smaller component of the original project and the park has a lower wastewater treatment needs than the residential and school occupancies that are part of the original project, there is sufficient wastewater treatment capacity to accommodate the proposed Project. As a result, the proposed Project will not cause RP-5 to exceed capacity.

Mitigation: No additional mitigation required. The proposed Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analyses are necessary.

- f. Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?

Discussion of Effects: City of Ontario serves as the solid waste hauler for the proposed Project. Currently, the City of Ontario contracts with a waste disposal company that transports trash to West Valley Materials Recovery Facility (MRF), where it is sorted and transported to several landfills in the surrounding area. As discussed in the 2013 FEIR, the MRF is permitted to receive 7,500 tons of solid waste per day. The Grand Park Specific Plan development would generate approximately 105.84 tons of solid waste per day, which would contribute approximately 0.7 percent of the MRF capacity. The proposed Project is a component of the Grand Park Specific Plan and is smaller in scope than what was originally analyzed. No population growth would be generated by the proposed Project. Therefore, the proposed Project would not exceed permitted landfill capacity. Furthermore, the City is engaging in solid waste diversion methods as required by State and local regulations.

Mitigation: No additional mitigation required. The proposed Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analyses are necessary.

- g. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Discussion of Effects: As described in 2013 FEIR, the build out of the full Grand Park Specific Plan would generate 105.84 tons of solid waste a day, resulting in 2,017 tons per day of solid waste in the City. This is an increase of 85.54 tons per day from the current project site generation of 20.3 tons of solid waste per day. The MRF has a capacity of 7,500 tons per day and the El Sobrante Landfill has a maximum daily capacity of 16,054 tons per day. Since the Project is a smaller component of the original project and the park will produce less solid waste than the residential and school occupancies that are part of the original project, there is sufficient solid waste capacity to accommodate the proposed Project.

To reduce waste disposal, AB 939 requires every California city and county to divert 50 percent of its waste from landfills by the year 2000. The City of Ontario has exceeded this requirement by diverting approximately 64 percent of waste through local recycling programs and participation in regional recycling programs. Continuation of these recycling programs would ensure compliance with AB 939. All impacts on waste disposal services would be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- h. Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion of Effects: As described above, the City has diverted approximately 64 percent of waste through local and regional recycling programs, surpassing the 50 percent diversion rate mandated by AB 939. The Project would be consistent with the State of California's Solid Waste Reuse and Recycling Access Act of 1991 because adequate storage for solid waste would be provided within the Project area. The proposed Project would comply with the provisions stated in Chapter 3 of the Ontario Municipal Code, which sets forth the provisions and requirements for solid waste and recyclable collection within the City.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

20. **WILDFIRE**. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Discussion of Effects: Wildfire was not analyzed in the 2013 FEIR but has now been included in the 2019 revisions to state CEQA guidelines. However, in the interest of full disclosure a brief discussion of potential impacts is provided below.

The proposed Project site is located within a primarily agricultural use area and does not currently include changes to roadways that may impact ability to evacuate in emergency or wildfire situations. Also, CalFire's mapping tool indicates the proposed site is not near a State Responsibility Area (SRA) or Fire Hazard Safety Zone (FHSZ).⁷

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new significant impacts. No changes or additions to the 2013 FEIR analysis are necessary.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Discussion of Effects: The proposed Project site is not located near or within an SRA or a FHSZ. The potential impacts due to slope, prevailing winds, and other factors would not exacerbate wildfire risks due to the location of the proposed Project area and impacts related to wildfire risks would be less than significant.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new significant impacts. No changes or additions to the 2013 FEIR analysis are necessary.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Discussion of Effects: The proposed Project includes the development of a community park and associated recreation facilities. It will not require the installation of off-site infrastructure that would exacerbate fire risk or result in temporary or on going impacts to the environment as the site is not located in an SRA or high FHSZ. The potential impacts would be less than significant.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new significant impacts. No changes or additions to the 2013 FEIR analysis are necessary.

⁷ CalFire. *California Fire Hazard Severity Zones*. Available online at: <https://egis.fire.ca.gov/FHSZ/>, accessed March 11, 2022.

- 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 proposed Project site is relatively flat and is in an area previously used for agriculture. The proposed Project site is not located within or near an SRA or near a high FHSZ. Therefore, impacts would be less than significant.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new significant impacts. No changes or additions to 2013 FEIR analysis are necessary.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion of Effects: As discussed in the individual sections of this Addendum, the Proposed Project would not degrade the quality of the environment with standard conditions in compliance with the Mitigation Measures included in the 2013 FEIR, as well as local policies, regulations, and ordinances. As discussed in **Section 3, Air Quality**, the proposed Project would be subject to **Mitigation Measures AQ-1** through **AQ-3** implemented through the 2013 FEIR to reduce air quality impacts during construction. As discussed in **Section 4, Biological Resources**, the proposed Project would be subject to **Mitigation Measures BIO-1** and **BIO-2** to reduce potential impacts to the Burrowing Owl and nesting birds. As discussed in **Section 5, Cultural Resources**, the 2013 FEIR concluded that there may be a potentially significant impact on cultural resources but could be mitigated to a less-than-significant level with **Mitigation Measure CUL-1 – CUL-5**. As discussed in **Section 6, Geology and Soils, Mitigation Measure GEO-1**, which was included in the 2013 FEIR must be implemented to ensure that ground-disturbing earthwork does cause soil instability. As discussed in **Section 10, Hydrology and Water Quality, Mitigation Measures HWQ-1** through **HWQ-6** implemented prior to construction will ensure that impacts to drainage and stormwater quality will be less than significant during construction and operation. With these Mitigation Measures in place, impacts from the proposed Project related to degradation of the environment would be less than significant and no additional mitigation is required.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

- b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

Discussion of Effects: The proposed Project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. The Grand Park Specific Plan has anticipated open space and parkland uses on the Project site, and all applicable 2013 FEIR mitigation measures and City Standard Conditions of Approval would be applicable.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)

Discussion of Effects: Cumulative impacts resulting from the development of the proposed Project site were included in the 2013 FEIR analysis. The 2013 FEIR determined that there may be cumulative impacts to Air Quality and Greenhouse Gas emissions, however those impacts will be mitigated by **Mitigation Measures AQ-1** through **AQ-6**. The 2013 FEIR also found there would be cumulative impacts to the loss of agricultural resources. As described in Section 2, the 2013 FEIR found that no feasible mitigation measures are available to prevent or reduce the agricultural impacts. Impacts to agricultural resources as a result of the proposed Project remain significant and unavoidable.

As analyzed in each section above, the potential for cumulative impacts related to aesthetics; biological resources; cultural resources; geology and soils; hazardous materials; hydrology and water quality; land use; mineral resources; noise; population and housing; public services; transportation; and utilities would not result in additional impacts in conjunction with related projects. Cumulative impacts are concluded to be less than significant for those issues for which it has been determined that the proposed Project would have no impact.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analysis are necessary.

d. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion of Effects: As discussed in the individual sections of this Addendum, the Proposed Project would not degrade the quality of the environment with standard conditions in compliance with the Mitigation Measures included in the 2013 FEIR, as well as local policies, regulations, and ordinances. As discussed in Section 2, Agricultural Resources, the 2013 FEIR concluded that no feasible mitigation measures could be implemented and impacts to agricultural will be significant and unavoidable.

As discussed in the **Section 9, Hazards and Hazardous Materials**, the 2013 FEIR concluded that **Mitigation Measures HAZ-1** through **HAZ-7** will be implemented to ensure that no hazardous materials are released into the environment during construction. As discussed in Section 13, Noise construction noise levels may have a temporary significant. The 2013 FEIR implemented **Mitigation Measures E-1** through **E-8**, which would reduce impacts to noise and vibrations to a less than significant level. Additionally, implementation of measures in accordance with the City's General Plan and Municipal Code, and other applicable plans, policies, regulations, and ordinances would ensure that potential impacts would be less than significant. Additionally, as described in **Section 17, Transportation/Traffic**, construction activities could result in temporary traffic and safety hazards and cause unsatisfactory levels of service at two intersections outside the Specific Plan area. However, implementation of **Mitigation Measure L-1 through L-3** would address the impacts on those two intersections, as well as to implement requirements for the proposed Project to construct or pay its fair share towards to installation of traffic signals at several locations in the Plan Area. No other direct or indirect adverse effects on human beings have been identified. Therefore, the impacts of the proposed Project would be less than significant.

Mitigation: No additional mitigation required. The proposed Project would not result in any

new, increased or substantially different impacts, other than those previously considered and addressed in the 2013 FEIR. No changes or additions to the 2013 FEIR analyses are necessary.

EARLIER ANALYSES

(Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration, Section 15063(c)(3)(D)):

1) Earlier Analyses Used. Identify earlier analyzes used and state where they are available for review.

- a) The Grand Park Specific Plan Final Environmental Impact Report (SCH#2012061057)
- b) The Grand Park Specific Plan, File No. PSP12-001
- c) The Ontario Plan Policy Plan (General Plan) and Environmental Impact Report (SCH#2008104410)
- d) City of Ontario Zoning

All documents listed above are on file with the City of Ontario Planning Department, 303 East "B" Street, Ontario, California 91764, (909) 395-2036.

2) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards.

MITIGATION MEASURES

The Mitigation Measures contained in the 2013 Final Environmental Impact Report adequately mitigate the impacts of the proposed Project. These mitigation measures are contained in the attached Mitigation Monitoring and Reporting Program.

No additional mitigation beyond that previously imposed is required.

Additional Reference Materials

- CalFire. *California Fire Hazard Severity Zones*. Available online at: <https://egis.fire.ca.gov/FHSZ/>, accessed March 11, 2022.
- California Department of Conservation, California Important Farmland Finder. Available online at: <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed February 4, 2022.
- Caltrans, California State Scenic Highway System Map. Available online at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaq>, accessed, March 11, 2022.
- City of Ontario. *Biological Resources Study Grand Park Specific Plan*. 2012. Available online at: <https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Reports/environmental-reports/Grand%20Park%2035.pdf>, accessed March 14, 2022.
- City of Ontario, *Figure S-1 Seismic Hazards*. 2006. Available online at: <https://www.ontarioplan.org/wp-content/uploads/sites/4/2015/05/seismic-hazards.pdf>, accessed February 9, 2022.
- City of Ontario. *Master Plan of Drainage*. 2012. Available online at: https://www.ontarioca.gov/sites/default/files/master_plan_of_drainage_city_of_ontario.pdf, accessed March 11, 2022.
- Southern California Association of Governments. *Connect SoCal*. 2020. Available online at: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176, accessed March 9, 2022.

**Mitigation Monitoring and Reporting Program
Grand Park Specific Plan Project
Ontario, California**

State Clearinghouse No. 2012061057



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November 14, 2013

SECTION 1: MITIGATION MONITORING REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires public agencies to develop monitoring programs for the purpose of ensuring compliance with those mitigation measures adopted as conditions of project approval in order to mitigate or avoid significant environmental effects identified in environmental impact reports. Mitigation measures identified within the Grand Park Specific Plan EIR have been described in sufficient detail to provide the necessary information to identify (1) the actions to be taken to reduce each significant impact, (2) the parties responsible for carrying out the mitigation measure, and (3) the timing of implementation of each mitigation measure.

A Mitigation Monitoring and Reporting Program (MMRP) for the Grand Park Specific Plan EIR is presented in Table 1. The purpose of the MMRP is to provide a framework outlining the implementation steps for each mitigation measure in the approved EIR. In addition, the MMRP provides a format to document that each mitigation measure has been implemented and a monitoring loop for tracking performance of each mitigation measure.

Table 1: Grand Park Specific Plan Project Mitigation Monitoring and Reporting Program

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
Air Quality and Greenhouse Gas Emissions	<p>Short-term construction related activities would exceed the daily regional and local thresholds established by the South Coast Air Quality Management District for VOC and NOx.</p> <p>Expose sensitive receptors to substantial pollutant concentrations.</p> <p>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.</p>	<p>AQ-1. During project construction, the following measures shall be implemented to the satisfaction of the City of Ontario:</p> <p>a) Prior to the year 2015, off road diesel powered construction equipment greater than 50 horsepower shall meet or exceed United States Environmental Protection Agency (EPA Tier 3 off road emission standards.</p> <p>b) In the year 2015 and after, off-road diesel-powered construction equipment greater than 50 horsepower shall implement one of the following: meet EPA Tier 4 emissions standards, meet EPA Tier 4 Interim emissions standards, or meet EPA Tier 3 standards with California Air Resources Board verified Level 3 filters to reduce 85 percent diesel particulate matter. If a good faith effort to rent equipment within 200 miles of the project has been conducted, the results of which are submitted to the City, but has been unsuccessful in obtaining the necessary construction equipment, then Tier 3 equipment can be used.</p> <p>c) Require the use of 2007 and newer diesel haul trucks (e.g. material delivery trucks and soil import/export).</p> <p>d) A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.</p> <p>e) Encourage construction contractors to apply for South Coast Air Quality Management District's Surplus Off-Road Opt-In for NOx (SOON) funds. Incentives could be provided for those construction contractors who apply for SCAQMD SOON funds. The SOON Program provides funding assistance to applicable fleets for the purchase of commercially-available low-emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use off-road diesel vehicles. More information on this program can be found at the following website: http://www.aqmd.gov/tao/Implementation/SOONProgram.htm.</p> <p>f) Use electricity from power poles rather than temporary diesel or gasoline power generators.</p>	During construction	Developer, contractor, and City Building Official			
Air Quality and Greenhouse Gas Emissions	<p>Short-term construction related activities would exceed the daily regional and local thresholds established by the South Coast Air Quality Management District for VOC and NOx.</p> <p>Expose sensitive receptors to substantial pollutant concentrations.</p> <p>Generate greenhouse gas emissions, either</p>	<p>AQ-2. In order to minimize traffic congestion and delays that increase idling and acceleration emissions, prior to issuance of any grading permits the developer shall:</p> <p>a) Specify to the satisfaction of the City Building Department the location of equipment staging areas, stockpiling/storage areas and construction parking areas; and,</p> <p>b) Specify to the satisfaction of the City Engineering Department the proposed construction traffic routes utilizing nearest truck routes in conformance with the California Vehicle Code and Ontario Municipal Code.</p>	Prior to issuance of Grading permit	Developer, contractor and City Building Official			

	directly or indirectly, that may have a significant impact on the environment.	If required by the City, the developer shall provide a traffic control plan that incorporates the above location and route information, as well as any safe detours around the construction site and any temporary traffic control (e.g. flag person) during construction-related truck hauling activities.					
Air Quality and Greenhouse Gas Emissions	<p>Short-term construction related activities would exceed the daily regional and local thresholds established by the South Coast Air Quality Management District for VOC and NO_x.</p> <p>Expose sensitive receptors to substantial pollutant concentrations.</p> <p>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.</p>	<p>If required by the City, the developer shall provide a traffic control plan that incorporates the above location and route information, as well as any safe detours around the construction site and any temporary traffic control (e.g. flag person) during construction-related truck hauling activities.</p> <p>AQ-3. The following measures shall be applied to all projects during construction of the project:</p> <ul style="list-style-type: none"> a) Use paints with a volatile organic compound (VOC) content 10 grams per Liter or lower for both interior surfaces. b) Recycle leftover paint. Take any left over paint to a household hazardous waste center; do not mix leftover water-based and oil-based. c) Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors. d) For water-based paints, clean up with water only. Whenever possible, do not rinse the clean up water down the drain or pour it directly into the ground or the storm drain. Set aside the can of clean up water and take it to the hazardous waste center (www.cleanup.org). e) Use compliant low VOC cleaning solvents to clean paint application equipment. f) Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions. <p>AQ-7. During project construction, the following measures in the below table shall be implemented, to the satisfaction of the City of Ontario, to address compliance with South Coast Air Quality Management District Rule 403.</p> <p>Note: Table 2: Grand Park Specific Plan Air Quality Mitigation Measure AQ-7, on the last part of this Mitigation Monitoring and Reporting Program, identifies each of the measures to be implemented.</p> <p>AQ-8. During project construction, the following measures shall be implemented to the satisfaction of the City of Ontario:</p> <ul style="list-style-type: none"> a) Construct or build with materials that do not require painting or use pre-painted construction materials to the extent feasible. b) Daily soil disturbance shall be limited to no more than 5.0 acres per day. c) All clearing, grading, earth moving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 miles per hour. 	<p>During construction</p> <p>During construction.</p> <p>During grading and construction.</p>	<p>Developer , contractor and City Building Official.</p> <p>Developer, contractor, and City Building Official.</p> <p>Developer, contractor and City Building Official</p>			
Air Quality and Greenhouse Gas Emissions	<p>Long-term operations would exceed the daily thresholds established by the South Coast Air Quality Management District for VOC, NO_x, and PM₁₀.</p> <p>Expose sensitive receptors to substantial pollutant concentrations.</p>	<p>AQ-4. During operation, the following land use and building mitigation measures shall be implemented to the satisfaction of the City of Ontario that would assist in reducing both criteria pollutant and greenhouse gas emissions.</p> <ul style="list-style-type: none"> a) Require that new development projects prepare a demolition plan to reduce waste by recycling and/or salvaging nonhazardous construction and demolition debris. 	<p>Prior to the issuance of building permits</p> <p>During operation of the project</p>	<p>Developer, contractor and City Building Official</p> <p>City Planning Director</p>			

	<p>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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)</p> <p>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.</p>	<p>b) 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</p> <p>c) Mitigate climate change by decreasing heat gain from pavement and other hard surfaces associated with infrastructure.</p> <p>d) Require the use of Energy Star appliances and fixtures in discretionary new development.</p> <p>e) 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</p> <p>f) 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.</p> <p>g) Implement enhanced programs to divert solid waste from landfill operations</p> <p>h) Create and preserve distinct, identifiable neighborhoods whose characteristics support pedestrian travel, especially within, but not limited to, mixed-use and transit oriented development areas</p> <p>i) Provide continuous sidewalks with shade trees and landscape strips to separate pedestrians from traffic.</p>					
Air Quality and Greenhouse Gas Emissions	<p>Long-term operations would exceed the daily thresholds established by the South Coast Air Quality Management District for VOC, NO_x, and PM₁₀.</p> <p>Expose sensitive receptors to substantial pollutant concentrations.</p> <p>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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)</p> <p>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.</p>	<p>AQ-5. During operation, the following transportation mitigation measures shall be implemented to the satisfaction of the City of Ontario that would assist in reducing both criteria pollutant and greenhouse gas emissions.</p> <p>a) Provide safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets. Encouraging new construction to include vehicle access to properly wired outdoor receptacles to accommodate ZEV and/or plug in electric hybrids (PHEV).</p> <p>b) Reduce required road width standards wherever feasible to calm traffic and encourage alternative modes of transportation.</p> <p>c) Add bicycle facilities to city streets and public spaces, where feasible.</p> <p>d) Ensure new development is designed to make public transit a viable choice for residents</p> <p>e) Ensure transit stops and bus lanes are safe, convenient, clean, sheltered, well-lit, and efficient.</p> <p>f) Provide access for pedestrians and bicyclist to public transportation through construction of dedicated paths, where feasible</p> <p>g) Require all new traffic lights installed be energy efficient traffic signals.</p>	During operation of the project	City Planning Director			
Air Quality and Greenhouse Gas Emissions	<p>Long-term operations would exceed the daily thresholds established by the South Coast Air Quality Management District for VOC, NO_x, and PM₁₀.</p>	<p>AQ-6. During operation, the following landscape and water conservation mitigation measures shall be implemented to the satisfaction of the City of Ontario that would assist in reducing both criteria pollutant and greenhouse gas emissions.</p> <p>a) Reduce per capita water consumption consistent with state law</p>	During operation of the project	City Planning Director			

	<p>Expose sensitive receptors to substantial pollutant concentrations.</p> <p>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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)</p> <p>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.</p>	<p>by 2020.</p> <p>b) Promote the use of recycled water, including grey water systems for residential irrigation.</p> <p>c) Implement building design guidelines and criteria developed by the City to promote water efficient building design, including minimizing the amount of non-roof impervious surfaces around the building(s).</p> <p>d) 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.</p> <p>e) 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.</p> <p>f) Require all new landscaping irrigation systems installed within the project 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.</p> <p>g) Requiring planting drought-tolerant and native species, and covering exposed dirt with moisture-retaining mulch or other materials such as decomposed granite.</p> <p>h) Promote planting of deciduous or evergreen low-VOC producing shade trees emphasizing native trees and vegetation.</p>				
<p>Biological Resources</p>	<p>Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the CDFG or USFWS.</p>	<p>Burrowing Owl BIO-1. Suitable habitat for burrowing owl (BUOW) is present on the site, therefore, prior to issuance of a grading permit, the project applicant shall have a biologist conduct focused protocol surveys for BUOW to map the location of suitable burrows, if any, and to formally determine presence or absence on the project site. Four focused surveys shall be conducted with at least one survey between 15 February and 15 April, and three surveys, at least three weeks apart, between 15 April and 15 July, with at least one survey after 15 June. The first focused survey can coincide with mapping of suitable burrows.</p> <p>If no BUOW are found but suitable habitat is still present, repeat pre-construction surveys should be conducted not more than 30 days prior to initial ground-disturbing activity.</p> <p>If BUOW is found during the focused surveys, the following mitigation measures should be implemented prior to the BUOW nesting season (February 1 through August 31).</p> <p>Avoidance: No disturbance should occur within 160 feet (50 m) of occupied burrows during the non-breeding season, which extends between September 1 and January 31. No disturbance should occur within 250 feet (75 m) during the breeding season. In addition, a minimum of 6.5 acres of foraging habitat must be preserved contiguous with occupied burrow sites for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird.</p>	<p>Prior to issuance of Grading Permit (focused protocol surveys)</p> <p>Two to four weeks prior to commencement of ground-disturbing activities (pre-construction nesting bird survey)</p>	<p>Developer, Consulting Biologist, City of Ontario Planning Director and CFWS designated contact</p>		

		<p>On-site mitigation: If the avoidance requirements cannot be met, then passive relocation should be implemented; this measure can only be implemented during the non-breeding season. Passive relocation is conducted by encouraging owls to move from occupied burrows to alternate natural or artificial burrows that are beyond 160 feet (50 m) from the impact area and are within or contiguous to a minimum of 6.5 acres of foraging habitat for each pair relocated. On-site habitat should be preserved in a conservation easement and managed to maintain BUOW habitat. Owls should also be excluded from burrows in the immediate impact area and within a 160-foot (50 m) buffer of the impact area by installing one-way doors in burrow entrances. These exclusion doors must be left on the burrows for 48 hours to ensure that owls have left the burrows before excavation occurs. One alternate natural or artificial burrow should be provided for each burrow that will be directly impacted. The impact area should be monitored for 1 week to ensure owl use of alternate burrows before excavation begins. When possible, burrows should be manually excavated and refilled to prevent re-occupation of burrows in the impact area.</p> <p>Off-site mitigation: If the project will impact suitable habitat on-site below the threshold level of 6.5 acres per relocated pair or single bird, the habitat should be replaced off-site. Off-site habitat must be suitable and approved by CDFG, and the land should be placed in a conservation easement in perpetuity and managed for BUOW habitat. Off-site habitat preservation should be provided as summarized in the table below:</p> <table border="1" data-bbox="885 1084 1606 1421"> <thead> <tr> <th>Mitigation Type</th> <th>Mitigation Ratio per pair or single BUOW</th> </tr> </thead> <tbody> <tr> <td>Replacement of occupied habitat with occupied habitat</td> <td>1.5 times 6.5 (9.75) acres</td> </tr> <tr> <td>Replacement of occupied habitat with habitat contiguous to currently occupied habitat</td> <td>2 times 6.5 (13.0) acres</td> </tr> <tr> <td>Replacement of occupied habitat with suitable unoccupied habitat</td> <td>3 times 6.5 (19.5) acres</td> </tr> </tbody> </table>	Mitigation Type	Mitigation Ratio per pair or single BUOW	Replacement of occupied habitat with occupied habitat	1.5 times 6.5 (9.75) acres	Replacement of occupied habitat with habitat contiguous to currently occupied habitat	2 times 6.5 (13.0) acres	Replacement of occupied habitat with suitable unoccupied habitat	3 times 6.5 (19.5) acres				
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Replacement of occupied habitat with habitat contiguous to currently occupied habitat	2 times 6.5 (13.0) acres													
Replacement of occupied habitat with suitable unoccupied habitat	3 times 6.5 (19.5) acres													
Biological Resources	<p>Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the CDFG or USFWS.</p> <p>Implementation of the project in combination with the other related projects would result in the conversion of agricultural land uses to urban uses and elimination of the majority of windrows that, when used</p>	<p>BIO-2. Nesting Birds. The project applicant will have a biologist prepare a pre-construction nesting bird survey, which will be required prior to any vegetation removal or ground disturbance activities. Any activity that may potentially cause a nest failure, requires a biological monitor including soil sampling, and tree removal.</p> <p>Removal of any trees, shrubs, or any other potential nesting habitat shall be conducted outside the avian nesting season. The nesting season generally extends from early February through August, but can vary slightly from year to year based upon seasonal weather conditions.</p>	Prior to commencement of ground-disturbing activities (pre-construction nesting bird survey)	Developer, Contractor, Consulting Biologist, and City of Ontario Planning Director										

	together, provide foraging habitat for migratory birds.	<p>If suitable nesting habitat must be removed during the nesting season, a qualified biologist shall conduct a nesting bird survey to identify any potential nesting activity. If active nests are observed, construction activity must be prohibited within a buffer around the nest, as determined by a biologist, until the nestlings have fledged. Because the proposed project will result in the loss of eucalyptus tree windrows, which provide potential foraging and nesting habitat for raptors, the proposed project will be subject to paying mitigation fees for the cumulative losses of raptor nesting and foraging habitat. This will mitigate the impact below a level significance.</p> <p>Prior to issuance of grading permit(s), Project applicant(s) shall pay their fair share towards the \$22.7 million for the habitat land acquisition within the Chino/El Prado Basin Area that shall serve as the designated Waterfowl and Raptor Conservation Area (WRCA). The fee shall be paid in accordance with the September 10, 2002 modification to NMC GPA Policy 18.1.12 and Implementation Measure I-6, that state a 145-acre WRCA shall be provided through either a mitigation land bank, or by purchasing a property through development mitigation/impact fees. The habitat land acquisition shall be managed by Land Conservancy, a non-profit organization selected by the City and The Endangered Habitat's League and the Sierra Club.</p>	Prior to issuance of Grading Permits (payment of fair share fees)	Developer and city of Ontario Planning Director			
Cultural Resources	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5	CUL-1. Prior to demolition of the structure complex located at 10084 Eucalyptus, the complex shall be recorded onto DPR523 forms.	Prior to issuance of Grading Permit	Developer, Consulting Archaeologist			
Cultural Resources	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5	CUL-2. Cultural resource mitigation monitoring is required, within the constraints found in Mitigation Measure CUL-2 during all project-related earthmoving in the Specific Plan. The monitoring must be headed by a City-approved Project Archaeologist, who may choose to use qualified field representatives (Inspector) during earthmoving. The Project Archaeologist must create a mitigation-monitoring plan prior to a City approved pregrade meeting. The mitigation monitoring plan document must contain a description of how and where historical and/or prehistoric artifacts will be curated if found during monitoring by the archaeological Inspector.	Prior to Grading (evidence of monitoring plan)	Developer, Consulting Archaeologist, and City Planning Director			
Cultural Resources	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5	CUL-3. Mitigation/monitoring by a qualified archaeological Inspector should take place on the project site once project-related excavations reach 4 feet below current grade, except within parcel #0218-241-15, where Inspections should begin once 2 feet below current grade.	During Grading	Developer, contractor and Consulting Archaeologist			
Cultural Resources	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5	CUL-4. If, during the implementation of CUL-3, any historic or prehistoric cultural resources are inadvertently discovered by the archaeological Inspector, the find(s) must be blocked off from further construction-related disturbance by at least 50 feet, and the Project Archaeologist must then determine whether the find is a historic resource as is defined under §15064.5(a)(3) of the CEQA Guidelines. If the find(s) is not found to be a historic resource, it must be recorded onto DPR523 form sets and project-related	During Grading	Developer, Contractor and Consulting Archaeologist			

		excavation can then continue. If the find(s) is determined to be a historic resource, appropriate measures associated with impacts to such resources could include avoidance, capping, incorporation of the site in greenspace, parks or open space, or data recovery excavation of the find(s). No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect or appropriately mitigate the significant resource. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.					
Cultural Resources	Cause a substantial adverse change in the significance of a paleontological resource.	CUL-5. Once project-related excavations reach 15 feet in any one location in the Specific Plan, the City of Ontario shall require that a qualified Paleontologist be brought to the area(s) that have been cut at that depth and inspect the cut(s) to determine if the potential for impacts to fossil resources has risen from “low” to “moderate.” If the potential for impacts has indeed risen to “moderate,” then the City shall require that a qualified Paleontological Inspector monitor all cuts until all deep excavations are completed. Mitigation for impacts to any vertebrate finds shall follow all professional standards and any finds shall be offered to a museum the City names.	During Grading	Developer, Contractor and Consulting Paleontologist			
Geology and Soils	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.	GEO-1. Future development of urban uses on-site shall implement all applicable recommendations contained the geotechnical reports related to design, grading, and construction, to the satisfaction of the City Building Department, including the following: <ul style="list-style-type: none"> • During construction activities, the developer shall be required to perform removal and recompaction of compressible surficial soils for surficial materials with depths of five to eight feet below the existing ground surface in order to mitigate excessive materials settlement. Deeper removals shall be necessary in areas located between boreholes and test pits. Ultimate removal depths shall be determined based on observation and testing by the geotechnical consultant during grading operations. • Prior to grading activities, the developer shall remove all manure and organic-rich soil and dispose of it off-site. In addition, additional testing of organic-rich soils shall be performed following removal of the manure to more accurately determine the actual depth and extent of excessive organic-rich soil that may also require removal from the remainder of the project site. Removals shall be monitored by the geotechnical consultant of record. • Prior to grading operations, the developer shall export existing manure and organic-rich topsoil, as well as vegetation, off the property. For any remaining soils, exhibiting any organic content greater than one percent shall be thoroughly mixed with other soils during remedial grading. • During grading activities, contingencies shall be made for balancing earthwork quantities based on actual shrinkage and 	Prior to approval of grading plans.	Developer and City of Ontario Building Official			

		<p>subsidence.</p> <ul style="list-style-type: none"> Design and construct structures according to Chapter 16 of the 2010 California Building Code. Rocks exceeding 12 inches in diameter shall be reduced in size or removed from the project site. Reinforced steel in contact with soil shall use Type II Modified Portland Cement in combination with a 3-inch concrete cover. 					
Hazards and Hazardous Materials	<p>Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.</p> <p>Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<p>HAZ-1. Prior to issuance of a grading permit, the Project Applicant shall hire a qualified environmental consultant to excavate and dispose of contaminated soils, or treat in-situ (in place), in accordance with applicable regulatory requirements. If during grading activities additional contamination is discovered, grading within such an area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up measures are implemented so as to render the area suitable for grading activities to resume.</p>	Prior to issuance of Grading Permit.	Developer, Contractor and City of Ontario Building Official			
Hazards and Hazardous Materials	<p>Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.</p> <p>Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment</p>	<p>HAZ-2. Prior to demolition and/or renovation activities, all fluorescent light ballasts and pole-mounted transformers shall be inspected for PCBs. Any PCB-containing fluorescent light ballasts and/or transformers shall be disposed of in accordance with applicable regulatory requirements.</p>	Prior to Demolition and Grading Permits	Developer and City of Ontario Building Official			
Hazards and Hazardous Materials	<p>Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.</p> <p>Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment</p>	<p>HAZ-3. During removal of on-site gasoline and diesel USTs, soil sampling shall be conducted below and in the immediate vicinity of the UST and associated piping. The Project Applicant shall submit the results of the soil survey to the City of Ontario (City) Building Department. If soil contamination is found, it shall be removed or remediated in accordance with applicable regulatory requirements.</p>	Prior to Grading Permit	Developer and City of Ontario Building Official			
Hazards and Hazardous Materials	<p>Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.</p> <p>Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment</p>	<p>HAZ-4. Prior to issuance of demolition permits, the Project Applicant shall submit verification to the City Building Department that an asbestos survey has been conducted at all existing buildings located on the project site. If asbestos is found, the Project Applicant shall follow all procedural requirements and regulations of South Coast Air Quality Management District Rule 1403.</p>	Prior to Demolition and Grading Permits	Developer and City of Ontario Building Official			
Hazards and Hazardous Materials	<p>Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.</p>	<p>HAZ-5. Prior to issuance of demolition permits, the Project Applicant shall submit verification to the City Building Department that a lead-based paint survey has been conducted at all existing buildings located on the project site. If lead-based paint is found, the Project Applicant shall follow all procedural requirements and</p>	Prior to Demolition and Grading Permits	Developer and City of Ontario Building Official			

	Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	regulations for proper removal and disposal of the lead-based paint.					
Hazards and Hazardous Materials	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	HAZ-6. Prior to issuance of grading or building permits, the Project Applicant shall hire a qualified environmental consultant to perform a Phase I Environmental Site Assessment and methane gas survey for the Lee Property (Property B) and the Morris Property (Property F) not previously investigated. The applicant shall adhere to and implement all applicable recommendations in the Phase I and methane reports to address any potential hazards in these portions of the project area.	Prior to issuance of Grading and Building Permits	Developer and City of Ontario Building Official			
Hazards and Hazardous Materials	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	HAZ-7. The Project Applicant shall implement all applicable recommendations for grading activities contained in the methane soil gas reports prepared for the properties within proposed Specific Plan area to the satisfaction of the City Building Department. This shall include a post-construction soil gas investigation and installation of methane mitigation systems where post-grading methane levels exceed 5,000 ppm (0.5 percent), should any such levels occur.	During Grading and post-Construction	Developer and City of Ontario Building Official			
Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements. Substantially alter the existing drainage pattern of the site or area. 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.	a) Hydrology and Drainage HWQ-1. Local storm drain facilities shall be sized to convey the 10- and/or 100-year storm event per a final drainage plan reviewed and approved by the City Engineer, or per the requirements of other applicable agencies.	Prior to issuance of Grading Permits and during grading.	Developer and City of Ontario Engineer			
Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements. Substantially alter the existing drainage pattern of the site or area.	a) Hydrology and Drainage HWQ-2. The project applicant(s) shall obtain approval from affected public agencies for the storm drain connection from the on-site collection system to NMC Master Plan storm drain facilities.	Prior to issuance of Grading Permits and during grading.	Developer and City of Ontario Engineer			
Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements. 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.	b) Construction Water Quality HWQ-3. The project applicant(s) for future development projects shall prepare and submit a Notice of Intent to comply with the Construction General Permit to the California State Water Resources Board.	Prior to issuance of Grading Permits and during grading.	Developer and City of Ontario Engineer			

Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements. 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.	b) Construction Water Quality HWQ-4. The project applicant(s) shall prepare a Stormwater Pollution Prevention Plan (SWPPP) per requirements of the Construction General National Pollutant Discharge Elimination System (NPDES) Permit.	Prior to issuance of Grading Permits and during grading.	Developer and City of Ontario Engineer			
Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements. 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.	b) Construction Water Quality HWQ-5. Project-related construction activities shall implement stormwater quality BMPs, as required by the project's SWPPP, which may include, but are not limited to, any of the following: Employee and Subcontractor Training – Have a training session for employees and subcontractors to understand the need for implementation and usage of BMPs.	Prior to issuance of Grading Permits and during grading.	Developer and City of Ontario Engineer			
Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements. 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.	c) Operational Water Quality HWQ-6. The project applicant(s) shall prepare a WQMP addressing post-construction water quality BMPs.	Prior to issuance of Grading Permits and during grading.	Developer and City of Ontario Engineer			
Noise	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	b) Operation Mitigation Measures The following mitigation measure is recommended to reduce the noise impacts from the proposed project: E-4. Active recreational uses that are likely to draw cheering crowds, elicit loud play, or have amplified game announcements (i.e., stadiums, soccer fields, tennis courts, basketball courts, etc.) shall be located within the park's interior and away from surrounding residential and "noise sensitive" uses.	Prior to issuance of Building Permits	Developer and City of Ontario Building Official			
Noise	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	b) Operation Mitigation Measure The following mitigation measure is recommended to reduce the noise impacts from the proposed project: E-5. Educational and recreational land uses (including educational campus, parks, and stadiums) shall be designed in such a manner that: <ul style="list-style-type: none"> • locate and orient vehicle access points away from residential and/or noise sensitive parcels. • locate loading and shipping facilities away from adjacent noise sensitive uses; • incorporate structural building materials that mitigate sound transmission; • minimize the use of outside speakers and amplifiers; • configure interior spaces to minimize sound amplification and transmission; and 	Prior to issuance of Building Permits	Developer and City of Ontario Building Official			

		<ul style="list-style-type: none"> incorporate fences, walls landscaping and other noise buffers and barriers between incompatible uses, as appropriate. 					
Noise	<p>Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p> <p>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.</p>	<p>b) Operation Mitigation Measure The following mitigation measure is recommended to reduce the noise impacts from the proposed project:</p> <p>E-6. Sound barrier walls or earth berms of sufficient height and length shall be provided to reduce exterior noise levels to 65 CNEL or lower at outdoor noise sensitive uses, including residential backyards/courtyards and school playgrounds. Prior to the issuance of grading permits, an acoustical analysis report shall be prepared by a qualified acoustical consultant and submitted to the City Planning Department by the developer. The report shall specify the noise barriers' height, location, and types capable of achieving the desired mitigation affect.</p>	Prior to issuance of Building Permits	Developer and City of Ontario Building official			
Noise	<p>Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p> <p>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.</p>	<p>b) Operation Mitigation Measure The following mitigation measure is recommended to reduce the noise impacts from the proposed project:</p> <p>E-7. Parks if placed in the development areas where noise from traffic exceeds or is forecasted to exceed 70 dBA CNEL shall incorporate the following:</p> <ul style="list-style-type: none"> Sound barrier walls or earth berms of sufficient height and length shall be designed by a qualified acoustical consultant to reduce exterior noise levels to 70 CNEL or lower; or Passive recreation areas, such as picnic tables, shall be located away from the roadway as far as possible. 	Prior to issuance of Building Permits	Developer and City of Ontario Building Official			
Noise	<p>Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p> <p>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.</p>	<p>b) Operation Mitigation Measure The following mitigation measure is recommended to reduce the noise impacts from the proposed project:</p> <p>E-8. Prior to the issuance of building permit, an acoustical analysis shall be prepared by a qualified acoustical consultant for all new residential developments that are within 65 dBA CNEL or higher, for the purpose of documenting that an acceptable interior noise level of 45 dBA (CNEL) or below will be achieved with the windows and doors closed. The report shall be submitted at plan check to the City for approval.</p>	Prior to issuance of Building Permits	Developer and City of Ontario Building Official			
Noise	<p>A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.</p>	<p>a) Construction Mitigation Measure Construction-related noise has the potential to result in significant impacts at sensitive receptors. Thus, the following measures are recommended to minimize construction-related noise impacts:</p> <p>E-1. All project construction vehicles or equipment, fixed or mobile, be equipped with standard and properly operating and maintained mufflers.</p>	Prior to issuance of Grading Permits	Developer and City of Ontario Building Official			
Noise	<p>A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.</p>	<p>a) Construction Mitigation Measure Construction-related noise has the potential to result in significant impacts at sensitive receptors. Thus, the following measures are</p>	Prior to issuance of Grading Permits	Developer and City of Ontario Building Official			

		recommended to minimize construction-related noise impacts: E-2. Stockpiling and/or vehicle staging areas to be located as far as practical from existing residential units on and off the project site.					
Noise	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	a) Construction Mitigation Measure Construction-related noise has the potential to result in significant impacts at sensitive receptors. Thus, the following measures are recommended to minimize construction-related noise impacts: E-3. Whenever feasible, schedule the noisiest construction operations to occur together to avoid continuing periods of the greatest annoyance.	Prior to issuance of Grading Permits	Developer and City of Ontario Building Official			
Transportation and Circulation	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. Conflict with an applicable congestion management program, including but not limited to level of service standards, and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	L-1: Archibald Avenue / SR-60 WB Ramps The project shall contribute fair share development impact fees towards the following improvements to be completed as part of the freeway interchange improvement project included in the SANBAG 2010-2040 Measure I Nexus Study. The City will determine the fair share contribution from the proposed project contingent upon need at the time of Grand Park Specific Plan approval. <ul style="list-style-type: none"> • Provide an additional exclusive NB left-turn lane • Re-stripe the SB shared through/right-turn lane as an exclusive right-turn lane and provide an additional exclusive SB right-turn lane • Re-stripe the WB shared left-turn/through lanes as a shared left-turn/right-turn lane and provide an additional exclusive WB left-turn lane 	Prior to issuance of Building Permits	Developer and City of Ontario City Engineer			
Transportation and Circulation	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. Conflict with an applicable congestion management program, including but not limited to level of service standards, and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	L-2: Archibald Avenue / SR-60 EB Ramps The project shall contribute fair share development impact fees towards the following improvements to be completed as part of the freeway interchange improvement project included in the SANBAG 2010-2040 Measure I Nexus Study. The City will determine the fair share contribution from the proposed project contingent upon need at the time of Grand Park Specific Plan approval. <ul style="list-style-type: none"> • Re-stripe the NB shared through/right-turn lane as an exclusive right-turn lane • Provide an additional exclusive SB left-turn lane • Re-stripe the EB shared left-turn/through lanes as a shared left-turn/right-turn lane and provide an additional exclusive EB left-turn lane 	Prior to issuance of Building Permits	Developer and City of Ontario City Engineer			
Transportation and	Conflict with an applicable plan, ordinance or	L-3: Traffic Signals	Prior to issuance of Building	Developer and City of Ontario			

Circulation	<p>policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.</p> <p>Conflict with an applicable congestion management program, including but not limited to level of service standards, and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.</p>	<p>Contingent upon need at the time of Specific Plan approval, the project shall construct or pay prior to issuance of building permits its fair share towards the installation of traffic signals at the following locations:</p> <ul style="list-style-type: none"> ▪ Edison Avenue / A Street ▪ Edison Avenue / Turner Avenue ▪ Haven Avenue / Park Street ▪ Archibald Avenue / Park Street <p>The project shall pay its fair share towards the need to modify the existing traffic signal at the following location:</p> <ul style="list-style-type: none"> ▪ Archibald Avenue / Edison Avenue 	Permits	City Engineer			
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Table 2: Grand Park Specific Plan Air Quality Mitigation Measure AQ-7

Best Available Control Measure ¹	Associated Measure in CalEEMod ²
<p>Clearing and Grubbing</p> <p>02-1 Maintain stability of soil through pre-watering of site prior to clearing and grubbing.</p> <p>02-2 Stabilize soil during clearing and grubbing activities.</p> <p>02-3 Stabilize soil immediately after clearing and grubbing activities.</p> <p>Earth Moving Activities</p> <p>08-1 Pre-apply water to depth of proposed cuts</p> <p>08-2 Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction</p> <p>08-3 Stabilize soils once earth-moving activities are complete</p>	<p>Water exposed surfaces three times per day</p> <p>Soil stabilizers for unpaved roads</p> <p>Pre-water to 12 percent</p>
<p>Import/Export of Bulk Materials</p> <p>09-1 Stabilize material while loading to reduce fugitive dust emissions.</p> <p>09-2 Maintain at least six inches of freeboard on haul vehicles.</p> <p>09-3 Stabilize material while transporting to reduce fugitive dust emissions.</p> <p>09-4 Stabilize material while unloading to reduce fugitive dust emissions.</p> <p>09-5 Comply with Vehicle Code Section 23114.</p>	<p>Water exposed surfaces three times per day</p>
<p>Landscaping</p> <p>10-1 Stabilize soils, materials, slopes</p> <p>Guidance: Apply water to materials to stabilize; maintain materials in a crusted condition; maintain effective cover over materials; stabilize sloping surfaces using soil until vegetation or ground cover can effectively stabilize the slopes; hydroseed prior to rain season.</p>	<p>Replace ground cover in disturbed areas when unused for more than 10 days</p>
<p>Staging Areas</p> <p>13-1 Stabilize staging areas during use by limiting vehicle speeds to 15 miles per hour.</p>	<p>Reduce speed on unpaved roads to 15 miles per hour.</p>
<p>Traffic Areas for Construction Activities</p> <p>15-1 Stabilize all off-road traffic and parking areas.</p> <p>15-2 Stabilize all haul routes.</p> <p>15-3 Direct construction traffic over established haul routes.</p> <p>Guidance: Apply gravel/paving to all haul routes as soon as possible to all future roadway areas; barriers can be used to ensure vehicles are only used on established parking areas/haul routes.</p>	<p>Water exposed surfaces three times per day</p>
<p>Sources:</p> <p>1 SCAQMD Rule 403</p> <p>2 Applied in CalEEMod - output in Appendix A.</p>	

Note: See Table 1 for implementation timing and responsibility.

Attachment 2—Department Conditions of Approval

(Conditions of Approval follow this page)

Date Prepared: 3/21/2022

File No: PDEV22-005

Related Files: PADV21-004

Project Description: A Development Plan to construct the Ontario 'Great' Park Phase 1 (Preliminary Park Design) on 130 acres of land, bounded by Grand Park Street to the north, Eucalyptus Avenue to the south, Haven Avenue on the east, and Archibald Avenue on the west, within the Great Park land use district of the Grand Park Specific Plan. Staff has prepared an Addendum to the Grand Park Specific Plan Environmental Impact Report (State Clearinghouse No. 2012061057), certified by City Council on January 21, 2014. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN(s): 0218-241-58, 0218-241-49, 0218-241-39, 0218-241-45, and 0218-241-47); **City Initiated.**

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The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

1.0 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

2.0 Special Conditions of Approval. In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

2.1 Specific Plan/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 Time Limits. Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

2.3 General Requirements. The Project shall comply with the following general requirements:

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility, and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

2.4 Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

2.5 Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

2.6 Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading, and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

(b) All drive approaches shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

(c) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

(d) The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

(e) Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

(f) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

2.7 Outdoor Loading and Storage Areas.

(a) Loading facilities shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

(b) Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

(c) Outdoor loading and storage areas, and loading doors, shall be screened from public view pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) Et Seq.

(d) Outdoor loading and storage areas shall be provided with gates that are view-obstructing by one of the following methods:

(i) Construct gates with a perforated metal sheet affixed to the inside of the gate surface (50 percent screen); or

(ii) Construct gates with minimum one-inch square tube steel pickets spaced at maximum 2-inches apart.

(e) The minimum gate height for screen wall openings shall be established based upon the corresponding wall height, as follows:

Screen Wall Height	Minimum Gate Height
14 feet:	10 feet
12 feet:	9 feet
10 feet:	8 feet
8 feet:	8 feet
6 feet:	6 feet

2.8 Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

(b) Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

2.9 Mechanical and Rooftop Equipment.

(a) All exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

(b) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

2.10 Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

2.11 Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations).

2.12 Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noised levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

2.13 Environmental Review.

(a) The environmental impacts of this project were reviewed in conjunction with an **Addendum to Grand Park Specific Plan Environmental Impact Report** (State Clearinghouse No. 2012061057). This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide

for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference. All previously adopted mitigation measures shall be a condition of project approval, as they are applicable, and are incorporated herein by this reference.

(b) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(c) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Engineering Services Division [Land Development Section and Environmental Section], Traffic & Transportation Division, Ontario Municipal Utilities Company and Broadband Operations & Investment and Revenue Resources Department Conditions incorporated)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. <u>PDEV22-005</u> RELATED FILE NO(S).	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: <u> </u> / <u> </u> / <u> </u>	

CITY PROJECT ENGINEER & PHONE NO: Miguel Sotomayor, P.E. (909) 395-2108 MS

CITY PROJECT PLANNER & PHONE NO: Jamie Richardson (909) 395-2615

DAB MEETING DATE: April 18, 2022

PROJECT NAME / DESCRIPTION: The preliminary design for Phase 1 of the 'Great' Park encompasses approximately 130 acres of land

LOCATION: Grand Park Street to the north, Eucalyptus Avenue to the south, Haven Avenue to the east, and Archibald Avenue to the west.

APPLICANT: City of Ontario

REVIEWED BY: Raymond Lee 4/14/22
 Raymond Lee, P.E. Date
 Assistant City Engineer

APPROVED BY: [Signature] 4-14-22
 Khoi Do, P.E. Date
 City Engineer



accompanying security as required, or complete all public improvements.

- 1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.11 Provide a preliminary title report current to within 30 days.
- 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process.
- 1.13 Ontario Ranch Developments:
 - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
 - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
 - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.14 Other conditions: _____

2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:

A. GENERAL (Permits includes Grading, Building, Demolition and Encroachment)

- 2.01 Record Parcel Map/Tract Map No. _____ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a PDF of the recorded map to the City Engineer's office.
- 2.03 **Note that the subject parcel is a recognized parcel in the City of Ontario Per PM-19787 and Official Map 1009.**
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972.
- 2.05 Apply for a:
 - Certificate of Compliance with a Record of Survey;
 - Lot Line Adjustment (Record a Conforming Deed with the County of San Bernardino within six months of the recordation of the Lot Line Adjustment to conform the new LLA legal description. Submit a copy of the recorded Conforming Deed to the Engineering Department.);
 - Make a Dedication of Easement.



- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.

- 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.

- 2.08 Submit a soils/geology report.

- 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD)
 - Federal Emergency Management Agency (FEMA)
 - Cucamonga Valley Water District (CVWD) for sewer/water service
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA) (For sewer lateral connections to the 36-inch sewer main in Archibald Avenue)
 - Other: Non-Interference letter from easement holders (SCE, So Cal Gas, etc.)

- 2.10 Dedicate to the City of Ontario the right-of-way described below:

66 feet on proposed Grand Park Street (from east of TM-18662 to Haven Avenue) including required right of way to accommodate the round-about on Grand Park Street and "B" Street

Property line corner 'cut-back' required at the intersection of _____
 and _____.

- 2.11 Dedicate to the City of Ontario the following easement(s):
 - a. **60' wide public utility easement over the existing storm drain, sewer, domestic water and recycled water traversing Great Park from Grand Park Street to Eucalyptus Avenue. The easement shall be accessible by a maintenance vehicle and free of any obstructions, stormwater infiltration features, and/or permanent structures.**

- 2.12 Vacate the following street(s) and/or easement(s):
 - A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.



- 2.13 Ontario Ranch Developments:
 - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
 - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
 - 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).
- 2.14 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at _____% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.
- 2.15 **The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.**
- 2.16 Pay all Development Impact Fees (DIF) to the Building Department. Storm Drain Development Impact Fee, approximately _____, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.
- 2.17 **Other conditions:**
 - a. **Submit a Final Utilities Systems Map (USM) as part of the precise grading plan submittal that meets all the City's USM requirements. These requirements include to show and label all existing and proposed utilities (including all appurtenances such as backflow devices, DCDA's, etc.), sizes, points of connection, and any easements. The final utility design shall comply with all Division of Drinking Water (CCR §64572) Separation Requirements.**
 - b. **The southeast corner of Archibald Avenue and Grand Park Street is designated as the location for an Advanced Metering Infrastructure (AMI) Antenna location and shall be shown on the final design plans.**



B. PUBLIC IMPROVEMENTS
 (See attached Exhibit 'A' for plan check submittal requirements.)



Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):



Improvement	Archibald Avenue	Haven Avenue	Eucalyptus Avenue	Grand Park Street
Curb and Gutter	<input checked="" type="checkbox"/> New; 65 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 36 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 20 ft. from C/L (both sides) <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 23 additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> New 26' from future ultimate raised median curb	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> New 36' street
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation



Improvement	Archibald Avenue	Haven Avenue	Eucalyptus Avenue	Grand Park Street
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____

Specific notes for improvements listed in item no. 2.17, above: _____

2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): _____



- 2.19 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter.
- 2.20 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide water service sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.21 **Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892).**
- 2.22 **Other conditions:**
 - a. **The applicant/developer shall design and construct the pedestrian bridge crossing Archibald Avenue located between Eucalyptus Avenue and Grand Park Street.**

C. SEWER

- 2.23 **36-inch, 12-inch, 15-inch, 15-inch, and 12-inch sewer mains are available for connection by this project in Archibald Avenue (IEUA), Grand Park Street, Haven Avenue, Eucalyptus Avenue, and in the required easement that traverses the project, respectively. (Ref: Sewer plan bar code: S15534, S16083, S13965 and S16081)**
- 2.24 **Design and construct an 8-inch sewer main extension in Grand Park Street. A sewer main is not available for direct connection. The closest main is approximately 1,555 feet away east of the intersection of Turner Avenue and Grand Park Street. The sewer main shall extend from the point of connection northeast along the Grand Park Street alignment to "B" Street.**
- 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.26 **Other conditions:**
 - a. **Install sewer laterals connected to City of Ontario sewer mains in accordance with City of Ontario Standards and Design Guidelines and Specifications. Install a manhole at each mainline connection.**
 - b. **Manholes located within the easement and/or in landscape or field areas shall be designed in accordance with City of Ontario Standards and Design Guidelines and Specifications.**
 - c. **Sewer laterals for facilities consisting of operations resulting in the generation of grease, fats, oils, tallow, or equivalent shall be equipped with a Grease Interceptor, located on-site outside of the right-of-way.**
 - d. **Sewer laterals shall not traverse the arroyo, or any other site feature designed for stormwater infiltration.**
 - e. **Sewer lateral connections will not be permitted if the lateral does not connect to an on-site facility.**



D. WATER

- 2.27 24-inch, 8-inch, 24-inch, and 8-inch water mains are available for connection by this project in Archibald Avenue, Grand Park Street, Eucalyptus Avenue, and in the required easement that traverses the project, respectively.
(Ref: Water plan bar code: W13404, W16090, W13472 and W16087)
- 2.28 Design and construct a water main extension. A water main is not available for direct connection in Haven Avenue as well as the easterly portion of Grand Park Street. The closest main is located at the intersection of Haven Avenue and Eucalyptus Avenue. Design and construct a 12-inch water main from the point of connection at the intersection of Haven Avenue and Eucalyptus Avenue, extending north in Haven Avenue to the intersection of Haven Avenue and Grand Park Street, and an 8-inch due west in Grand Park Street to the point of connection approximately 1,555-feet east of the intersection of Grand Park Street and Turner Avenue. Exact main sizing to be determined during plan check.
- 2.29 Other conditions:
- a. Install potable water services with a meter and backflow prevention device in accordance with the current City of Ontario Standards.
 - b. Water service connections will not be permitted if water service line will not be operational on-site.
 - c. Install fire water services with a double check detector assembly in accordance with the current City of Ontario Standards, if required.
 - d. If fire services and potable water services are permitted through the same water service connections, each connection shall have a meter with a double check detector assembly.
 - e. Install fire hydrants in Archibald Avenue, Grand Park Street, Haven Avenue, and Eucalyptus Avenue along the Project's frontages at a maximum spacing of 300-feet and in accordance with the City of Ontario Standards.

E. RECYCLED WATER

- 2.30 16-inch, 8-inch, 16-inch, 16-inch, and 8-inch recycled water mains are available for connection by this project in Archibald Avenue, Grand Park Street, Haven Avenue, Eucalyptus Avenue, and in the required easement that traverses the project, respectively.
(Ref: Recycled Water plan bar code: P10148, P11561, P10228 and P11559)
- 2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant.
- 2.33 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.

Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2647 regarding this requirement.



- 2.34 Other conditions:**
- a. **Design and construct an 8-inch recycle water main extension in Grand Park Street. The point of connection is approximately 1,555-feet east of the intersection of Turner Avenue and Grand Park Street and shall extend along the alignment of Grand Park Street and connect to Haven Avenue. Include a connection in "B" Street for future developments.**
 - b. **Connect the proposed onsite recycled water service for irrigation use to the existing recycled water meters on Archibald Avenue and Eucalyptus Avenue.**
 - c. **Install new recycled water services connecting to the existing recycled water mains in Grand Park Street, Haven Avenue and in the required easement that traverses the project.**

F. TRAFFIC / TRANSPORTATION

- 2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:
- 1. On-site and off-site circulation
 - 2. Traffic level of service (LOS) at 'build-out' and future years
 - 3. Impact at specific intersections as selected by the City Engineer
- 2.36 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.
- 2.37 Other conditions:**
- a. **The applicant/developer shall provide an intersection conceptual layout for Haven Avenue at Grand Park Street to verify lane alignment through the intersection with the east leg of the intersection. As currently proposed the east leg of the intersection is shown as being considerably narrower and not aligning with the west leg of Grand Park Street. The intent is that the traffic signal be full access to both sides of Haven Avenue.**
 - b. **The applicant/developer shall be responsible to design and construct a pedestrian bridge over Archibald Avenue located between Grand Park Street and Eucalyptus Avenue. The pedestrian bridge shall be designed to accommodate truck traffic as Archibald Avenue is a truck route.**
 - c. **The applicant/developer shall be responsible to design and construct intersection chokers at the following location per the Choker Placement guidelines in the Traffic and Transportation Guidelines and Standard Drawing No. 1110:**
 - **Grand Park Street and Acadia Avenue– Chokers are required along the north side and south side of Grand Park Street, and east side and west side of the drive aisle to the park.**
 - d. **The applicant/developer shall be responsible to design and construct intersection chokers and an enhanced pedestrian crossing with either a rectangular rapid flashing beacon or in-roadway warning light system at the following location per the applicable California MUTCD warrants and the Choker Placement guidelines in the Traffic and Transportation Guidelines and Standard Drawing No. 1110:**
 - **Grand Park Street between Turner Avenue and 'A' Street– Chokers are required along the north side and south side of Grand Park Street. The Applicant/Developer shall review the applicable California MUTCD warrants to determine whether a rectangular rapid flashing beacon or in-roadway warning light system can be installed at the pedestrian crossing.**



- e. **The applicant/developer shall be responsible to design and construct full-width frontage improvements along Grand Park Street between Archibald Avenue and Haven Avenue in accordance with conditions issued by City's Land Development Division. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, and parkway landscaping.**
- f. **The applicant/developer shall be responsible to design and construct half-width frontage improvements along Haven Avenue including a northbound 14-foot wide circulation lane, 5-foot wide shoulder and required pavement transitions at the intersections between Eucalyptus Avenue and Grand Park Street in accordance with conditions issued by City's Land Development Division. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, and parkway landscaping.**
- g. **The applicant/developer shall be responsible to design and construct half-width frontage improvements along Archibald and required pavement transitions at the intersections between Eucalyptus Avenue and Grand Park Street in accordance with conditions issued by City's Land Development Division. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, and parkway landscaping.**
- h. **The applicant/developer shall design and construct the ultimate signing and striping improvements along the project frontage of Grand Park Street including the eastbound section of Grand Park Street/ Griffith Court west of Archibald Avenue.**
- i. **The applicant/developer shall design and construct the ultimate signing and striping improvements along the project frontage of Archibald Avenue including the northbound section of Archibald Avenue from Parkview Street to Eucalyptus Avenue. In addition to the installation of the ultimate signing and striping on Archibald Avenue, the applicant/developer shall design and construct modifications to the traffic signals on Archibald Avenue at Parkview Street and Eucalyptus Avenue. The traffic signal modifications shall include the installation of additional overhead vehicle indications and the modification of vehicle detection and associated equipment necessary to accommodate the ultimate northbound Archibald Avenue signing and striping.**
- j. **The applicant/developer shall be responsible to design and construct a new traffic signal system at Haven Avenue and Grand Park Street to the satisfaction of the City Engineer. The new traffic signal shall include, video detection, CCTV, interconnect/fiber optic communication equipment, cable and conduit, emergency vehicle preemption systems and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.**
- k. **The applicant/developer shall be responsible to design and construct a new traffic signal system at Haven Avenue and Eucalyptus Avenue to the satisfaction of the City Engineer. The new traffic signal shall include, video detection, CCTV, interconnect/fiber optic communication equipment, cable and conduit, emergency vehicle preemption systems and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.**
- l. **The applicant/developer shall be responsible to design and construct a new traffic signal system at Park Place Avenue and Eucalyptus Avenue to the satisfaction of the City Engineer. The new traffic signal shall include, video detection, CCTV, interconnect/fiber optic communication equipment, cable and conduit, emergency vehicle preemption systems and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless**



precluded by right-of-way limitations.

- m. The applicant/developer shall be responsible to design and construct a new traffic signal system at intersection on Eucalyptus Avenue between Celebration Avenue and Haven Avenue to the satisfaction of the City Engineer. The new traffic signal shall include, video detection, CCTV, interconnect/fiber optic communication equipment, cable and conduit, emergency vehicle preemption systems and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.
- n. The applicant/developer shall be responsible to design and construct modifications to the existing traffic signal on Grand Park Street at Archibald Avenue. The traffic signal modification shall address relocation or upgrade of any affected equipment including poles, video detection, interconnect/fiber optic communication equipment, cable and conduit, emergency vehicle preemption systems, and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.
- o. The applicant/developer shall be responsible to design and construct modifications to the existing traffic signal on Celebration Avenue and Eucalyptus Avenue. The traffic signal modification shall address relocation or upgrade of any affected equipment including poles, video detection, interconnect/fiber optic communication equipment, cable and conduit, emergency vehicle preemption systems, and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.
- p. Design and construct proposed driveways in accordance with City of Ontario Standard Drawing No. 1204 for Commercial Driveway.
- q. Archibald Avenue, Eucalyptus Avenue, Haven Avenue, and portions of Grand Park Street shall be signed "No Parking Anytime" along the property frontage.
- r. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
- s. The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to designing and submitting for plan check the signing/stripping, street lighting and traffic signal design plans to define limits of improvements.

G. DRAINAGE / HYDROLOGY

- 2.38 A 90-inch, 78-inch, 78-inch and 24-inch storm drain main is available to accept flows from this project in Haven Avenue, Archibald Avenue, in the required easement that traverses the project and Eucalyptus Avenue, respectively.
 (Ref: Storm Drain plan bar code: D13607, D11913, D13359 and D14014)
- 2.39 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.
- 2.40 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.



- 2.41 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.
- 2.42 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.
- 2.43 **Other conditions:**
 - a. **The applicant/developer shall be responsible to design and construct storm drain within Grand Park Street from Broadway Avenue connecting to the storm drain in Archibald Avenue.**

H. STORM WATER QUALITY / NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)

- 2.44 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.45 **Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**
- 2.46 **Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning.**
- 2.47 Other conditions: _____

J. SPECIAL DISTRICTS

- 2.48 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process.
- 2.49 Other conditions: _____



K. FIBER OPTIC

- 2.50** Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located on Archibald Avenue (east side) south of Grand Park Street, Grand Park Street (north side) west of Turner Avenue and Eucalyptus Avenue (south side).

- 2.51** Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Broadband Operations Department at (909) 395-2000, regarding this requirement.

3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPLICANT SHALL:

- 3.01** Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.

- 3.02** Complete all requirements for recycled water usage.
 - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
 - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
 - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.

- 3.03** The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.

- 3.04** Ontario Ranch Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.

- 3.05** Confirm payment of all Development Impact Fees (DIF) to the Building Department.

- 3.06** Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).



4. PRIOR TO FINAL ACCEPTANCE, APPLICANT SHALL:

- 4.01 Complete all Conditions of Approval listed under Sections 1-3 above.**
- 4.02 Pay all outstanding fees pursuant to the City of Ontario Municipal Code, including but not limited to, plan check fees, inspection fees and Development Impact Fees.
- 4.03 The applicant/developer shall submit a written request for the City's final acceptance of the project addressed to the City Project Engineer. The request shall include a completed Acceptance and Bond Release Checklist, state that all Conditions of Approval have been completed and shall be signed by the applicant/developer. Upon receipt of the request, review of the request shall be a minimum of 10 business days. Conditions of Approval that are deemed incomplete by the City will cause delays in the acceptance process.**
- 4.04 Submit record drawings (PDF) for all public improvements identified within Section 2 of these Conditions of Approval.**



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV22-005

The following items are required to be included with the first plan check submittal:

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. **Include a PDF (electronic submittal) of each required improvement plan at every submittal.**
6. **Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
7. **Three (3) sets of Public Street improvement plan with street cross-sections**
8. **Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9. **Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)**
10. **Four (4) sets of Public Sewer improvement plan**
11. **Five (5) sets of Public Storm Drain improvement plan**
12. **Three (3) sets of Public Street Light improvement plan**
13. **Three (3) sets of Signing and Striping improvement plan**
14. **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15. **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16. **Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.**
17. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18. **One (1) copy of Hydrology/Drainage study**
19. **One (1) copy of Soils/Geology report**
20. **Payment for Final Map/Parcel Map processing fee**



- 21. Three (3) copies of Final Map/Parcel Map
- 22. One (1) copy of approved Tentative Map
- 23. One (1) copy of Preliminary Title Report (current within 30 days)
- 24. One (1) copy of Traverse Closure Calculations
- 25. One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.
- 26. **Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use**
- 27. Other: _____

CITY OF ONTARIO
LANDSCAPE PLANNING DIVISION
 303 East "B" Street, Ontario, CA 91764

CONDITIONS OF APPROVAL

Sign Off



04/01/2022

Jamie Richardson, Sr. Landscape Planner

Date

Reviewer's Name: **Jamie Richardson, Sr. Landscape Planner** Phone: **(909) 395-2615**

D.A.B. File No.: PDEV22-005 Case Planner: Jamie Richardson

Project Name and Location: Ontario 'Great' Park – Phase 1
 APNs: 0218-241-58, 0218-241-49, 0218-241-39, 0218-241-45, and 0218-241-47

Applicant/Representative: City of Ontario
 303 E B Street
 Ontario, CA 91764

- Preliminary Plans (dated 2/7/2022) meet the Standard Conditions for New Development and have been approved considering that the following conditions below be met upon submittal of the landscape construction documents.**
- Preliminary Plans () have not been approved. Corrections noted below are required before Preliminary Landscape Plan approval.**

A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE.
 Landscape construction plans with plan check number may be emailed to: landscapeplancheck@ontarioca.gov

Civil/ Site Plans

1. Provide an arborist report and tree inventory for existing trees include genus, species, trunk diameter, canopy width, and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 15' of adjacent property that would be affected by new walls, footings, or on-site tree planting. Add tree protection notes on construction and demo plans to protect trees to remain. Replacement and mitigation for removed trees shall equal the trunk diameter of heritage trees removed per the Development Code Tree Preservation Policy and Protection Measures, section 6.05.020.
2. Show on demo plans and landscape construction plans trees to be preserved, removed or mitigation measures for trees removed, such as:
 - a. New 15 gallon trees min 1" diameter trunk, in addition to trees required.
 - b. New 24" box trees min 1.5" diameter trunk, in addition to trees required.
 - c. Upsizing trees on the plan one size larger such as 15 gallon to 24" box, or 24" to 36" box size.
 - d. Monetary value of the trees removed as identified in the "Guide for Plant Appraisal," approved certified arborist plant appraiser, or may be equal to the value of the installation cost of planting, fertilizing, staking, and irrigating 15-gallon trees (100\$ each) to the City of Ontario Historic Preservation Fund for city tree planting or city approved combination of the above items.
3. Show grading and accessible ramp to the pedestrian bridge crossing at Archibald Avenue. Coordinate to provide details for the bridge as shown in the Ontario 'Great' Park Master Plan.
4. Parkway tree locations shall be shown on all plans where utilities are proposed. Parkway trees

are 30' apart. Show and note a 10' total space, 5' clearance each side of the tree from any utility or hardscape, including water, sewer, drain lines, driveways, and 10' clear from street lights. Relocate utilities to minimum clearances to allow parkway trees.

5. Corners; verify dimension and grade for required monumentation (see Ontario 'Great' Park Master Plan for details).
6. DG trails and parkways at corners (Haven Ave. and Eucalyptus Ave.) shall have the trail curve into the sidewalk rather than out to the corner ramp; OK to end parkway landscape before corner utilities.
7. Note decorative paving at entries.
8. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
9. Show backflow devices set back 4' from paving all sides. Locate on level grade
10. Locate utilities including light standards, fire hydrants, water, drain, and sewer lines to not conflict with required tree locations—coordinate civil plans with landscape plans.
11. Coordinate with the Fire Department to show all required hydrant locations throughout the park.
12. Coordinate with Management Services for the required technology infrastructure; fiber conduit system, Wi-Fi, smart poles, digital signage, cameras, etc.
13. Corner ramp and sidewalk shall be shown per city standard drawing 1213 with max 10' or 13' of ramp and sidewalk behind corners. Show 5' sidewalk and 7' parkway within the right of way or as required by Engineering dept. Reduce any excessive concrete behind the ramp; maximum 4'.
14. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
15. Dimension, show and call out for step-outs at parking spaces adjacent to planters; a 12" wide monolithic concrete curb, DG paving or pavers with edging.

Landscape Plans

16. Provide an arborist report and tree inventory as noted in #1.
17. Planting and irrigation shall be consistent with the Ontario 'Great' Park Master Plan and the City of Ontario Landscape Development Guidelines.
18. During plan check, coordinate with Ontario Municipal Utilities Company (OMUC) to submit irrigation plans for recycled water systems to omucwaterquality@ontarioca.gov. OMUC shall review and approve irrigation systems utilizing recycled water prior to final landscape approval. Submit an electronic approval letter or memo from OMUC with resubmittal of the landscape package.
19. Show backflow devices with 36" high strappy leaf shrub screening and trash enclosures and transformers, a 4'-5' high evergreen hedge screening. Do not encircle utility, show as masses and duplicate masses in other locations at regular intervals.
20. Locate light standards, fire hydrants, water, and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
21. Show all utilities on the landscape plans. Coordinate, so utilities are clear of tree locations.
22. Show corner ramp and sidewalk per city standard drawing 1213.
23. Show all easements and identify.
24. Note on landscape plans: for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
25. Show appropriate parking lot shade trees with min 30' canopy at maturity.
26. Call out the type of proposed irrigation system (dripline and pop-up stream spray tree bubblers with PCS). Include preliminary MAWA calcs. Proposed water use must meet the water budget.
27. Show landscape hydrozones on plan or legend with plants per WUCOLS. Moderate water plants may be used for part shade north and east-facing locations, low water plants everywhere else.
28. Overhead spray systems shall be designed for plant material less than the height of the spray head.

29. Provide a planting list of proposed water-efficient plants. Use turfgrass for recreation areas only. Proposed water use must meet the water budget. See conceptual plans for details
30. Show 8' diameter of mulch only at new trees. Detail irrigation dripline outside of mulched root zone.
31. Provide an appropriate hydroseed plant mix.
32. Developer to provide agronomical soil testing and include a report on landscape construction plans.
33. Construction plans shall be designed and signed by a licensed landscape architect.
34. Show minimum on-site tree sizes per the Landscape Development standards; see the Landscape Planning website. 5% 48" box, 10% 36 box, 30% 24" box, 55% 15 gallon.
35. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, etc.) in appropriate locations.
36. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Gabriel Gutierrez, Police Department
Paul Erhman, Deputy Fire Chief/Fire Marshal
Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Ben Mayorga, Integrated Waste

FROM: Rudy Zeledon, Planning Director

DATE: January 27, 2022

SUBJECT: FILE #: PDEV22-005

Finance Acct#:

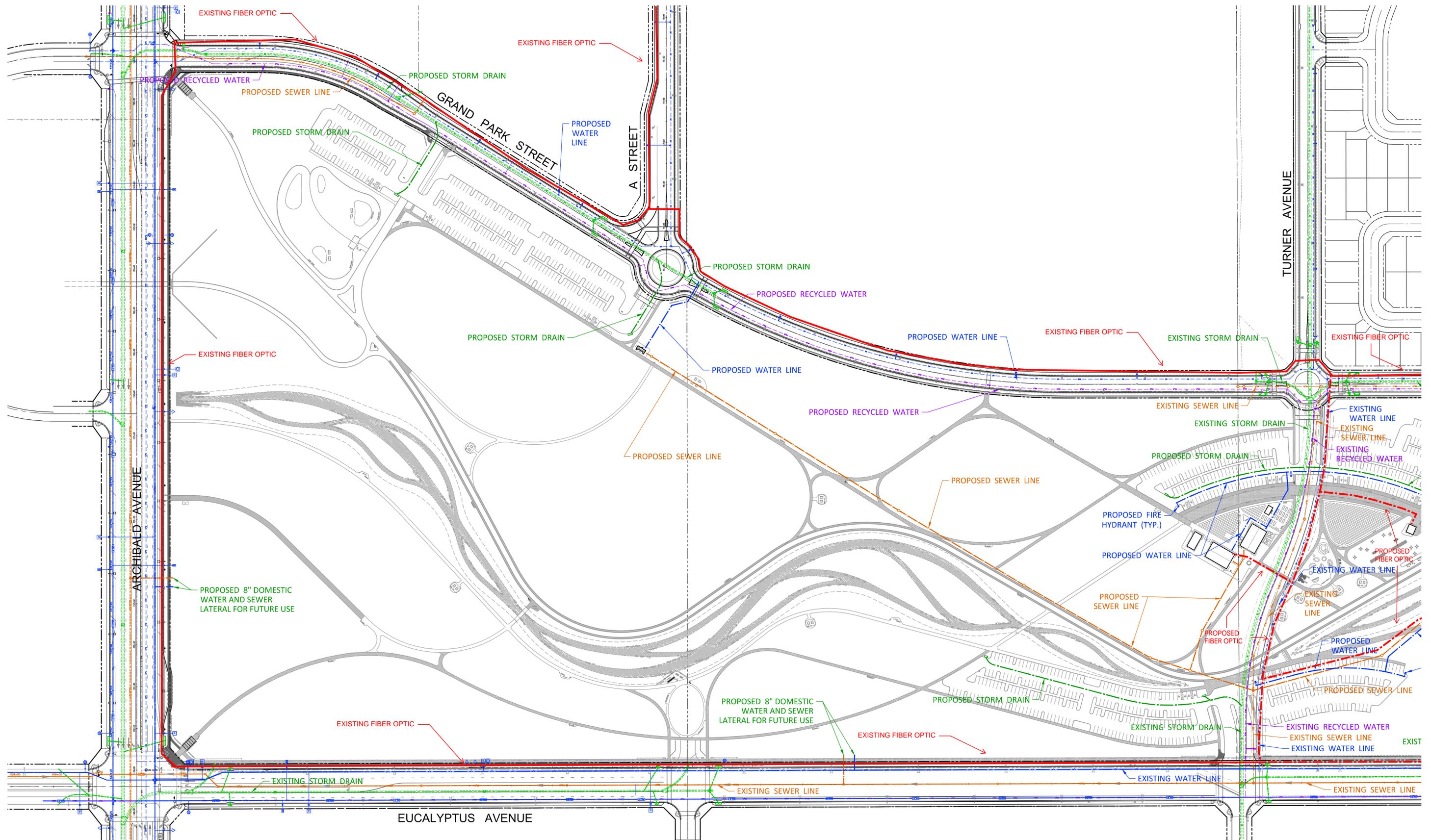
The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

- 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

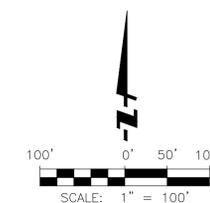
PROJECT DESCRIPTION: The preliminary design for Phase 1 of the 'Great' Park encompasses approximately 130 acres of land bordered by Grand Park Street to the north, Eucalyptus Avenue to the south, Haven Avenue on the east, and Archibald Avenue on the west.

- 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.

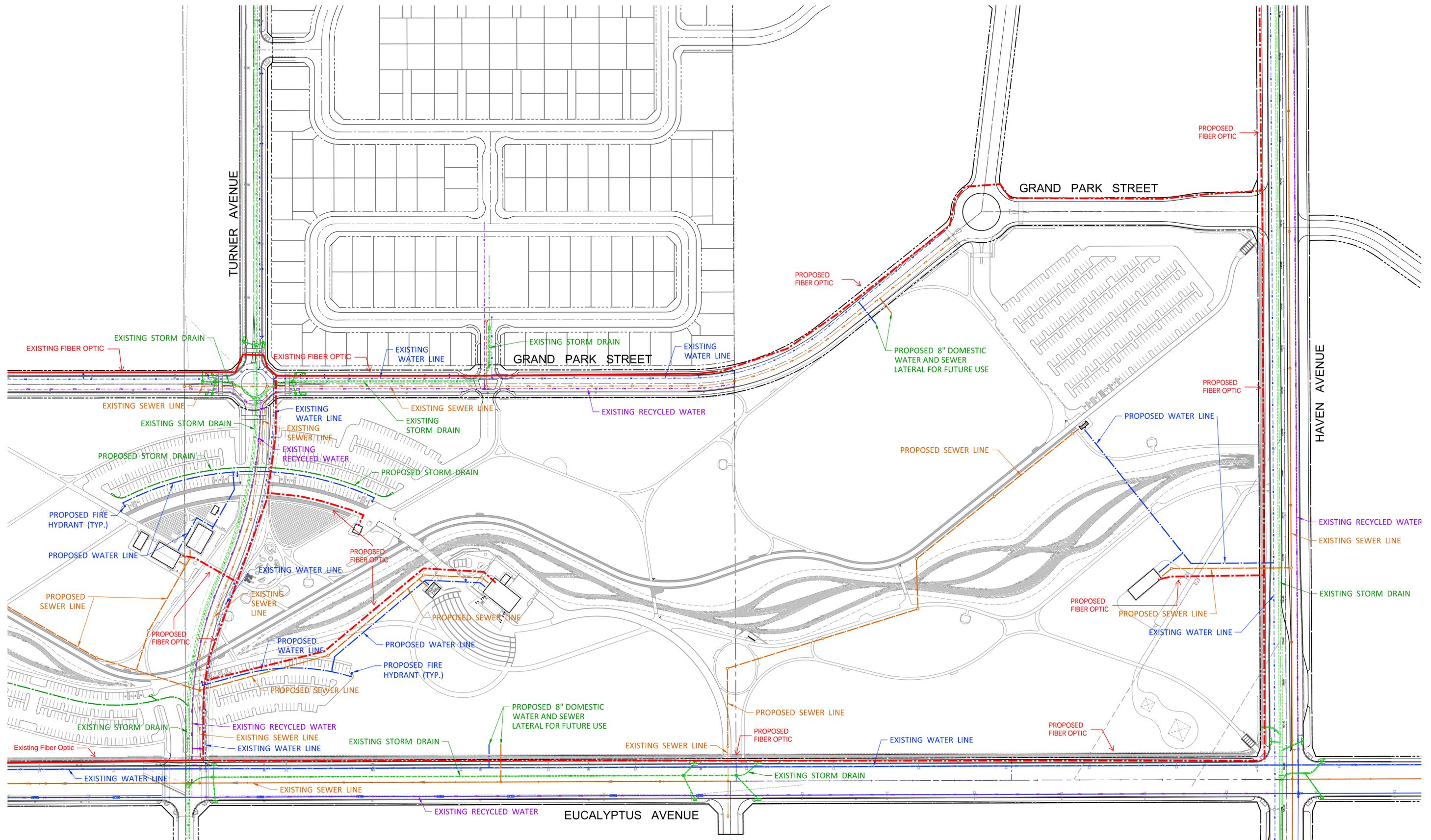


CONCEPTUAL UTILITY EXHIBIT
ONTARIO GREAT PARK - Phase 1
Ontario, California

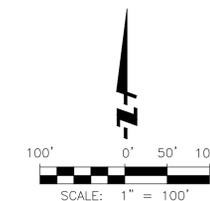


2850 Inland Empire Blvd, Suite B
 Ontario California 91764
 tel 909.581.0676 • fax 909.581.0696
 www.fuscoe.com

Job No. 499-011
 October 27, 2021 Sheet 1 of 2



**CONCEPTUAL UTILITY EXHIBIT
ONTARIO GREAT PARK - Phase 1
Ontario, California**



2850 Inland Empire Blvd, Suite B
Ontario California 91764
tel 909.581.0676 • fax 909.581.0696
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Job No. 499-011
October 27 2021 Sheet 2 of 2



Development Advisory Board Decision

April 18, 2022

DECISION NO.: [insert #]

FILE NO.: PMTT21-014

DESCRIPTION: A hearing to consider Tentative Tract Map No. 20449, subdividing 35.65 gross acres of land into 92 numbered lots and 55 lettered lots for residential and commercial uses, public/private streets, landscape neighborhood edges, and common open space purposes, generally located at the southeast corner of Ontario Ranch Road and Haven Avenue, within Mixed-Use District Planning Area 9A (Regional Commercial, Stand-Alone Residential Overlay and Open Space – Non-Recreation) of the Rich Haven Specific Plan; (APN: 0218-211-01) **submitted by BrookCal Ontario LLC.**

Part I—BACKGROUND & ANALYSIS

BROOKCAL ONTARIO LLC, (herein after referred to as “Applicant”) has filed an application requesting approval of Tentative Tract Map No. 20449, File No. PMTT21-014, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) **Project Setting:** The Project site is comprised of 35.65 acres of land located at southeast corner of Ontario Ranch Road and Haven Avenue and is depicted in Exhibit A—Project Location Map, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the Project site are as follows:

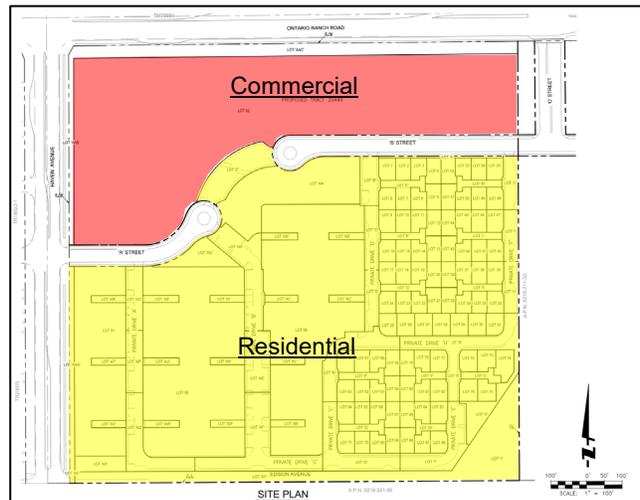
	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	Mixed Use	Rich Haven Specific Plan	Mixed Use District PA 9A (Regional Commercial, Stand-Alone Residential Overlay and Open Space – Non-Recreation)
<i>North</i>	Vacant	Mixed Use	Rich Haven Specific Plan	Mixed Use District PA 6A (Stand-Alone Residential Overlay)
<i>South</i>	Agriculture – Dairy Farm	MDR (Medium Density Residential 11.1 – 25 du/ac)	SP/AG (Specific Plan and Agricultural Overlay)	N/A
<i>East</i>	Vacant	Mixed Use	Rich Haven Specific Plan	Mixed Use District PA 9B (Stand-Alone Residential Overlay and Open Space – Non-Recreation)
<i>West</i>	Commercial Shopping Center and Residential Subdivision	NC (Neighborhood Commercial) and LDR (Low Density Residential 2.1 – 5 du/ac)	The Avenue Specific Plan	Retail Commercial and Low Density Residential

(2) **Project Description:**

(a) **Background** — On December 4, 2007, the City Council approved the Rich Haven Specific Plan (File No. PSP05-004) and certified the related Environmental Impact Report (“EIR”). The Specific Plan established the land use designations, development standards, and design guidelines for approximately 512 acres of land, which included the potential development of 4,256 residential units and 889,200 square feet of commercial/office land uses.

On February 20, 2018, the City Council approved an Amendment to the Rich Haven Specific Plan (File No. PSPA16-005) for the annexation of 72.3 acres of land located at the southeast corner of Haven Avenue and Ontario Ranch Road, into the Mixed-Use district of the Rich Haven Specific Plan. The amendment included updates to the development standards, exhibits, and text changes to reflect the proposed annexation and overall compliance with the Policy Plan component of The Ontario Plan (“Policy Plan”). The amendment also allowed the combining of units between Planning Areas 6A and 9A (BrookCal owned parcels) and Planning Areas 6B and 9B (Richland owned parcels), to meet residential density requirements (14.0 to 50 du/ac).

(b) **Tentative Tract Map** — Proposed Tentative Tract Map No. 20449 will subdivide the Project site into 92 numbered lots and 55 lettered lots for residential and commercial uses, public/private streets, landscape neighborhood edges, and common open space purposes (see Exhibit B—Tentative Tract Map, attached). The northerly portion of the Project site is planned for 8.99 acres of future commercial development. The balance of the Project site is being subdivided for residential condominium purposes to accommodate two residential product types: 6- and 8-Pack Cluster homes and Courtyard Townhomes, totaling 298 units (see Figure 1, right), as described below.



**Figure 1: Tentative Tract Map No. 20449
Proposed Land Uses**

- **6- and 8-Pack Cluster** – The 6- and 8-Pack Cluster product comprise the southeasterly portion of the Project site and include lots 1 thru 88, for a total of 88 single-family residential units. The Rich Haven Specific Plan requires cluster lots to maintain a minimum lot size of 2,000 square feet. The proposed lot sizes range from 2,574 to 4,262 square feet, with an average lot size of 2,860.
- **Courtyard Townhomes** – The 14-unit Courtyard Townhomes comprise the southwesterly portion of the Project site and includes lots 89 thru 91, for a total of 210 multiple-family residential units. The Rich Haven Specific Plan requires courtyard town homes to maintain a minimum unit size of 1,800 square feet and a minimum lot size is not specified for this product type. The proposed lot sizes range from 71,001 to 143,694 square feet.

(c) **Site Access/Circulation** — The Project site will have one access point from Haven Avenue, which runs north and south along the westerly Project boundary, and one access point from Ontario Ranch Road, which runs east and west along the northerly Project boundary. The Tentative Tract Map will provide for the construction of the interior tract streets and private lanes that will provide access to the future residential and commercial development. The tract map is consistent with TOP Policy CD2-2, which promotes the importance of neighborhood connectivity through local street patterns and neighborhood edges as a way to unify neighborhoods.

(d) Parking — A parking plan was completed for the proposed Tentative Tract Map to demonstrate that sufficient parking has been provided throughout the residential portion of the Project site. The Tentative Tract Map's proposed residential product types would require a total of 973 parking spaces, with 566 of those parking spaces being provided within a garage. The parking plan also demonstrates that the required minimum number of parking spaces would be exceeded by 289 spaces. The additional parking spaces are distributed throughout the residential area in the form of on-street parking, driveway parking, and parking along the private drive aisles. The parking plan demonstrates that there will be an average of 3.4 parking spaces per unit, which is more than adequate to accommodate both resident and visitor parking. As the proposed tract develops, parking will continue to be analyzed for each product type as part of the Development Plan entitlement process, assuring that all applicable development standards will be met or exceeded.

(e) Open Space — The Tentative Tract Map will facilitate the construction of a neighborhood park, sidewalks, parkways, and open space areas within the tract. TOP Policy PR1-1 requires new developments to provide a minimum of 2 acres of Private Park per 1,000 residents. The proposed Project is required to provide 2.09 acres of parkland to meet the minimum TOP private park requirement and 2.44 acres of parkland have been provided exceeding the minimum requirement. To satisfy the park requirement, the applicant is constructing a 1.13-acre neighborhood park located immediately south of the commercial parcel, 3 pocket parks totaling 0.58 acres that are a ¼-acre or smaller in size and a 0.73 acre trail located along the southerly Project boundary. The proposed trail will connect to the SCE Edison trail located at the southeast corner of the Project site, which runs diagonally in a northeast-southwest direction. The Applicant will be responsible for coordinating with adjacent property owners to construct and landscape an 8-foot-wide multi-purpose trail within the SCE Edison easement. The proposed pedestrian circulation system provides connectivity to the parks, residential neighborhoods within the Project site, trails, and adjacent communities. Future community park designs and amenities will be addressed as part of the Development Plan entitlement process that will require consistency with the Rich Haven Specific Plan.

(f) Rich Haven Specific Plan Consistency — The Rich Haven Specific Plan allows the averaging of units between Planning Areas 6A and 9A to meet residential density requirements (14.0 to 50 du/ac). At 14 dwelling units per acre, Planning Area 6A, which includes Tract Map No. 20081 and Tentative Tract No. 20345, is required to construct 526 units, while the Project built a total of 536 units, providing a surplus of 10 units. The proposed Tentative Tract Map will develop Planning Area 9A with a combination of residential, commercial, and mixed land uses. Planning Area 9A is required to construct 304 units and the Project is proposing 298 units, which is deficient by 6 units. However, between the 10-unit surplus of Planning Area 6A and the 6-unit deficit of Planning Area 9A, the two planning areas combined will produce a surplus of 4 units, maintaining the minimum average of 14 dwelling units per acre over the two planning areas.

(g) Covenants, Conditions and Restrictions ("CC&Rs") — As a Condition of Approval, CC&Rs must be prepared and recorded with the Final Tract Map. The CC&Rs 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.

(h) Utilities (sewer, water, and site drainage) — To serve the proposed residential development, the Project will be required to establish the related Development Agreement (File No. PDA21-014), to include additional internal tract infrastructure (streets, sewer, water, storm drain, etc.). Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP"), which establishes compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration, biotreatment, and evapotranspiration.

(i) Environmental Review — The environmental impacts of this Project were previously analyzed in an Addendum to the Rich Haven Specific Plan Environmental Impact Report (State

Clearinghouse No. 2006051081) and an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140). This Application is consistent with the previously Certified Environmental Impact Reports and Approved Addendums and introduces no new significant environmental impacts.

Part II—RECITALS

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, the Rich Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 2006051081) was certified on December 4, 2007 ("Certified EIR"), in conjunction with File No. PSP05-004; and

WHEREAS, The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was certified on January 27, 2010 ("Certified EIR"), in conjunction with File No. PGPA06-001; and

WHEREAS, an Addendum to the Rich Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 2006051081) that was approved for use by the City Council on March 15, 2016 ("Approved Addendum") in conjunction with File No. PSPA16-001, in which development and use of the Project site was discussed; and

WHEREAS, an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) that was approved for use by the City Council on February 20, 2018 ("Approved Addendum") in conjunction with File No. PSPA16-005, in which development and use of the Project site was discussed; and

WHEREAS, an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) that was approved for use by the City Council on May 18, 2021 ("Approved Addendum") in conjunction with File Nos. PGPA19-005 and PSPA19-006, in which development and use of the Project site was discussed; and

WHEREAS, the environmental impacts of this Project were thoroughly analyzed in the Certified EIR and Approved Addendums, which concluded that implementation of the Project could result in a number of significant effects on the environment and 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, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board (hereinafter referred to as "DAB") the responsibility and authority to review and make recommendation to the Planning Commission on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code

Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (“ALUCP”), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

WHEREAS, on April 18, 2022, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Development Advisory Board of the City of Ontario, as follows:

SECTION 1: *Environmental Determination and Findings.* As the recommending body for the Project, the DAB has reviewed and considered the information contained in the previous Certified EIRs, Approved Addendums and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the DAB finds as follows:

(1) The environmental impacts of this Project were previously analyzed in the following environmental documents:

- (a) The Rich Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 2006051081) was certified on December 4, 2007 (“Certified EIR”), in conjunction with File No. PSP05-004.
- (b) The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was certified on January 27, 2010 (“Certified EIR”), in conjunction with File No. PGPA06-001.
- (c) An Addendum to The Rich Haven Specific Plan EIR (State Clearinghouse No. 2006051081) in conjunction with File No. PSP05-004 that was adopted by the City Council on December 4, 2007.
- (d) An Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) that was approved for use by the City Council on February 20, 2018 (“Approved Addendum”) in conjunction with File No. PSPA16-005.
- (e) An Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) that was approved for use by the City Council on

May 18, 2021 (“Approved Addendum”) in conjunction with File Nos. PGPA19-005 and PSPA19-006.

(2) The previous Certified EIRs and Approved Addendums contain a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified EIRs and Approved Addendums were completed in compliance with CEQA and the Guidelines promulgated thereunder, and the City of Ontario Local CEQA Guidelines; and

(4) The previous Certified EIRs and Approved Addendums reflects the independent judgment of the Planning Commission; and

(5) The proposed Project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified EIRs and Approved Addendums, and all mitigation measures previously adopted with the Certified EIRs, are incorporated herein by this reference.

SECTION 2: *Subsequent or Supplemental Environmental Review Not Required.* Based on the information presented to the DAB, and the specific findings set forth in Section 1, above, the DAB 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 EIRs and Approved Addendums that will require major revisions to the Certified EIRs 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 EIRs and Approved Addendums were prepared, that will require major revisions to the Certified EIRs and Approved Addendums 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 EIRs and Approved Addendums were certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified EIRs and Approved Addendums; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIRs and Approved Addendums; 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 EIRs would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: *Housing Element Compliance.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB 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. 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 is consistent with the number of dwelling units (298) and density (13.7) specified in the Available Land Inventory.

SECTION 4: ALUCP Compliance. The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the DAB 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 DAB, 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 DAB during the above-referenced hearing and upon the facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the determinations set forth in Sections 1 through 4, above, the DAB hereby concludes as follows:

(1) ***The proposed Tentative Tract Map is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments.*** The proposed Tentative Tract Map is located within the Mixed-Use land use district of the Policy Plan Land Use Map, and the Mixed-Use District Planning Area 9A (Regional Commercial, Stand-Alone Residential Overlay and Open Space – Non-Recreation) of the Rich Haven Specific Plan. The proposed subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the Project will contribute to providing “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” (Goal LU1). Furthermore, the Project will promote the City’s policy to “incorporate a variety of land uses and building types that contribute to 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” (Policy LU1-6 *Complete Community*).

(2) ***The design or improvement of the proposed Tentative Tract Map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments.*** The proposed Tentative Tract/Parcel Map is located within the Mixed-Use land use district of the Policy Plan Land Use Map, and the Mixed-Use District Planning Area 9A (Regional Commercial, Stand-Alone Residential Overlay and Open Space – Non-Recreation) of the Rich Haven Specific Plan. The proposed design or improvement of the subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the Project will contribute to providing “[a] high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional, and distinct” (Goal CD2). Furthermore, the Project will promote the City’s policy to “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.” (Policy CD2-2 *Neighborhood Design*).

(3) ***The site is physically suitable for the type of development proposed.*** The Project site meets the minimum lot area and dimensions of the Mixed-Use District Planning Area 9A (Regional Commercial, Stand-Alone Residential Overlay and Open Space – Non-Recreation) of the Rich Haven Specific Plan and is physically suitable for the type of residential and commercial development proposed in terms of zoning, land use and development activity proposed, and existing and proposed site conditions.

(4) ***The site is physically suitable for the density/intensity of development proposed.*** The Project site is proposed for residential and commercial development at a density of 13.7 DUs/acre. The Project site meets the minimum lot area and dimensions of the Mixed-Use District Planning Area 9A (Regional Commercial, Stand-Alone Residential Overlay and Open Space – Non-Recreation) of the Rich Haven Specific Plan and is physically suitable for this proposed density / intensity of development.

(5) ***The design of the subdivision or the proposed improvements thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.*** The Project site is not located in an area that has been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service, nor does the site contain any riparian habitat or other sensitive natural community, and no wetland habitat is present on site; therefore, the design of the subdivision, or improvements proposed thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.

(6) ***The design of the subdivision, or the type of improvements thereon, are not likely to cause serious public health problems.*** The design of the proposed subdivision, and the residential and commercial infrastructure improvements existing or proposed on the Project site, are not likely to cause serious public health problems, as the Project is not anticipated to involve the transport, use, or disposal of hazardous materials during either construction or Project implementation, include the use of hazardous materials or volatile fuels, nor are there any known stationary commercial or industrial land uses within close proximity to the subject site that use/store hazardous materials to the extent that they would pose a significant hazard to visitors or occupants to the Project site.

(7) ***The design of the subdivision, or the type of improvements thereon, will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.*** The proposed subdivision has provided for all necessary public easements and dedications for access through, or use of property within, the proposed subdivision. Furthermore, all such public easements and dedications have been designed pursuant to: (a) the requirements of the Policy Plan component of The Ontario Plan and applicable area plans; (b) applicable specific plans or planned unit developments; (c) applicable provisions of the City of Ontario Development Code; (d) applicable master plans and design guidelines of the City; and (e) applicable Standard Drawings of the City.

SECTION 6: *Development Advisory Board Action.* Based on the findings and conclusions set forth in Sections 1 through 5, above, the DAB hereby recommends the Planning Commission APPROVES the Application subject to each and every condition set forth in the Department reports included as Attachment A of this Decision and incorporated herein by this reference.

SECTION 7: Indemnification. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the Applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 18th day of April 2022.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP



Exhibit B—Tentative Tract Map

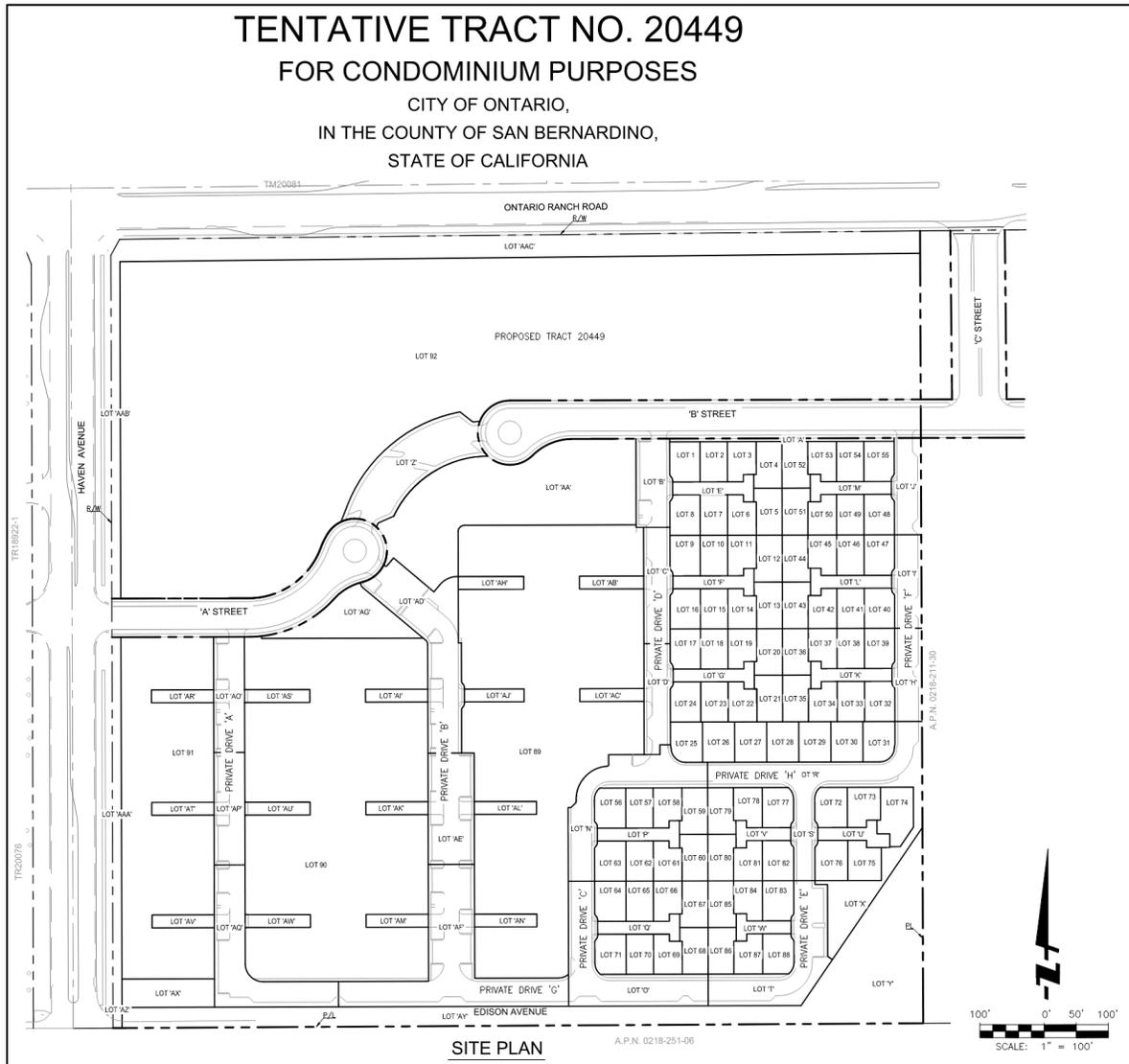
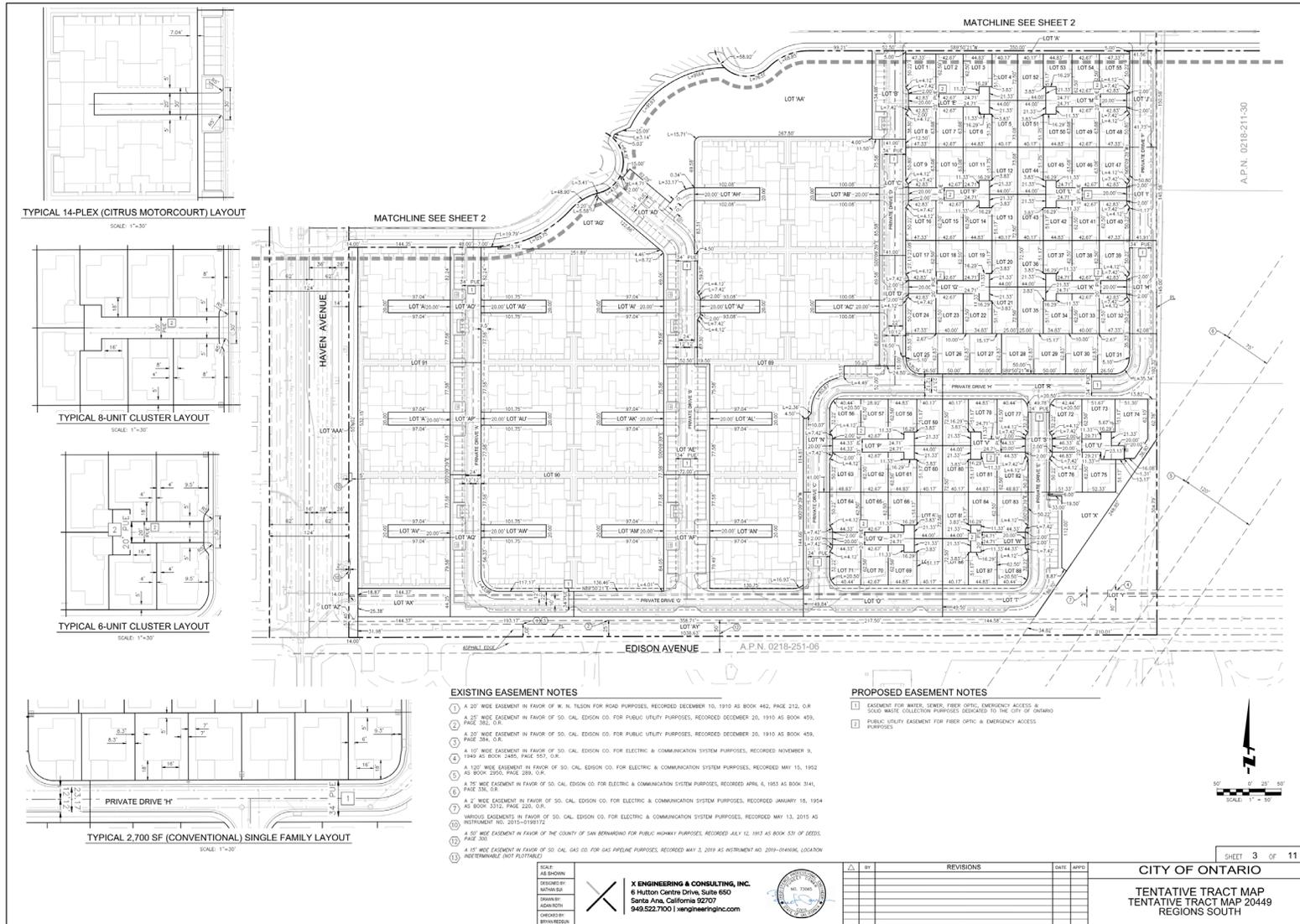


Exhibit B—Tentative Tract Map Continued



EXISTING EASEMENT NOTES

- 1 A 20' WIDE EASEMENT IN FAVOR OF W.N. NELSON FOR ROAD PURPOSES, RECORDED DECEMBER 10, 1910 AS BOOK 442, PAGE 212, O.R. PAGE 382, O.R.
- 2 A 30' WIDE EASEMENT IN FAVOR OF SO. CAL. EDISON CO. FOR PUBLIC UTILITY PURPOSES, RECORDED DECEMBER 20, 1910 AS BOOK 459, PAGE 384, O.R.
- 3 A 20' WIDE EASEMENT IN FAVOR OF SO. CAL. EDISON CO. FOR PUBLIC UTILITY PURPOSES, RECORDED DECEMBER 20, 1910 AS BOOK 459, PAGE 384, O.R.
- 4 A 10' WIDE EASEMENT IN FAVOR OF SO. CAL. EDISON CO. FOR ELECTRIC & COMMUNICATION SYSTEM PURPOSES, RECORDED NOVEMBER 9, 1969 AS BOOK 380, PAGE 851, O.R.
- 5 A 10' WIDE EASEMENT IN FAVOR OF SO. CAL. EDISON CO. FOR ELECTRIC & COMMUNICATION SYSTEM PURPOSES, RECORDED MAY 15, 1952 AS BOOK 320, PAGE 281, O.R.
- 6 A 75' WIDE EASEMENT IN FAVOR OF SO. CAL. EDISON CO. FOR ELECTRIC & COMMUNICATION SYSTEM PURPOSES, RECORDED APRIL 4, 1953 AS BOOK 314, PAGE 331, O.R.
- 7 A 10' WIDE EASEMENT IN FAVOR OF SO. CAL. EDISON CO. FOR ELECTRIC & COMMUNICATION SYSTEM PURPOSES, RECORDED JANUARY 10, 1954 AS BOOK 3512, PAGE 220, O.R.
- 8 WINDROW EASEMENTS IN FAVOR OF SO. CAL. EDISON CO. FOR ELECTRIC & COMMUNICATION SYSTEM PURPOSES, RECORDED MAY 13, 2015 AS INSTRUMENT NO. 2015-018512.
- 9 A 20' WIDE EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR PUBLIC HIGHWAY PURPOSES, RECORDED JULY 12, 1913 AS BOOK 531 OF DEEDS, PAGE 280.
- 10 A 20' WIDE EASEMENT IN FAVOR OF SO. CAL. GAS CO. FOR GAS PAVING PURPOSES, RECORDED MAY 1, 2019 AS INSTRUMENT NO. 2019-014936, LOCATION INDETERMINABLE (NOT PLOTTABLE).

PROPOSED EASEMENT NOTES

- 1 EASEMENT FOR WATER, SEWER, FIBER OPTIC, EMERGENCY ACCESS & SOLID WASTE COLLECTION PURPOSES DEDICATED TO THE CITY OF ONTARIO
- 2 PUBLIC STREET EASEMENT FOR FIBER OPTIC & EMERGENCY ACCESS PURPOSES

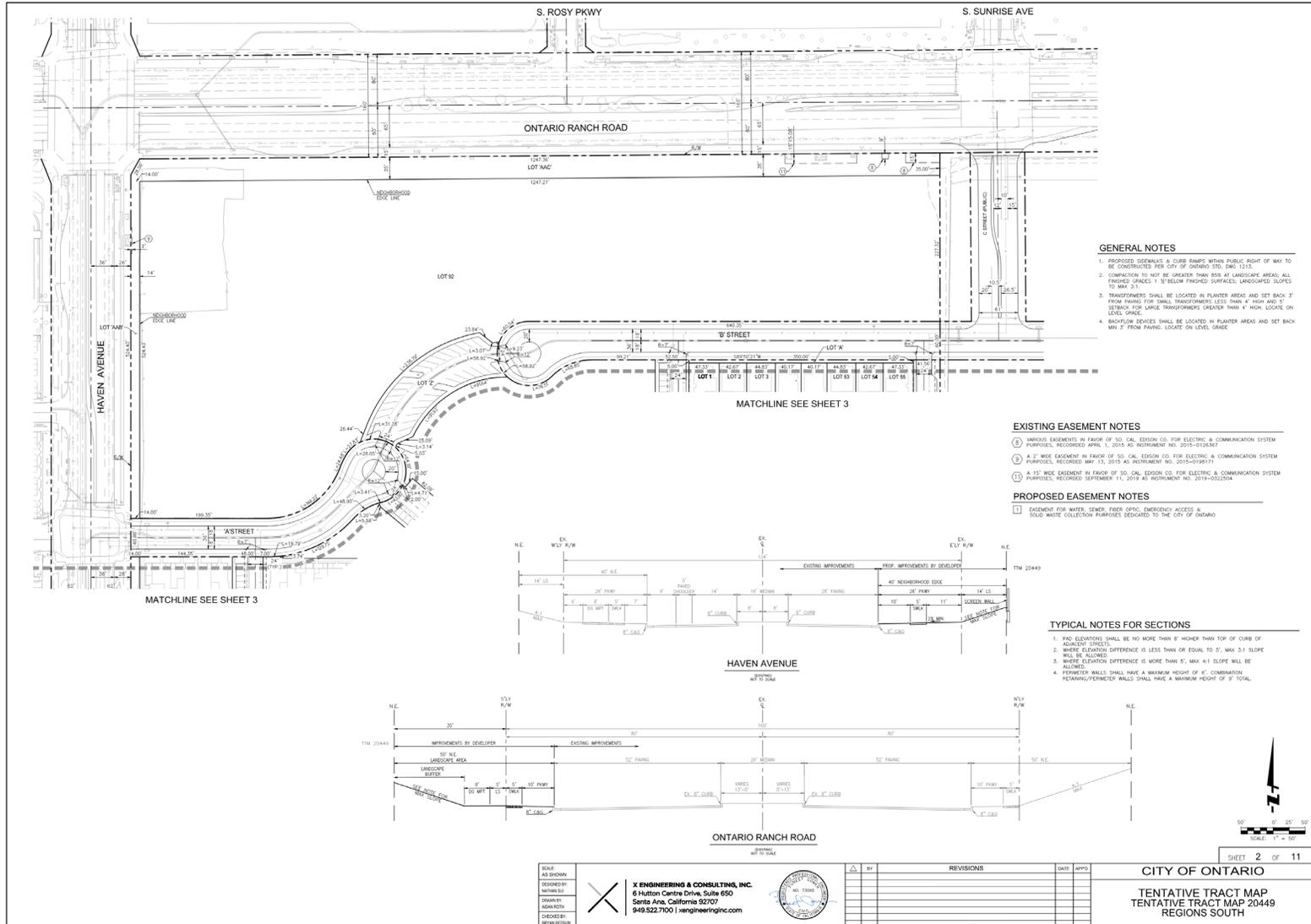
X ENGINEERING & CONSULTING, INC.
 8 HALEY Centre Drive, Suite 650
 Santa Ana, California 92707
 949.522.7700 | xengineeringinc.com



NO.	REVISIONS	DATE	APPRO.

SHEET 3 OF 11
CITY OF ONTARIO
 TENTATIVE TRACT MAP
 TENTATIVE TRACT MAP 20449
 REGIONS SOUTH

Exhibit B—Tentative Tract Map Continued



Attachment A—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)

Date Prepared: 4/18/2022

File No: PMTT21-014

Related Files: N/A

Project Description: A hearing to consider Tentative Tract Map No. 20449, subdividing 35.65 gross acres of land into 92 numbered lots and 55 lettered lots for residential and commercial uses, public/private streets, landscape neighborhood edges, and common open space purposes, generally located at the southeast corner of Ontario Ranch Road and Haven Avenue, within Mixed-Use District Planning Area 9A (Regional Commercial, Stand-Alone Residential Overlay and Open Space – Non-Recreation) of the Rich Haven Specific Plan; (APN: 0218-211-01) **submitted by BrookCal Ontario LLC.**

Prepared By: Lorena Mejia, Senior Planner
Phone: 909.395.2276 (direct)
Email: lmejia@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 Time Limits.

(a) Tentative Tract Map approval shall become null and void 2 years following the effective date of application approval, unless the final tract map has been recorded, or a time extension has been approved by the Planning Commission pursuant to Development Code Section 2.02.025 (Time Limits and Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

2.2 Subdivision Map.

(a) The Final Tract Map shall be in conformance with the approved Tentative Tract Map on file with the City. Variations from the approved Tentative Tract Map may be reviewed and approved by the Planning Department. A substantial variation from the approved

Tentative Tract Map may require review and approval by the Planning Commission, as determined by the Planning Director.

(b) Tentative Tract Map approval shall be subject to all conditions, requirements and recommendations from all other departments/agencies provided on the attached reports/memorandums.

(c) The subject Tentative Tract Map for condominium purposes shall require the recordation of a condominium plan concurrent with the recordation of the Final Tract Map and CC&Rs.

(d) Pursuant to California Government Section 66474.9, the subdivider agrees that it will defend, indemnify, and hold harmless the City of Ontario or its agents, officers and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.

2.3 General Requirements. The Project shall comply with the following general requirements:

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

2.4 Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

2.5 Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

2.6 Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

(b) All drive approaches shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

(c) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

(d) The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

(e) Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

(f) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

2.7 Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations).

2.8 Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noised levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

2.9 Covenants, Conditions and Restrictions (CC&Rs)/Mutual Access and Maintenance Agreements.

(a) CC&Rs shall be prepared for the Project and shall be recorded prior to or with the Final Tract Map.

(b) The CC&Rs shall be in a form and contain provisions satisfactory to the City. The articles of incorporation for the property owners association and the CC&Rs shall be reviewed and approved by the City.

(c) CC&Rs shall ensure reciprocal parking and access between parcels.

(d) CC&Rs shall ensure reciprocal parking and access between parcels, and common maintenance of:

(i) Landscaping and irrigation systems within common areas;

(ii) Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line or right-of-way boundary line and the curb line and also the area enclosed within the curb lines of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;

(iii) Shared parking facilities and access drives; and

(iv) Utility and drainage easements.

(e) CC&Rs shall include authorization for the City's local law enforcement officers to enforce City and State traffic and penal codes within the project area.

(f) The CC&Rs shall grant the City of Ontario the right of enforcement of the CC&R provisions.

(g) A specific methodology/procedure shall be established within the CC&Rs for enforcement of its provisions by the City of Ontario, if adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.

2.10 Disclosure Statements.

(a) A copy of the Public Report from the Department of Real Estate, prepared for the subdivision pursuant to Business and Professions Code Section 11000 et seq., shall be provided to each prospective buyer of the residential units and shall include a statement to the effect that:

(i) This tract is subject to noise from the Ontario International Airport and may be more severely impacted in the future.

(ii) Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.

(iii) The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.

(iv) This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

2.11 Environmental Review.

(a) The environmental impacts of this Project were previously analyzed in an Addendum to the Rich Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 2006051081) and an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140). This Application is consistent with the previously Certified Environmental Impact Reports and Approved Addendums and introduces no new significant environmental impacts.

(b) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(c) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

2.12 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.

2.13 Tribal Consultation Conditions.

(a) The project developer shall retain a Native American Monitor of (Gabrieleno Band of Mission Indians - Kizh Nation) Ancestry (the "Tribe" or the "Consulting Tribe" that was consulted on this project pursuant to Assembly Bill A52 - SB18) to conduct a Native American Indian Sensitivity Training for construction personnel prior to commencement of any excavation activities. The training session shall include a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered, the duties of the Native American Monitor of (Gabrieleno Band of Mission Indians - Kizh Nation) Ancestry and the general steps the Monitor would follow in conducting a salvage investigation.

(b) The project developer shall retain a Native American Monitor of (Gabrieleno Band of Mission Indians - Kizh Nation) Ancestry (the "Tribe" or the "Consulting Tribe" that was consulted on this project pursuant to Assembly Bill A52 - SB18) to be on-site during all project-related, ground-disturbing construction activities (e.g., pavement removal, auguring, boring, grading, excavation, potholing, trenching, and grubbing) of previously undisturbed native soils to a maximum depth of 30 feet below ground surface. A copy of the executed contract shall be submitted to the City of Ontario Planning Department prior to the issuance of any grading permit (any ground-disturbing activity). At their discretion, a Native American Monitor of (Gabrieleno Band of Mission Indians - Kizh Nation) Ancestry can be present during the removal of dairy manure to native soil, but not at the developers' expense.

(c) A qualified archaeologist and a Native American Monitor of (Gabrieleno Band of Mission Indians - Kizh Nation) Ancestry (the “Tribe” or the “Consulting Tribe” that was consulted on this project pursuant to Assembly Bill A52 - SB18) shall evaluate all archaeological resources unearthed by project construction activities. If the resources are Native American in origin, the Tribe shall coordinate with the developer regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If archeological features are discovered, the archeologist shall report such findings to the Ontario Planning Director. If the archeological resources are found to be significant, the archeologist shall determine the appropriate actions, in cooperation with the City that shall be taken for exploration and/or salvage in compliance with CEQA Guidelines Section 15064.5(f).

(d) Prior to the start of ground disturbing activities, the developer shall arrange a designated site location within the footprint of the project for the respectful reburial of Tribal human remains and/or ceremonial objects. All human skeletal material discoveries shall be reported immediately to the County Coroner. The Native American Monitor shall immediately divert work a minimum of 50 feet from the discovery site and place an exclusion zone around the burial. The Native American Monitor shall notify the construction manager who shall contact the San Bernardino County Coroner. All construction activity shall be diverted while the San Bernardino County Coroner determines if the remains are Native American. The discovery shall be confidential and secure to prevent further disturbance. If Native American, the San Bernardino County Coroner shall notify the Native American Heritage Commission (NAHC) as mandated by state law who will then appoint a Most Likely Descendent. In the case where discovered human remains cannot be documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside working hours. The Tribe shall make every effort to recommend diverting the project and keep the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. If data recovery is approved by the Tribe, documentation shall be taken, which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or means necessary to ensure complete recovery of all material. If the discovery of human remains includes four (4) or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project developer shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities shall be submitted to the NAHC.

(e) There shall be no Scientific study or the utilization of any invasive diagnostics on any Native American human remains.

(f) If the San Bernardino County Coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the San Bernardino County Coroner. Reburial will be in an appropriate setting. If the San Bernardino County Coroner determines the remains to be modern, the San Bernardino County Coroner shall take custody of the remains.

(g) Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall

be on the project site, but at a location agreed upon between the Tribe and the developer and protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

2.14 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 will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

(b) After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

2.15 Additional Requirements.

(a) All applicable conditions of approval of Development Agreement (File No. PDA21-014) shall apply to this tract.

(b) All applicable conditions of approval of the Rich Haven Specific Plan shall apply to this tract.

(c) The City Council has authorized the Baldy View Chapter of the Building Industry Association to manage a standardized off-site directional sign program on a non-profit basis. The program uses uniform sign structures and individual identification and directional signs for residential development. **No other off-site signing is authorized.** (For additional information, contact the Baldy View Chapter BIA at (909) 945-1884.

MEMORANDUM

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

TO: Chairman and Members of the Development Advisory Board

FROM: Lorena Mejia, Senior Planner

DATE: April 18, 2022

SUBJECT: PMTT21-014

Engineering Conditions of Approval were not available at the time of Agenda completion and posting. The Engineering Conditions of Approval will be available at the April 18, 2022 Development Advisory Board hearing.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
Matt Montieth, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Gabriel Gutierrez, Police Department
Mike Gerken, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department

FROM: Lorena Mejia, Senior Planner

DATE: August 10, 2021

SUBJECT: FILE #: PMTT21-014

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: A Tentative Tract Map (TT20449) for condominium purposes to subdivide 35.65 gross acres of land into 93 numbered lots for residential units and 53 lettered lots for common open space, located within Planning 9A (Residential & Commercial) land use district of the Rich-Haven Specific Plan, located on the SEC of Ontario Ranch Road and Haven Avenue. APN:0218-211-01

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.

FIRE [Signature] FIRE MARSHAL 8/11/2021
Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Senior Planner
Planning Department

FROM: Mike Gerken, Deputy Fire Chief/Fire Marshal
Fire Department

DATE: August 11, 2021

SUBJECT: PMTT21-014 - A Tentative Tract Map (TT20449) for condominium purposes to subdivide 35.65 gross acres of land into 93 numbered lots for residential units and 53 lettered lots for common open space, located within Planning 9A (Residential & Commercial) land use district of the Rich-Haven Specific Plan, located on the SEC of Ontario Ranch Road and Haven Avenue. APN;0218-211-01

-
- 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: Not Listed
- 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 website at www.ontarioca.gov/Fire/Prevention.
- 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

2.0 FIRE DEPARTMENT ACCESS

- 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.
- 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- 2.7 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 1500 gallons per minute (g.p.m.) for 2 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 public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

- 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13 D. 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. Homes that do not front street shall be provided with an address entry sign at the street. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- 5.3 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.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
Matt Montieth, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Gabriel Gutierrez, Police Department
Mike Gerken, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department

FROM: Lorena Mejia, Senior Planner

DATE: August 10, 2021

SUBJECT: FILE #: PMTT21-014

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:
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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.

POLICE
Department

ANTONIO GALSA
Signature

POLICE OFFICER
Title

8/16/21
Date

CITY OF ONTARIO
LANDSCAPE PLANNING DIVISION
 303 East "B" Street, Ontario, CA 91764

CONDITIONS OF APPROVAL

Sign Off



1/10/2022

Jamie Richardson, Sr. Landscape Planner

Date

Reviewer's Name:

Jamie Richardson, Sr. Landscape Planner

Phone:

(909) 395-2615

D.A.B. File No.:

PMTT21-014

Case Planner:

Lorena Mejia

Project Name and Location:

Tentative Tract Map for condominium purposes to subdivide 35.65 for residential & commercial
 TM20449

Applicant/Representative:

BrookCal – Tim Robert
 3200 Park Center Drive
 Costa Mesa, CA 92626



A Tentative Tract Map (dated 12/09/2021) has been approved considering that the following conditions below be met upon submittal of the landscape construction documents.



A Tentative Tract Map (dated) has not been approved. Corrections noted below are required before DAB approval.

A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE.

Landscape construction plans with plan check number may be emailed to:

landscapeplancheck@ontarioca.gov

Future Development Plan Conditions based on Tract Map Approval:

1. Design utilities and show required separations. Utilities shall be designed to allow for a required minimum of 5' landscape areas within private alleys.
2. Residential projects shall use recycled water for HOA maintained property (parks, parkways, neighborhood edges, common areas). Potable water with a backflow shall only be used on single-family detached properties even if HOA maintained.
3. Note decorative paving for all motor courts, including the lots facing the parking rows aisles.
4. Note on Tract Map for Future Development: Common open space shall be designed to create spaces that utilize trees, landscaping, and recreational facilities. Consider incorporating elements such as landscape planters, pathways, benches, gazebos, raised planters, and other unique features. Recreational features may include permanent play areas, bocce ball, bags (cornhole), table tennis, or other activities. Consider play equipment that incorporates nature play, splash pads, or other interactive features other than traditional play equipment. Park space shall include amenities; consider spaces for family gatherings and games such as permanent table tennis, bocce ball, shade structures, fire pits, BBQ. Incorporate with play areas. Provide unique, challenging play equipment for playgrounds. Consider Nature-inspired equipment from Landscape Structures, Play World, etc. Consider a small splash pad in the play area, if possible.
5. DG trails and parkways at corners (Haven Ave. and Ontario Ranch Road) shall have the trail curve into the sidewalk rather than out to the corner ramp; OK to end parkway landscape before corner utilities.
6. Note corner ramp and sidewalk per city standard drawing 1213 with max 10' or 13' of ramp and sidewalk behind corners.
7. Corners: Verify dimension and grade for required monumentation (see Specific Plan for detail). Adjacent walls shall not interfere with required monumentation.
8. Identify any privately maintained mounumentation; show the entire monumentation, including footings, within a private lettered lot.

9. Show and identify any on-site stormwater infiltration areas or stormwater infiltration devices proposed in parkways or other landscape areas.

On Grading or Utility Construction Plans:

10. Stormwater infiltration devices located in parkways or other landscape areas shall be routed to this department to be reviewed and approved before permit approval or installation.
11. Note decorative paving for all motor courts, including the lots facing the parking rows aisles.
12. Note for compaction to not be greater than 85% at landscape areas; all finished grades 1 ½" below finished surfaces; landscaped slopes to max 3:1.
13. Show infiltrating catch basins with two ¾" dia. holes in bottom set on 12" square of filter fabric wrapped gravel, located 5' or greater from buildings and 24" from the sidewalk, add detail.
14. Show or note transformers shall be located in planter areas and set back 3' from paving for small transformers less than 4' high and 5' setback for large transformers greater than 4' high. Locate on level grade. Coordinate with landscape plans.
15. Show or note backflow devices shall be located in planter areas and set back min 3' from paving. Locate on level grade. Coordinate with landscape plans.
16. Provide a utility clear space 8' wide in parkways 30' apart for street trees. Move water meters, drain lines, light standards to the minimum spacing to allow space for street trees.
17. Show light standards 15' away from required tree locations.
18. Wall footings shall not restrict landscape; max 12" in front of footing with 12" of cover.
19. Show on plans step-outs at parking spaces adjacent to planters; 12" wide monolithic curb, 12" compacted decomposed granite or pavers adjacent to the 6" curb.
20. Wall openings for drainage overflow shall be max 4" wide.
21. Provide a solid surface path from the driveway to the side yard gate for entry and trash bin access.
22. AC units shall be located in residential side yards, opposite the main back yard access path with gate, or a second gate and solid surface path on the opposite side added for access.
23. Before installation, stormwater infiltration devices located in landscape areas shall be reviewed and approved by the Landscape Planning Division.
24. Provide a tree inventory for existing trees include genus, species, trunk diameter, canopy width, and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 15' of adjacent property that would be affected by new walls, footings, or on-site tree planting. Add tree protection notes on construction and demo plans.
25. Add notes for any tree removal to occur outside of typical nesting season (February 1 through August 31) or per the specific plan EIR mitigation Measures.
26. After a project's entitlement approval, the applicant shall pay all applicable fees at a rate established by resolution of the City Council.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT21-014

Address: SEC of Ontario Ranch Road & Haven Avenue

APN: 0218-211-01

Existing Land Use: Vacant/Mass Graded

Proposed Land Use: TTM (TT20449) to subdivide 35.65 acres of land into 93 numbered lots for residential units and 53 lettered lots

Site Acreage: 35.56 Proposed Structure Height: N/A

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Lorena Mejia

Date: 12/23/2021

CD No.: 2021-050

PALU No.: n/a

The project is impacted by the following ONT ALUCP Compatibility Zones:

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="checkbox"/> High Terrain Zone	<input type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 FT +	
<input type="radio"/> Zone 5			

The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1
 Zone 2
 Zone 3
 Zone 4
 Zone 5
 Zone 6

Allowable Height: _____

CONSISTENCY DETERMINATION

This proposed Project is: Exempt from the ALUCP Consistent Consistent with Conditions Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Real Estate Transaction Disclosure Required

Airport Planner Signature: _____