

**CITY OF ONTARIO
CITY COUNCIL AND HOUSING AUTHORITY
AGENDA
MAY 3, 2016**

Paul S. Leon
Mayor

Debra Dorst-Porada
Mayor pro Tem

Alan D. Wapner
Council Member

Jim W. Bowman
Council Member

Paul Vincent Avila
Council Member



Al C. Boling
City Manager

John E. Brown
City Attorney

Sheila Mautz
City Clerk

James R. Milhiser
Treasurer

WELCOME to a meeting of the Ontario City Council.

- All documents for public review are on file with the Records Management/City Clerk's Department located at 303 East B Street, Ontario, CA 91764.
- Anyone wishing to speak during public comment or on a particular item will be required to fill out a blue slip. Blue slips must be turned in prior to public comment beginning or before an agenda item is taken up. The Clerk will not accept blue slips after that time.
- Comments will be limited to 3 minutes. Speakers will be alerted when they have 1 minute remaining and when their time is up. Speakers are then to return to their seats and no further comments will be permitted.
- In accordance with State Law, remarks during public comment are to be limited to subjects within Council's jurisdiction. Remarks on other agenda items will be limited to those items.
- Remarks from those seated or standing in the back of chambers will not be permitted. All those wishing to speak including Council and Staff need to be recognized by the Chair before speaking.

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

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

CALL TO ORDER (*OPEN SESSION*)

6:30 p.m.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Council Member Avila

INVOCATION

Pastor Donald Rucker, First Church of Nazarene

PUBLIC COMMENTS

6:30 p.m.

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

As previously noted -- if you wish to address the Council, fill out one of the blue slips at the rear of the chambers and give it to the City Clerk.

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

SPECIAL CEREMONIES

SIXTEENTH ANNUAL MODEL COLONY AWARDS

That the City Council Present the 2016 “Model Colony” Awards for Historic Preservation.

CONSENT CALENDAR

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

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

1. APPROVAL OF MINUTES

Minutes for the regular meeting of the City Council and Housing Authority of April 5, 2016, approving same as on file in the Records Management Department.

2. BILLS/PAYROLL

Bills March 6, 2016 through March 19, 2016 and **Payroll** March 6, 2016 through March 19, 2016, when audited by the Finance Committee.

3. A ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”), HOME INVESTMENT PARTNERSHIPS (“HOME”), AND EMERGENCY SOLUTIONS GRANT (“ESG”) PROGRAMS FOR FISCAL YEAR 2016-17

That the City Council:

- (A) Approve the One-Year Action Plan for Fiscal Year 2016-17 for the Community Development Block Grant (“CDBG”), HOME Investment Partnerships (“HOME”), and Emergency Solutions Grant (“ESG”) Programs (on file in the Records Management Department);
- (B) Direct staff to prepare and transmit the final documents to U.S. Department of Housing and Urban Development (“HUD”); and
- (C) Authorize the City Manager, or his designee, to take all actions necessary or desirable to implement the One-Year Action Plan for Fiscal Year 2016-17 and amendments to Subrecipient Agreements.

4. TENANT-BASED RENTAL ASSISTANCE PROGRAM SUBRECIPIENT CONTRACT BETWEEN MERCY HOUSE LIVING CENTERS AND THE CITY OF ONTARIO

That the City Council approve the Tenant-Based Rental Assistance Program Subrecipient Contract (on file in the Records Management Department) with Mercy House Living Centers of Santa Ana, California, in the amount of \$547,870; and authorize the City Manager to execute the contract and take all actions necessary or desirable to implement the contract.

5. AN ORDINANCE ADDING CHAPTER 17 TO TITLE 6 OF THE ONTARIO MUNICIPAL CODE, REGULATING THE SALE OF BUTANE

That the City Council adopt an ordinance adding Chapter 17 to Title 6 of the Ontario Municipal Code, regulating the sale of butane.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING CHAPTER 17 TO TITLE 6 OF THE ONTARIO MUNICIPAL CODE, REGULATING THE SALE OF BUTANE.

6. A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA16-002, PROPOSING VARIOUS CLARIFICATIONS TO THE ONTARIO DEVELOPMENT CODE, MODIFYING CERTAIN PROVISIONS OF DIVISION 3.02 (NONCONFORMING SIGNS), DIVISION 5.02 (LAND USE), DIVISION 5.03 (STANDARDS FOR CERTAIN LAND USES, ACTIVITIES AND FACILITIES), DIVISION 6.01 (DISTRICT STANDARDS AND GUIDELINES), AND DIVISION 8.01 (SIGN REGULATIONS)

That the City Council consider and adopt an ordinance approving File No. PDCA16-002, a Development Code Amendment proposing several clarifications to the Ontario Development Code (Ontario Municipal Code Title 9) including:

- (1) Deletion of “billboard signs” from the nonconforming sign amortization list (Table 3.02-1);
- (2) Deletion all reference to the CCC zoning district;
- (3) Addition of “escape, exit, mystery and puzzle rooms” as a conditionally permitted land use in the CC, CR, MU-1, BP, IL, and IG zones;
- (4) Clarification that the public convenience or necessity determination criteria (Section 5.03.025: alcoholic beverage sales) applies only to off-premise alcoholic beverage control licenses;
- (5) Clarification that a temporary outdoor sales event (Section 5.03.395: temporary and interim land uses, buildings, and structures) may only be allowed in conjunction with a legally established business that has been operated for a period of at least 180 days prior to a requested event;
- (6) Clarification that within the ICC Overlay district (Section 6.01.035: Overlay Zoning Districts), a maximum 25 percent building expansion is allowed in conjunction with an existing, legally established, commercial land use;
- (7) Combination of all political sign regulations (Section 8.01.020: Sign Standards) into a single provision, and add clarifying purpose and intent statements; and
- (8) Clarification that the maximum timeframes for the issuance of temporary promotional and special event signs and banners (Table 8.01: Sign Regulation Matrix).

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA16-002, A DEVELOPMENT CODE AMENDMENT PROPOSING VARIOUS CLARIFICATIONS TO THE ONTARIO DEVELOPMENT CODE: [1] DELETE “BILLBOARD SIGNS” FROM THE NONCONFORMING SIGN AMORTIZATION LIST (TABLE 3.02-1); [2] DELETE ALL REFERENCES TO THE CCC ZONING DISTRICT; [3] ADD “ESCAPE, EXIT, MYSTERY AND PUZZLE ROOMS” AS A CONDITIONALLY PERMITTED LAND USE IN THE CC, CR, MU-1, BP, IL, AND IG ZONES; [4] CLARIFY THAT THE PUBLIC CONVENIENCE OR NECESSITY DETERMINATION CRITERIA (SECTION 5.03.025: ALCOHOLIC BEVERAGE SALES) APPLIES ONLY TO OFF-PREMISE ALCOHOLIC BEVERAGE CONTROL LICENSES; [5] CLARIFY THAT A TEMPORARY OUTDOOR SALES EVENT (SECTION 5.03.395: TEMPORARY AND INTERIM LAND USES, BUILDINGS, AND STRUCTURES) MAY ONLY BE ALLOWED IN CONJUNCTION WITH A LEGALLY ESTABLISHED BUSINESS THAT HAS BEEN OPERATED FOR A PERIOD OF AT LEAST 180 DAYS PRIOR TO A REQUESTED EVENT; [6] CLARIFY THAT WITHIN THE ICC (INTERIM COMMUNITY COMMERCIAL) OVERLAY DISTRICT (SECTION 6.01.035: OVERLAY ZONING DISTRICTS), A BUILDING EXPANSION, MAXIMUM 25 PERCENT, IS ONLY ALLOWED IN CONJUNCTION WITH AN EXISTING, LEGALLY ESTABLISHED, COMMERCIAL LAND USE; [7] COMBINE THE ALL POLITICAL SIGN REGULATIONS (SECTION 8.01.020: SIGN STANDARDS) INTO A SINGLE PROVISION, AND ADD CLARIFYING PURPOSE AND INTENT STATEMENTS; AND [8] CLARIFY THE MAXIMUM TIMEFRAMES FOR THE ISSUANCE OF TEMPORARY PROMOTIONAL AND SPECIAL EVENT SIGNS AND BANNERS (TABLE 8.01: SIGN REGULATION MATRIX), AND MAKING FINDINGS IN SUPPORT THEREOF.

7. HOUSING ELEMENT ANNUAL REPORT FOR CALENDAR YEAR 2015 (FILE NO.: PADV16-002)

That the City Council receive the 2015 Housing Element Annual Progress Report.

8. RECOGNITION OF “HISTORIC PRESERVATION MONTH” IN THE CITY OF ONTARIO

That the City Council recognize the month of May 2016 as “Historic Preservation Month” in the City of Ontario.

9. RECOGNITION OF “WATER AWARENESS MONTH” IN THE CITY OF ONTARIO

That the City Council recognize the month of May 2016 as “Water Awareness Month” in the City of Ontario.

10. NAMING THE DOG PARK AT JOHN GALVIN PARK TO SCHIMMEL DOG PARK

That the City Council approve the naming of the Dog Park at John Galvin Park in honor of the first police canine of the Ontario Police Department, Ex von der Schimmel-Shultz Hiede.

PUBLIC HEARINGS

Pursuant to Government Code Section 65009, if you challenge the City's zoning, planning or any other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to the public hearing.

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO DECLARING RESULTS OF MAJORITY PROTEST PROCEEDINGS AND RENEWING THE GREATER ONTARIO TOURISM MARKETING DISTRICT

That the City Council adopt a resolution declaring results of the majority protest proceedings and renewing the Greater Ontario Tourism Marketing District.

Notice of public hearing has been duly given and affidavits of compliance are on file in the Records Management Department.

Written communication.

Oral presentation.

Public hearing closed.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING RESULTS OF MAJORITY PROTEST PROCEEDINGS AND RENEWING THE GREATER ONTARIO TOURISM MARKETING DISTRICT.

12. A CITY INITIATED REQUEST TO CHANGE THE GENERAL PLAN (FILE NO. PGPA16-001) LAND USE DESIGNATIONS ON 83 PROPERTIES GENERALLY LOCATED SOUTH OF FOURTH STREET AND WEST OF EUCLID AVENUE; AND MODIFY THE FUTURE BUILDOUT TABLE TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGES (AMENDING EXHIBITS LU-01 AND LU-03)

That City Council conduct a public hearing and:

- 1) Adopt a Resolution approving an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010.
- 2) Adopt a Resolution approving General Plan Amendment File No. PGPA16-001, to change the land use designations of certain properties (Amending Exhibits LU-01 and LU-03).

Notice of public hearing has been duly given and affidavits of compliance are on file in the Records Management Department.

Written communication.

Oral presentation.

Public hearing closed.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN ADDENDUM TO THE ONTARIO PLAN (TOP) CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH # 2008101140), FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NO PGPA16-001.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA16-001, A CITY INITIATED REQUEST TO CHANGE THE GENERAL PLAN LAND USE DESIGNATIONS ON 83 PROPERTIES GENERALLY LOCATED SOUTH OF FOURTH STREET AND WEST OF EUCLID AVENUE, AND MODIFY THE FUTURE BUILDOUT TABLE TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGES (AMENDING EXHIBITS LU-01 AND LU-03), AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: AS SHOWN IN EXHIBIT A (ATTACHED) (LAND USE CYCLE 1 FOR THE 2016 CALENDAR YEAR).

13. A CITY INITIATED REQUEST TO CHANGE THE ZONING DESIGNATIONS (FILE NO. PZC16-001) ON 881 PROPERTIES GENERALLY LOCATED SOUTH OF FOURTH STREET AND WEST OF EUCLID AVENUE; 127 PROPERTIES ALONG EAST HOLT BOULEVARD; AND 37 OTHER PROPERTIES LOCATED THROUGHOUT THE CITY IN ORDER TO MAKE THE ZONING CONSISTENT WITH THE ONTARIO PLAN LAND USE DESIGNATIONS OF THE PROPERTIES

That City Council conduct a public hearing, and introduce and waive further reading of an ordinance approving a Zone Change (File No. PZC16-001) to create consistency between the zoning and the General Plan land use designations of the subject properties.

Notice of public hearing has been duly given and affidavits of compliance are on file in the Records Management Department.

Written communication.

Oral presentation.

Public hearing closed.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PZC16-001, A CITY INITIATED REQUEST TO CHANGE THE ZONING DESIGNATIONS ON 881 PROPERTIES GENERALLY LOCATED SOUTH OF FOURTH STREET AND WEST OF EUCLID AVENUE, 127 PROPERTIES ALONG EAST HOLT BOULEVARD, AND 37 OTHER PROPERTIES LOCATED THROUGHOUT THE CITY IN ORDER TO MAKE THE ZONING CONSISTENT WITH THE ONTARIO PLAN LAND USE DESIGNATIONS OF THE PROPERTIES, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: AS SHOWN IN EXHIBIT A (ATTACHED).

STAFF MATTERS

City Manager Boling

COUNCIL MATTERS

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

ADJOURNMENT

CITY OF ONTARIO

Agenda Report

May 3, 2016

SECTION: SPECIAL CEREMONIES

SUBJECT: SIXTEENTH ANNUAL MODEL COLONY AWARDS

RECOMMENDATION: That the City Council Present the 2016 “Model Colony” Awards for Historic Preservation

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Focus Resources in Ontario's Commercial and Residential Neighborhoods
Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities.

FISCAL IMPACT: The Model Colony Award Presentations will not have a fiscal impact.

BACKGROUND: The Planning Commission, acting as the Historic Preservation Commission, developed the “Model Colony” Awards program to recognize outstanding achievement in the preservation of Ontario’s historic properties.

The “Model Colony” Awards are presented by the City Council each spring to coincide with National Preservation Month. Four awards will be presented in the categories of preservation. On March 22, 2016, the Planning Commission considered each category and chose the following recipients:

Restoration Award: For achievement in the restoration of a historic resource.

Recipient: 748 East Holt Boulevard
Matthew Taylor

Restoration Award: For achievement in the restoration of a historic resource.

Recipient: 564 West D Street
Lorenzo Medina

STAFF MEMBER PRESENTING: Scott Murphy, Planning Director

Prepared by: Elly Antuna
Department: Planning

City Manager
Approval: 

Submitted to Council/O.H.A. 05/03/2016

Approved: _____

Continued to: _____

Denied: _____

**John S. Armstrong
Landscape Award:**

For achievement in the restoration or preservation of landscaping of a historic resource.

***Recipient:* 1458 North Euclid Avenue
Steven and Sylvia Romero**

Award of Merit:

For achievement in the ongoing preservation of a historic resource.

***Recipient:* 575 West Armsley Square
William and Genevieve McGurty**

PLANNING / HISTORIC PRESERVATION COMMISSION STAFF REPORT



DATE: March 22, 2016
FILE NO.: PADV16-001
SUBJECT: 2016 "Model Colony" Awards
LOCATION: Citywide
APPLICANT: City Initiated
PROPERTY OWNER: N/A

RECOMMENDATION:

That the Planning/Historic Preservation Commission approve the nominations for the 2016 "Model Colony" Awards.

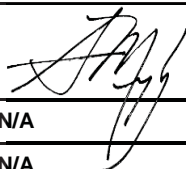
BACKGROUND:

In 2000, the City Council adopted the Model Colony Awards to recognize outstanding efforts to restore, rehabilitate, and preserve Ontario's historic places. This is the sixteenth consecutive year that the City has conducted the awards program. The award categories include: Restoration, Rehabilitation, John S. Armstrong Landscape, Founder's Heritage Award, George Chaffey Memorial, and Merit. Past Model Colony Award recipients included Ontario's schools, churches, single-family residences, historic multi-family properties, and joint public/private preservation projects.

There are 4 property nominations this year which include 4 historic single family residences. The nominees represent excellence in preservation of the community's historic resources. The 2016 Model Colony Awards will be presented to award recipients by the City Council during a special ceremony and reception on May 3, 2016.

2016 AWARD NOMINEES:

For their outstanding efforts in the field of historic preservation, the candidates are:

Case Planner:	Elly Antuna, Assistant Planner	Hearing Body	Date	Decision	Action
Planning Director Approval:		HPSC:	03/10/2016		Recommend
Submittal Date:	N/A	PC / HPC:	03/22/2016	Approved	Final
Hearing Deadline:	N/A	CC:	05/03/2016		Presentation

Restoration Award for: 748 East Holt Boulevard

Award Recipients: Matthew Taylor

After several years of neglect and disrepair, this one and one-half story historic home recently entered into receivership. This Victorian bungalow is estimated to have been built in 1920 and is one of the few remaining Victorian era homes located on Holt Boulevard. The restoration project included extensive interior and exterior improvements that accentuate the original architectural details. The entrance of the property was previously concealed behind overgrown landscaping which was removed to reveal a small front patio and double



hung windows on the north side of the property. Prior to the restoration, there were 3 doorway openings within the recessed porch area. Two doorways were removed and filled in with new horizontal wood siding for a seamless match. All necessary repairs were made to exterior wood siding, window and door trim. The original windows were completely stripped and sanded, painted and reglazed. An illegal addition at the rear of the residence was removed. A Sherwin-Williams historic 3-color palette was chosen that highlights the homes character-defining features, such as the fish-scale tiles on the gable end and the numerous wood framed double hung windows.

The interior of the home was entirely updated with new flooring, baseboards, fixtures and period-appropriate doors. The kitchen and bathrooms were completely rehabilitated from ceiling to floor with new cabinets, countertops and fixtures. The electrical service was rewired and new plumbing was installed. A new HVAC and central heating system, new water heater and new waste water utility line were installed. The front yard was completely landscaped with a young pepper tree, shrubs, turf, and new white picket fencing. In the rear yard, trash, debris, and unstable structures were removed, leaving behind a heritage oak tree. This restoration project transformed what was once an overlooked historic home into one of the City's finest Victorian bungalow homes.

Restoration Award for:

564 West D Street

Award Recipient:

Lorenzo Medina

This two-story residence is estimated to have been constructed in 1912. The American Foursquare style, with Victorian influences, embodies classic features of the style including a square shaped floor plan, moderate pitch hipped roof, large overhanging boxed eaves accentuated with decorative brackets, a gable end with an Oriental flared roof line, horizontal wood siding, wood framed double hung windows, two wood framed screened-in balconies (north and south elevations), a full-width stone porch on the primary facade, and a wood framed entry door with sidelights. The narrow driveway is paved with concrete and leads to the rear of the half acre property.



Prior to the current ownership, the property had undergone extensive, non-permitted construction including the enclosure of the front and rear patios, extensive interior alterations, and the addition of a laundry area and bathroom off the back porch. The front yard landscaping was also overgrown and in need of attention. The restoration project included legalization of all the unpermitted construction and installation of a new exterior foundation for the front porch and living room.

During the restoration, the current property owner made a significant effort to preserve many of the building's original features, including the fish-scale siding and wood vent on the gable end, the original stone porch and numerous doors and windows throughout the residence. The front porch restoration proved to be a project all on its own. The porch visibly sagged at the support columns and was in need of reinforcement. The stone porch was taken apart, reinforced, and the original stones that had been painted over were stripped of paint and re-laid one by one. The exterior of the building was painted in a complimentary color scheme. All window trim and frames were repaired and repainted. The interior was painted and upgraded with new kitchen and bathroom cabinets, counter tops and fixtures, new carpet and flooring, as well as new lighting fixtures. Unique interior features, including pocket doors and built-in cabinets, were repaired and received new period-appropriate hardware as needed. The front yard also received an update with new landscaping and fencing.

John S. Armstrong Landscape Award for: 1458 North Euclid Avenue

Award Recipient: Steven and Sylvia Romero

This one-story Spanish Colonial Revival Bungalow style single-family home was built in 1937 (est.) for Dr. Ben Henke. Spanish Colonial features on the home include a low pitched red tile roof, exposed rafter tails, multi-paned metal framed windows, stucco siding and an ornate wood front entry door. Other character-defining features include a small roof overhang, recessed windows, and a small courtyard style porch at the rear of the residence.



The Romero family purchased the Dr. Ben Henke House in August 2014 because of their desire to own a historic home on Euclid Avenue. They first began their work on the rear yard, removing large areas of pavement and planting turf, white rose bushes, rosemary and citrus trees. In mid-2015, they began developing a plan for the front yard landscaping, drawing inspiration from other historic homes and movies. Over the past 9 months their vision became a reality.

The front yard landscaping features 2 focal points. The first point of interest is the front walkway that features broken pavers with grass growing in between the joints. The walkway is lined with Mexican heather flowers and leads to a small brick patio and an ornate wood front entry door. The second point of interest is a planter area on the northwest corner of the lot. The planter area features salvias, succulents, aloes, purple fountain grass, bougainvillea and a tiered terracotta pots fountain. The unique landscaping complements the Spanish Colonial Revival architectural style and is a great example of using drought tolerant landscaping effectively.

Award of Merit for:

575 West Armsley Square

Award Recipient:

William and Genevieve McGurty

This single-story mid-century California Ranch adobe home was built in 1964 for William H. McGurty and his wife, Genevieve. Mr. McGurty contracted the renowned Escondido-based Weir Brothers to aid in the design and construction of the home. The Weir Brothers custom adobe homes became



iconic because of their unique style of blending ancient building techniques and mid-century Ranch style elements including: circular walls, heavy reclaimed timbers, and terrazzo materials. Mr. McGurty and Jack Weir were naval fighter pilots together during World War II, which eventually led to their collaboration on this mid-century adobe home.

The single family residence features a low-pitched tile roof with exposed rafter tails, hand laid adobe brick walls, deeply recessed steel windows with sills, and a brick walkway that leads to an ornate wooden front door flanked by sidelights. Additional character-defining features include a curved patio wall and a curved bay window on the primary façade, a signature detail of Weir Brothers homes. The front yard is landscaped with palms, cactus, succulents, and turf and is accented with decomposed granite.

The interior of the home features unique details handpicked by Mrs. McGurty, who had an appreciation for Mexican architecture. Distinctive interior features include terrazzo floors, exposed adobe brick walls, exposed beams, niches and built-ins throughout and iron light fixtures. Due to a shortage of lumber after World War II, and through their Navy connections, the Weir Brothers acquired lumber salvaged from an airplane hangar in San Diego for the impressive exposed beams visible throughout the home.

The rear of the property features a detached two-car garage with an attached workspace, and was also constructed with hand laid adobe bricks. The backyard includes a large covered patio and a mature olive tree. The olive tree was planted by the family a few years after the home was built and has been carefully pruned and cared for, resulting in a large, mature and healthy tree that creates the feeling of an outdoor room. The combination of the covered patio, mature olive tree and adobe brick pillar fencing surrounding the backyard is reminiscent of the Spanish missions.

For over 50 years the original property owners have diligently preserved this property for future generations to appreciate. This adobe home is one of Ontario's finest examples of mid-century adobe construction. All of the homes original interior and exterior features remain intact, including flooring, windows, cabinets and fixtures. The only feature that is

not original to the home is the current tile roofing, the original cement Mexican tile has been replaced with an appropriate red tile. Through their outstanding stewardship, the property owners have designed, built and preserved a true gem.

COMPLIANCE WITH THE ONTARIO PLAN:

The Model Colony Awards Program is consistent with the principles, goals and policies contained in the following components of The Ontario Plan (TOP), including: (1) Vision, (2) Governance, and (3) Policy Plan (General Plan):

[1] City Council Priorities

Primary Goal: Regain Local Control of the Ontario International Airport

Supporting Goals:

- Invest in the Growth and Evolution of the City's Economy
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities.

[2] Vision

Distinctive Development

- Development Quality: A community that is so well maintained and litter-free that its properties uniformly convey a sense of prosperity that is readily apparent and a symbol of community pride.

Dynamic Balance

- An appreciation for the “personality and charm” of this community, preserving important characteristics and values even as growth and change occur, all the while retaining a distinctive local feel where people love to be.

[3] Governance

Governance – Decision Making

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

- G1-1 Consistency with Policies. We require that staff recommendations to the City Council be consistent with adopted City Council Priorities (Goals and Objectives) and the Policy Plan.
- G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

[4] Policy Plan (General Plan)

Community Design – Image & Identity

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses
- CD1-3: Neighborhood Improvement. We require viable existing residential and non- residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

Community Design – Historic Preservation

- Goal CD4: Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.
- CD4-6: Promotion of Public Involvement in Preservation. We engage in programs to publicize and promote the City's and the public's involvement in preservation efforts.
- CD4-7: Public Outreach. We provide opportunities for our residents to research and learn about the history of Ontario through the Planning Department, Museum of History and Art, Ontario and the Robert E. Ellingwood Model Colony History Room.

Community Design – Protection of Investment

- Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.
- CD5-4: Neighborhood Involvement. We encourage active community involvement to implement programs aimed at the beautification and improvement of neighborhoods.

CITY OF ONTARIO

Agenda Report

May 3, 2016

SECTION: CONSENT CALENDAR

SUBJECT: A ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG"), HOME INVESTMENT PARTNERSHIPS ("HOME"), AND EMERGENCY SOLUTIONS GRANT ("ESG") PROGRAMS FOR FISCAL YEAR 2016-17

RECOMMENDATION: That the City Council:

- (A) Approve the One-Year Action Plan for Fiscal Year 2016-17 for the Community Development Block Grant ("CDBG"), HOME Investment Partnerships ("HOME"), and Emergency Solutions Grant ("ESG") Programs (on file in the Records Management Department);
- (B) Direct staff to prepare and transmit the final documents to U.S. Department of Housing and Urban Development ("HUD"); and
- (C) Authorize the City Manager, or his designee, to take all actions necessary or desirable to implement the One-Year Action Plan for Fiscal Year 2016-17 and amendments to Subrecipient Agreements.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: In the next fiscal year, the City will receive approximately \$1,750,893 in CDBG funds and \$75,692 in prior year unallocated CDBG funds, \$464,995 in HOME funds, and \$160,932 in ESG funds from HUD.

BACKGROUND: HUD requires that cities prepare and adopt an annual Action Plan for each year of the Five-Year Consolidated Plan which provides for the expenditure of CDBG, HOME, and ESG funds. The Fiscal Year 2016-17 One-Year Action Plan is the second plan prepared as part of the 2015-19 Five-Year Consolidated Plan.

STAFF MEMBER PRESENTING: Brent D. Schultz, Housing and Municipal Services Director

Prepared by: Katryna Gonzalez
Department: Housing/Municipal Services

City Manager
Approval: 

Submitted to Council/O.H.A. 05/03/2016

Approved: _____

Continued to: _____

Denied: _____

3

A community forum/public meeting was held on March 31, 2016, to solicit public participation in the development of the One-Year Action Plan. On April 1, 2016, the City advertised the availability of the draft Action Plan for public review. The draft One-Year Action Plan was available for public review from April 1, 2016 through May 2, 2016.

The City's CDBG, HOME, and ESG allocations from HUD for Fiscal Year 2016-17, as compared to last year's allocations are illustrated below:

	Fiscal Year 2015-16	Fiscal Year 2016-17	Difference
CDBG	\$1,787,737	\$1,750,893	(\$36,844)
Available CDBG Contingency (Roll over from Prior Years)	\$558,774	\$75,692	(\$483,092)
HOME	\$434,607	\$464,995	\$30,388
ESG	\$160,673	\$160,932	\$259
TOTAL	\$2,941,791	\$2,452,512	(\$489,289)

The One-Year Action Plan allocates funds to programs designed to support strategies identified in the Consolidated Plan. The detailed Fiscal Year 2016-17 funding allocations are provided in Exhibit A. The City did not solicit for public service applications this year, as the City is on a two-year cycle for public service applications. City staff is recommending the renewal of last year's public service providers through an amendment to their existing Subrecipient Agreement to extend the term by one year and to increase the funding by the amounts shown in Exhibit A.

Subsequent to City Council approval, the Fiscal Year 2016-17 One-Year Action Plan will be submitted to the U.S. Department of Housing and Urban Development prior to the May 15, 2016 deadline.

EXHIBIT A

FISCAL YEAR 2016-17 FUNDING ALLOCATION SUMMARY

RECOMMENDED CDBG FUNDING

<u>Proposed Programs</u>	<u>Implementing Agency</u>	<u>Amount</u>
Administration	City of Ontario Housing & Municipal Services	\$ 317,979
Fair Housing	Inland Fair Housing and Mediation Board	\$ 22,000
Housing Mediation	Inland Fair Housing and Mediation Board	\$ 10,200
Senior Services	Inland Fair Housing and Mediation Board	\$ 10,000
Mercy House Continuum of Care	Mercy House	\$ 52,249
Community Improvement Team (CIT)	City of Ontario Code Enforcement	\$ 100,000
CIT Homeowner Occupied Loan Program	City of Ontario Housing & Municipal Services	\$ 100,000
CIT Emergency Grant Program	City of Ontario Housing & Municipal Services	\$ 100,000
Anthony Muñoz Pool Renovation	City of Ontario Housing & Municipal Services	\$ 65,000
Security Lighting at Veterans, Vineyard, and Bon View Parks	City of Ontario Housing & Municipal Services	\$ 137,500
Pervious Concrete Gutter Project	City of Ontario Engineering	\$ 55,200
Alley Pavement Rehabilitation	City of Ontario Engineering	\$ 180,000
Rubber-Polymer Modified Slurry Seal (RPMSS) Project	City of Ontario Engineering	\$ 301,072
Wheelchair Ramp Installation	City of Ontario Community & Public Services	\$ 175,000
COPS Program	Ontario Police Department	\$ 178,385
Child Care Subsidies	Ontario-Montclair YMCA	\$ 22,000
	TOTAL	\$ 1,826,585

RECOMMENDED HOME FUNDING

<u>Proposed Programs</u>	<u>Implementing Agency</u>	<u>Amount</u>
Tenant Based Rental Assistance Program	City of Ontario Housing & Municipal Services	\$ 174,373
Single-Family/Multi-Family Housing Rehabilitation and New Construction	City of Ontario Housing & Municipal Services	\$ 174,373
Community Housing Development Organizations (CHDOs) Housing Program	CHDOs	\$ 69,750
Administration	City of Ontario Housing & Municipal Services	\$ 46,499
	TOTAL	\$ 464,995

RECOMMENDED ESG FUNDING

<u>Proposed Programs</u>	<u>Implementing Agency</u>	<u>Amount</u>
Administration	City of Ontario Housing & Municipal Services	\$ 5,443
Administration	Mercy House	\$ 6,626
Stepping Stones Program	Foothill Family Shelter	\$ 6,122
Family Stabilization at SOVA Program Center	Inland Valley Hope Partners	\$ 18,410
Services for Battered Women and Children	House of Ruth	\$ 12,600
Mercy House Continuum of Care	Mercy House	\$ 111,731
	TOTAL	\$ 160,932

CITY OF ONTARIO

Agenda Report
May 3, 2016

**SECTION:
CONSENT CALENDAR**

SUBJECT: TENANT-BASED RENTAL ASSISTANCE PROGRAM SUBRECIPIENT CONTRACT BETWEEN MERCY HOUSE LIVING CENTERS AND THE CITY OF ONTARIO

RECOMMENDATION: That the City Council approve the Tenant-Based Rental Assistance Program Subrecipient Contract (on file in the Records Management Department) with Mercy House Living Centers of Santa Ana, California, in the amount of \$547,870; and authorize the City Manager to execute the contract and take all actions necessary or desirable to implement the contract.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Pursue City's Goals and Objectives by Working with Other Governmental Agencies
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: The recommended contract amount is \$547,870. This project is funded from the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME). There is no impact to the General Fund.

BACKGROUND: On May 3, 2005 and January 28, 2011, the City Council approved and subsequently modified the Homeless Services Continuum of Care Program in partnership with Mercy House Living Centers. The Continuum is a multi-phased program that includes the following components: a homeless outreach service center; a 34-bed transitional housing facility; 62 permanent affordable housing units; and after care services.

On June 17, 2014 and June 17, 2015, the City Council approved Tenant-Based Rental Assistance Program Subrecipient Contracts between Mercy House and the City to provide a tenant-based rental assistance program component to the Continuum. Mercy House has been successfully implementing this program. This contract will allow Mercy House to continue to operate this program within Ontario.

TENANT-BASED RENTAL ASSISTANCE (TBRA) PROGRAM: The TBRA Program has been designed to build upon the successes that are occurring within the City's Continuum and reduce the

STAFF MEMBER PRESENTING: Brent D. Schultz, Housing and Municipal Services Director

Prepared by: Julie Bjork
Department: Housing/Municipal Services

City Manager
Approval: 

Submitted to Council/O.H.A. 05/03/2016

Approved: _____

Continued to: _____

Denied: _____

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City's chronically homeless population. This program will assist Ontario's chronically homeless individuals and families secure permanent housing through temporary rental subsidies.

The TBRA Program will provide the following benefits to Ontario's qualified homeless individuals and families:

- Rental assistance for up to 12 months with a possible 12-month extension based upon funding availability;
- Participants will work with interested landlords to select a qualified unit within Ontario;
- Participants will pay approximately 30% of their adjusted household income towards rent;
- Financial assistance may also be provided for security deposits and utility deposits; and
- Mercy House staff will provide case management to participants.

In an effort to focus homeless services, preferences for participation in this program have been created. The preferences are designed to target individuals participating in the Continuum in the following order: (1) Households that are currently permitted clients at the Ontario Access Center; (2) Households residing in transitional housing facilities funded by the City; and (3) Households participating in other homeless service programs funded by permitted service providers at the Ontario Access Center or other homeless service providers funded by the City. Within each of these preference categories, qualified U.S. veterans will receive priority.

It is estimated that approximately 28 households will be assisted through this program based upon the maximum rental subsidy amount of \$15,000 per household within a 12-month period. The program also provides Mercy House with up to \$108,386 for project delivery costs and \$11,295 for administrative costs.

CITY OF ONTARIO

Agenda Report
May 3, 2016

SECTION:
CONSENT CALENDAR

SUBJECT: AN ORDINANCE ADDING CHAPTER 17 TO TITLE 6 OF THE ONTARIO MUNICIPAL CODE, REGULATING THE SALE OF BUTANE

RECOMMENDATION: That the City Council adopt an ordinance adding Chapter 17 to Title 6 of the Ontario Municipal Code, regulating the sale of butane.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Maintain the Current High Level of Public Safety

FISCAL IMPACT: None.

BACKGROUND: On April 19, 2016, the City Council introduced and waived further reading on this proposed ordinance. Similar ordinances have been adopted by cities and counties across the state. The League of California Cities is currently looking at possible state legislation to restrict the sale of butane.

Butane honey oil (also known as “butane hash oil”) is a concentrate derived from marijuana. State statute currently criminalizes both the possession and manufacture of honey oil. In spite of these criminal penalties, there has been an increase in the illicit manufacturing of honey oil across the state of California.

Regulation over the sale of butane provides one way to curb the illicit manufacture of honey oil, which creates a substantial risk of explosion as butane is released into the air and, thereupon, can be ignited explosively. Honey oil is most often manufactured using large amounts of refined butane (i.e. five times refined (“5x”) or higher of any of the following: iso-butane, n-butane, and butane). Refined butane is typically sold by volume in canisters of 300 milliliters to 600 milliliters. Honey oil “labs” are known to require large numbers of 300 milliliter canisters of refined butane. A cap on refined butane sales, coupled with an identification requirement to purchase multiple canisters of it, could deter some

STAFF MEMBER PRESENTING: Brad Kaylor, Chief of Police

Prepared by: Scott Melendrez / David Sheasby
Department: Police Department / Citywide
Administration

Submitted to Council/O.H.A. 05/03/2016
Approved: _____

City Manager
Approval: _____

Continued to: _____
Denied: _____

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individuals from procuring enough to illegally produce honey oil. In turn, this could reduce the risk of honey oil lab explosions in the City.

The proposed ordinance prohibits the sale of more than 1,200 milliliters of refined butane (i.e. four 300 milliliter canisters) per transaction. Furthermore, it requires retailers to maintain a log of all sales of refined butane greater than 600 milliliters. This amount represents two 300 milliliter canisters. As part of the log, retailers must record the name and address of the purchaser, as verified by a government-issued, picture identification card, and the amount purchased. Lastly, the ordinance requires that retailers keep refined butane either in a locked area or behind a counter or other area not accessible by the public.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO,
CALIFORNIA, ADDING CHAPTER 17 TO TITLE 6 OF THE ONTARIO
MUNICIPAL CODE, REGULATING THE SALE OF BUTANE.

WHEREAS, across the state of California there has been an increase in the illicit manufacturing of “butane honey oil” (also known as “butane hash oil”) a concentrate derived from marijuana; and

WHEREAS, high grade butane such as n-butane and butane refined five times or higher is most prevalently used in the manufacture of honey oil; and

WHEREAS, honey oil is widely manufactured in an underground, non-commercial industry, which can include manufacturing sites in hotel rooms, garages, homes, and backyards; and

WHEREAS, the manufacturing process for honey oil is highly volatile and has led to multiple explosions across the state of California; and

WHEREAS, there is a current and immediate threat to the public health, safety, and welfare in that the manufacture, processing, transportation, possession, and sales of illicit narcotics and drugs are inherently dangerous and that chemicals, compounds, substances, by-products and wastes which are associated with the manufacture of illicit narcotics and drugs are both dangerous and injurious to the health, welfare, and safety of citizens of the City; and

WHEREAS, regulation over the sale of butane provides one way to regulate the manufacture of honey oil.

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

SECTION 1. Findings. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. A Chapter 17 is hereby added to Title 6 of the Ontario Municipal Code to read, in its entirety, as follows:

“CHAPTER 17: REGULATION OF BUTANE PURCHASES

Sec. 6-17.01. Legislative Purpose.

- (a) The City Council finds that there is a current and immediate threat to the public health, safety, and welfare in that the manufacture, processing, transportation, possession, and sales of illicit narcotics and drugs are inherently dangerous and that chemicals, compounds, substances, by-products and wastes which are associated with the manufacture of illicit narcotics and drugs are both dangerous and injurious to the health, welfare, and safety of citizens of the City.

- (b) The City Council finds that there has been a dramatic increase in reports of explosions occurring as a result of the manufacture of butane honey oil and butane hash oil, which require butane to extract tetrahydrocannabinol (THC) from parts of the marijuana plant.
- (c) The City Council finds that the general public does not normally purchase butane in large quantities and it is not the City Council's intent to restrain legitimate businesses or customers from selling or purchasing it.
- (d) No provisions of this chapter shall hinder or supersede any other applicable state or federal statute.

Sec. 6-17.02. Definitions.

For the purposes of this article:

- (a) "Butane" means five times refined ("5x") or higher of any of the following: iso-butane, n-butane, and butane.
- (b) "Retailer" means any retail business, company, corporation, person, employee, associate, or wholesaler who furnishes, distributes, sells or gives away products as described in this section.
- (c) "Customer" means any person who purchases or acquires the products described in this section, or persons who are present for the purchase or acquisition of the products described in this section.
- (d) "Sell" means to furnish, give away, exchange, transfer, deliver, surrender, or supply whether for monetary gain or not.

Sec. 6-17.03. Limitations on Sales.

- (a) No Retailer shall knowingly Sell to a single Customer and no single Customer shall acquire more than 1,200 milliliters of Butane, per transaction.
- (b) Retailers shall keep a log of all Butane sales cumulatively or individually amounting to greater than 600 milliliters in a single transaction, including the date of sale, amount purchased, and the name and address of the individual purchasing the Butane, as verified by a driver's license or other official, government-issued photo identification listing a place of residence. Retailers shall retain records for a period of at least one year and shall furnish copies of records to City officials upon request.
- (c) No Retailer shall display for sale, trade or exchange, any Butane except in an area from which the public shall be securely precluded without employee assistance. Two (2) such acceptable methods for displaying Butane for sale shall be by containment in:
 - (1) A completely enclosed cabinet or other storage device which shall be

permanently affixed to a building or building structure, and which shall, at all times except during access by authorized representatives, remain securely locked; or

- (2) In an enclosed area behind a sales or service counter from which the public is precluded from entry.

Sec. 6-17.04. Penalties.

Any person, Customer, or Retailer violating any of the provisions of this Chapter shall be guilty of a misdemeanor and upon conviction shall be punished by a fine not exceeding one thousand dollars (\$1,000.00) or imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment.

SECTION 3. CEQA. The City Council hereby finds that adoption of this Ordinance is not a "project" under the California Environmental Quality Act because the Ordinance does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4).

SECTION 4. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings and this Ordinance are based are located at the City Clerk's office located at 303 East "B" Street, Ontario, CA 91764. The custodian of these records is the City Clerk.

SECTION 5. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 6. Effective Date. This Ordinance shall become effective thirty (30) days following its adoption.

SECTION 7. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within fifteen (15) days of the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 3rd day of May 2016.

PAUL S. LEON, MAYOR

ATTEST:

SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. 3048 was duly introduced at a regular meeting of the City Council of the City of Ontario held April 19, 2016 and adopted at the regular meeting held May 3, 2016 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. 3048 duly passed and adopted by the Ontario City Council at their regular meeting held May 3, 2016 and that Summaries of the Ordinance were published on April 26, 2016 and May 10, 2016, in the Inland Valley Daily Bulletin newspaper.

SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO

Agenda Report
May 3, 2016

SECTION: CONSENT CALENDAR

SUBJECT: A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA16-002, PROPOSING VARIOUS CLARIFICATIONS TO THE ONTARIO DEVELOPMENT CODE, MODIFYING CERTAIN PROVISIONS OF DIVISION 3.02 (NONCONFORMING SIGNS), DIVISION 5.02 (LAND USE), DIVISION 5.03 (STANDARDS FOR CERTAIN LAND USES, ACTIVITIES AND FACILITIES), DIVISION 6.01 (DISTRICT STANDARDS AND GUIDELINES), AND DIVISION 8.01 (SIGN REGULATIONS)

RECOMMENDATION: That the City Council consider and adopt an ordinance approving File No. PDCA16-002, a Development Code Amendment proposing several clarifications to the Ontario Development Code (Ontario Municipal Code Title 9) including:

- (1) Deletion of “billboard signs” from the nonconforming sign amortization list (Table 3.02-1);
- (2) Deletion all reference to the CCC zoning district;
- (3) Addition of “escape, exit, mystery and puzzle rooms” as a conditionally permitted land use in the CC, CR, MU-1, BP, IL, and IG zones;
- (4) Clarification that the public convenience or necessity determination criteria (Section 5.03.025: alcoholic beverage sales) applies only to off-premise alcoholic beverage control licenses;
- (5) Clarification that a temporary outdoor sales event (Section 5.03.395: temporary and interim land uses, buildings, and structures) may only be allowed in conjunction with a legally established business that has been operated for a period of at least 180 days prior to a requested event;
- (6) Clarification that within the ICC Overlay district (Section 6.01.035: Overlay Zoning Districts), a maximum 25 percent building expansion is allowed in conjunction with an existing, legally established, commercial land use;
- (7) Combination of all political sign regulations (Section 8.01.020: Sign Standards) into a single provision, and add clarifying purpose and intent statements; and
- (8) Clarification that the maximum timeframes for the issuance of temporary promotional and special event signs and banners (Table 8.01: Sign Regulation Matrix).

STAFF MEMBER PRESENTING: Scott Murphy, Planning Director

Prepared by: Charles Mercier
Department: Planning

City Manager
Approval: 

Submitted to Council/O.H.A. 05/03/2016

Approved: _____

Continued to: _____

Denied: _____

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COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Invest in the Growth and Evolution of the City's Economy
Operate in a Businesslike Manner
Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

FISCAL IMPACT: None.

BACKGROUND: On the April 19, 2016 the City Council introduced an Ordinance approving the Development Code revision. On December 1, 2015, the City Council approved a comprehensive update to the Ontario Development Code (Ordinance No. 3028), which became effective on January 1, 2016. Since that approval, staff has identified several minor alterations to the Development Code needed to adjust and clarify the recent comprehensive update. The proposed Development Code Amendment includes the following recommended changes:

- (1) Revise Development Code Division 3.02 (Nonconforming Signs), removing “billboard signs” from the nonconforming sign amortization list (Table 3.02-1: Amortization Period of Certain Classifications of Nonconforming Signs). This revision was initiated at the recommendation of the City Attorney, to correct a conflict with provisions in State law that provide certain protections to existing billboard signs;
- (2) Delete all Development Code references to the CCC zoning district, which was combined with the CCS (Convention Center Support Commercial) zone prior to the approval of the comprehensive update to the Ontario Development Code. Several references to the CCC zoning district were inadvertently left in the Development Code, requiring their removal;
- (3) Revise Development Code Division 5.02 (General Land Use Provisions), adding “Escape, Exit, Mystery, and Puzzle Rooms” to Table 5.02-1 (Land Use Matrix), as a conditionally permitted use in the CC (Community Commercial), CR (Regional Commercial), MU-1 (Mixed Use Area 1), BP (Business Park), IL (Light Industrial), and IG (General Industrial) zoning districts. The business is modeled after the Escape-The-Room videogame genre, which typically follow a standard formula: Groups of 4 to 12 people are locked in a themed room filled with clues and puzzles, and the group is provided a limited amount of time to solve the clues and puzzles, in order to exit the room;
- (4) Revise the “Alcoholic Beverage Sales” land use standards (Development Code Section 5.03.025), clarifying that the Public Convenience or Necessity determination criteria only applies to off-premise Alcoholic Beverage Control licenses;
- (5) Revise the “Temporary and Interim Land Uses, Buildings, and Structures” land use standards (Development Code Section 5.03.395), clarifying that a temporary outdoor retail sales event may only be allowed in conjunction with a business that has been operated for a period of at least 180 days prior to the event. This clarification is intended to close an existing loophole that allows a business to temporarily rent a series of locations (usually 30 to 60 days), in order to obtain a Temporary Use Permit (TUP) to conduct outdoor retail sales events. By moving from location to location, the business is able to circumvent the maximum number of temporary sales events

allowed per calendar year (4 “specified holiday periods” and 4 “additional periods,” each period maximum 7 days duration);

- (6) Revise the Interim Community Commercial Overlay District provisions (Development Code Section 6.01.035), clarifying that a building expansion may only be allowed for the purpose of expanding an existing, legally established, commercial land use. Expansions would be limited to one time, not to exceed 25 percent of the existing gross floor area. This provision is consistent with the requirements applicable to nonconforming nonresidential structures;
- (7) Combine the various Political Sign regulations, which are currently divided among several sections in Division 8.01 (Sign Regulations), into a single provision (Subsection 8.01.020.K), and add provisions clarifying the purpose and intent of the Political Sign regulations; and
- (8) Revise the Sign Regulation Matrix (Development Code Table 8.01-1), clarifying the timeframes for the issuance of temporary promotional and special event signs and banners, as follows:
 - Business Grand Opening — One time, maximum 30 days duration.
 - Retail Sales Event — Maximum 7 days duration during the specified “holiday sale periods” (Presidents’ Day, Memorial Day, Independence Day, and Labor Day), and 4 “additional periods,” not to exceed a total of 56 days per calendar year. Each “additional period” may be used consecutively with “holiday sale periods,” not to exceed a total of 6 consecutive periods (42 consecutive days).
 - Holiday Retail Sales (Christmas tree and pumpkin sales) — Maximum 30 days duration per calendar year.
 - Shows and Exhibits — Maximum 30 days duration per calendar year.
 - Amusement and/or Sporting Events — Maximum 30 days duration per calendar year, which may be used in a single period, or in 2 periods of 15 days duration.
 - Tent Revivals — Maximum 30 days duration per calendar year, which may be used in a single period, or in 2 periods of 15 days duration.
 - Charitable and Fund Raising Events — Allowed during the specified “holiday periods,” and 4 “additional periods.”

On March 22, 2016, the Planning Commission conducted a public hearing to consider the above-described Development Code Amendment, and concluded the hearing on that date. Upon conclusion of the public hearing, the Planning Commission voted unanimously (6-0-1) to approve Resolution No. PC16-011, recommending that the City Council approve the subject Development Code Amendment.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, and Policy Plan (General Plan) components of The Ontario Plan (TOP). More specifically, TOP goals and policies furthered by the proposed project are noted in the Planning Commission staff report (attached).

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project does not affect the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

AIRPORT LAND USE COMPATIBILITY PLAN COMPLIANCE: The project site is located within the Airport Influence Area of Ontario International Airport and has been found to be consistent with the policies and criteria set forth within the Ontario International Airport Land Use Compatibility Plan (ALUCP).

ENVIRONMENTAL REVIEW: The environmental impacts of this project were reviewed in conjunction with an Addendum to the Ontario Plan Environmental Impact Report (SCH# 2008101140), previously prepared for File No. PDCA11-003, which was adopted by the Ontario City Council (Resolution No. 2015-095) on September 1, 2015. This Application serves to provide clarifications to the existing Development Code document and will not introduce any new significant environmental impacts.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA16-002, A DEVELOPMENT CODE AMENDMENT PROPOSING VARIOUS CLARIFICATIONS TO THE ONTARIO DEVELOPMENT CODE: [1] DELETE "BILLBOARD SIGNS" FROM THE NONCONFORMING SIGN AMORTIZATION LIST (TABLE 3.02-1); [2] DELETE ALL REFERENCES TO THE CCC ZONING DISTRICT; [3] ADD "ESCAPE, EXIT, MYSTERY AND PUZZLE ROOMS" AS A CONDITIONALLY PERMITTED LAND USE IN THE CC, CR, MU-1, BP, IL, AND IG ZONES; [4] CLARIFY THAT THE PUBLIC CONVENIENCE OR NECESSITY DETERMINATION CRITERIA (SECTION 5.03.025: ALCOHOLIC BEVERAGE SALES) APPLIES ONLY TO OFF-PREMISE ALCOHOLIC BEVERAGE CONTROL LICENSES; [5] CLARIFY THAT A TEMPORARY OUTDOOR SALES EVENT (SECTION 5.03.395: TEMPORARY AND INTERIM LAND USES, BUILDINGS, AND STRUCTURES) MAY ONLY BE ALLOWED IN CONJUNCTION WITH A LEGALLY ESTABLISHED BUSINESS THAT HAS BEEN OPERATED FOR A PERIOD OF AT LEAST 180 DAYS PRIOR TO A REQUESTED EVENT; [6] CLARIFY THAT WITHIN THE ICC (INTERIM COMMUNITY COMMERCIAL) OVERLAY DISTRICT (SECTION 6.01.035: OVERLAY ZONING DISTRICTS), A BUILDING EXPANSION, MAXIMUM 25 PERCENT, IS ONLY ALLOWED IN CONJUNCTION WITH AN EXISTING, LEGALLY ESTABLISHED, COMMERCIAL LAND USE; [7] COMBINE THE ALL POLITICAL SIGN REGULATIONS (SECTION 8.01.020: SIGN STANDARDS) INTO A SINGLE PROVISION, AND ADD CLARIFYING PURPOSE AND INTENT STATEMENTS; AND [8] CLARIFY THE MAXIMUM TIMEFRAMES FOR THE ISSUANCE OF TEMPORARY PROMOTIONAL AND SPECIAL EVENT SIGNS AND BANNERS (TABLE 8.01: SIGN REGULATION MATRIX), AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, The City of Ontario ("Applicant") has initiated an Application for the approval of a Development Code Amendment, File No. PDCA16-002, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Development Code (Ontario Municipal Code Title 9) provides the legislative framework for the implementation of The Ontario Plan, which states long-term principles, goals, and policies for guiding the growth and development of the City in a manner that achieves Ontario's vision and promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its citizens; and

WHEREAS, On December 1, 2015, the City Council approved a comprehensive update to the Ontario Development Code (Ordinance No. 3028), which became effective on January 1, 2016. City staff has initiated several minor alterations to the Development Code to adjust and further clarify the recent comprehensive update; and

WHEREAS, pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, the Application was reviewed for consistency with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, and was found to be consistent with the Housing Element, as the project does not affect the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix; and

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

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with an Addendum to the Ontario Plan Environmental Impact Report (SCH# 2008101140), previously prepared for File No. PDCA11-003, which was adopted by the Ontario City Council (Resolution No. 2015-095) on September 1, 2015. The Addendum found that subject application will not introduce any 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. All previously adopted mitigation measures are a condition of project approval and are incorporated by this reference; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, On March 22, 2016, the Planning Commission of the City of Ontario conducted a public hearing to consider the Application, and concluded the hearing on that date. Upon conclusion of the public hearing, the Planning Commission voted unanimously (6-0-1) to approve Resolution No. PC16-011, recommending that the City Council approve the Application; and

WHEREAS, on April 19, 2016, the City Council of the City of Ontario conducted a public hearing to consider the Application, and concluded said hearing on that date. Upon conclusion of the public hearing, the City Council approved the introduction (first reading) of this Ordinance, and waived further reading of the Ordinance; and

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

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

SECTION 1. *Development Code Chapter 3.0 (Nonconforming Lots, Land Uses, Structures, and Signs).* Make changes to Chapter 3.0 (Nonconforming Lots, Land Uses, Structures, and Signs) of the City of Ontario Development Code (Ordinance No. 3028), modifying Division 3.02 (Nonconforming Signs) to removing “Billboard Signs” from the nonconforming sign amortization list contained in Table 3.02-1 (Amortization Period of Certain Classifications of Nonconforming Signs).

SECTION 2. *Development Code Chapter 5.0 (Zoning and Land Use).* Make changes to Chapter 5.0 (Zoning and Land Use) of the City of Ontario Development Code (Ordinance No. 3028), as follows:

a. Amend Development Code Division 5.02 (Land Use), removing all references to the CCC zoning district contained in Table 5.02-1 (Land Use Matrix).

b. Amend Development Code Division 5.03 (Standards for Certain Land Uses, Activities, and Facilities), as follows:

1. Revise Section 5.03.020 (Air Transportation) and Section 5.03.270 (Massage Services), removing all reference to the CCC zoning district.

2. Revise Section 5.03.025, Paragraph F.3 (Criteria for Determining Public Convenience or Necessity), to read as follows:

Criteria for Determining Public Convenience or Necessity. Within a census tract having an undue concentration of off-premise ABC licenses, the City desires to strike a balance between the number of off-premise licenses and the convenience of store customers. Consequently, the Reviewing Authority shall rely upon the following factors in making a determination of public convenience or necessity:

3. Revise Section 5.03.395, adding Subparagraph G.1.f to read as follows:

A retail sales event shall only be allowed in conjunction with a legally established business that has been operated for a period of at least 180 days prior to the retail sales event.

SECTION 3. *Development Code Chapter 6.0 (Development and Subdivision Regulations).* Make changes to Chapter 6.0 (Development and Subdivision Regulations) of the City of Ontario Development Code (Ordinance No. 3028), as follows:

a. Revise Development Code Section 6.01.015 (Commercial Zoning Districts, removing all reference to the CCC zoning district; and

b. Clarify Development Code Section 6.01.035 (Overlay Zoning Districts), amending Subparagraph C.5.c (ICC (*Expansion of Existing Commercial Structures and Uses*)) to read as follows:

c. *Expansion of Existing Commercial Structures and Uses.*

(1) *Within the ICC Overlay District, building expansion, shall only be allowed for the purpose of expanding an existing, legally established commercial land use, which is allowed pursuant to Subparagraph B.5.b(3) of this Section.*

(2) *The expansion of an existing commercial building shall be allowed pursuant to the requirements of Subsection 3.01.020.J (Alteration and/or Expansion of a Nonconforming Nonresidential Structure) of this Development Code, and shall be developed consistent with the standards of the CC zoning district.*

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

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

SECTION 4. *Development Code Chapter 8.0 (Sign Regulations).* Make changes to Chapter 8.0 (Sign Regulations) of the City of Ontario Development Code (Ordinance No. 3028), as follows:

a. Combine the various Political Sign regulations, which are currently divided among several sections in Division 8.01 (Sign Regulations), into Subsection 8.01.020.K (Political Signs), and add provisions clarifying the purpose and intent of the Political Sign regulations. Subsection 8.01.020.K (Political Signs) shall read as follows:

K. Political Signs.

1. Purpose.

a. *The purpose of these political sign regulations is to identify the compatibility between the utilization of political signs, the protection of the right to privacy of individuals, and the quiet and undisturbed enjoyment of property.*

b. *It is recognized that there have been abuses in the placement of political signs within the City, including: [i] trespassing upon private property; [ii] placement of political signs without permission from the property owner; [iii] placement of political signs in such a fashion as to make it difficult to remove them; [iv] littering caused by dislodged political signs; [v] sight distance hazards to traffic due to sign size and location; [vi] distracting appearance; [vii] aesthetically displeasing impact; [viii] unnecessary proliferation; and [ix] other reasons, all of which are determined to be contrary to the best interests of the community, and in opposition to the public health, safety and welfare.*

c. *The reasonable regulation of political signs will obviate many of the objections that have been raised to the unregulated placement of such signs.*

d. *It is recognized that to the extent that placement of political signs is not contrary to the purposes stated herein, it is in the best interests of the City and its inhabitants to allow political expression, and, for that reason, it is but to avoid the total prohibition of such signs.*

e. *It is believed that responsibility for the placement of political signs should lie with the candidate for public office, the proponents and opponents of ballot measures, and the various political committees connected therewith. It is recognized that political signs are printed by, or at the direction of, those listed herein, and that the ultimate responsibility for the distribution of such signs and their placement lies with them.*

2. **Definition.** *The term "political sign," as used herein, means any election or nonelection sign, advertising structure, or display, which communicate any message or idea identifying, supporting, opposing, promoting, or conveying a position upon, or relating to, any political cause or issue, or candidate for public office, or proposition or issue connected with any local, special, state, or national election.*

3. **Political Sign Registration.** *Pursuant to BPC Section 5405.3, any candidate (or their designee) or the proponents of a ballot measure who seek to utilize political signs, shall first file a Statement of Responsibility with the Code Enforcement Department, on a City registration form. The registrant shall be responsible for removing the*

temporary political sign, and may be required to reimburse the City for any cost incurred for temporary political sign removal.

4. *Permitted Signs.* *Political signs, as herein defined, shall be permitted within any zoning district subject to compliance with all of the rules and regulations set forth in Paragraph K.5 (Regulations) herein.*

5. *Regulations.*

a. *No provision in this Development Code shall be so construed as to prohibit the placing of temporary political signs.*

b. *No political sign shall be installed or displayed sooner than 45 days preceding the election for which the sign is intended.*

c. *No political sign shall exceed 16 SF in total area, except that a double-faced sign, not exceeding 16 SF on each side, shall be permitted.*

d. *No political sign shall exceed an overall height of 8 FT, except if such sign shall be within an enclosed building or structure.*

e. *No candidate for public office, proponent or opponent of ballot measures, and/or any political committees connected therewith, shall post more than one political sign per lot or parcel.*

f. *No political sign shall be lighted either directly or indirectly.*

g. *No political sign shall be placed on private property, vacant or otherwise, without the permission of the owner of the property.*

h. *No political sign shall be placed or affixed to a tree, fence, post, utility pole, or any structure, by glue, nails, or screws.*

i. *No political sign shall be posted on any public property or in the public right-of-way.*

j. *No political sign shall be placed within the right-of-way of any highway, or with 660 FT of the edge of, and visible from, the right-of-way of a landscaped freeway.*

k. *No political signs shall be posted in violation of any other provisions of this Development Code.*

l. *All political signs shall be removed within 10 days following the date of the election for which the sign was intended.*

6. *Removal of Illegally Placed Political Signs.* *The Building Official may cause the removal of any sign placed contrary to any*

provision of the Political Sign provisions contained herein (commencing with Subsection K (Political Signs) of this Section).

b. Revise Development Code Table 8.01-1 (Sign Regulation Matrix) to clarify timeframes for the issuance of temporary promotional and special event signs and banners, to read as follows:

1. Business Grand Opening. *A new business may be allowed temporary signage identifying its grand opening, one time, for a maximum of 30 days duration.*

2. Retail Sales Event. *A Retail Sales Event pursuant to Paragraph 5.03.395.G.1 of this Development Code may be allowed temporary signage for maximum 7 days duration during the specified “holiday sale periods,” and during the specified “additional periods” for which a Temporary Use Permit has been issued, not to exceed a total of 56 days per calendar year. Each “additional period” may be used consecutively with “holiday sale periods,” not to exceed a total of 6 consecutive periods (42 consecutive days).*

3. Holiday Retail Sales. *Holiday Retail Sales established pursuant to Paragraph 5.03.395.G.2 of this Development Code may be allowed temporary signage for maximum 30 days duration.*

4. Shows and Exhibits. *Shows and Exhibits established pursuant to Paragraph 5.03.395.G.3 of this Development Code may be allowed temporary signage for maximum 30 days duration.*

5. Amusement and/or Sporting Events. *Amusement and/or Sporting Events established pursuant to Paragraph 5.03.395.G.4 of this Development Code may be allowed temporary signage for maximum 30 days duration per calendar year, which may be used in a single period, or in 2 periods of 15 days duration.*

6. Tent Revivals. *Tent Revivals established pursuant to Paragraph 5.03.395.G.5 of this Development Code may be allowed temporary signage for maximum 30 days duration per calendar year, which may be used in a single period, or in 2 periods of 15 days duration.*

7. Charitable and Fund Raising Events. *Charitable and Fund Raising Events established pursuant to Paragraph 5.03.395.G.6 of this Development Code may be allowed temporary signage during the specified “holiday periods,” and the specified “additional events” for which a Temporary Use Permit has been issued.*

SECTION 5. *Environmental Determination and Findings.* As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the previously adopted Addendum to The Ontario Plan Environmental Impact Report (SCH# 2008101140), previously prepared for File No. PDCA11-003, which was adopted by the Ontario City Council (Resolution No. 2015-

095) on September 1, 2015, and supporting documentation. Based upon the facts and information contained in the he previous Addendum to The Ontario Plan Environmental Impact Report, and supporting documentation, the City Council finds as follows:

- a. The previous Addendum contains a complete and accurate reporting of the environmental impacts associated with the Application; and
- b. The previous Addendum was completed in compliance with CEQA and the Guidelines promulgated thereunder; and.
- c. The previous Addendum reflects the independent judgement of the City Council; and
- d. All previously adopted mitigation measures, which are applicable to the Application, are a condition of Project approval, and are incorporated herein by this reference.

SECTION 6. *Housing Element Consistency.* Based upon the facts and information contained in the Application, and supporting documentation, the City Council finds that, at the time of Project implementation, the Project will be consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan.

SECTION 7. *Airport Land Use Compatibility Plan (ALUCP) Consistency.* Based upon the facts and information contained in the Application, and supporting documentation, the City Council finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

SECTION 8. *Concluding Facts and Reasons.* Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the City Council hereby concludes as follows:

- a. The proposed Development Code Amendment is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and
- b. The proposed Development Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

SECTION 9. *City Council Action.* Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council hereby approves the subject Development Code Amendment, File No. PDCA16-002.

SECTION 10. *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 11. *Custodian of Records.* The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 12. *Severability.* If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 13. *Effective Date.* This Ordinance shall become effective 30 days following its adoption.

SECTION 14. *Publication and Posting.* The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days of the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 3rd day of May 2016.

PAUL S. LEON, MAYOR

ATTEST:

SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. 3049 was duly introduced at a regular meeting of the City Council of the City of Ontario held April 19, 2016 and adopted at the regular meeting held May 3, 2016 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. 3049 duly passed and adopted by the Ontario City Council at their regular meeting held May 3, 2016 and that Summaries of the Ordinance were published on April 26, 2016 and May 10, 2016, in the Inland Valley Daily Bulletin newspaper.

SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO

Agenda Report

May 3, 2016

SECTION: CONSENT CALENDAR

**SUBJECT: HOUSING ELEMENT ANNUAL REPORT FOR CALENDAR YEAR 2015
(FILE NO.: PADV16-002)**

RECOMMENDATION: That the City Council receive the 2015 Housing Element Annual Progress Report.

COUNCIL GOALS: Regain Local Control of Ontario International Airport
Operate in a Businesslike Manner
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: None.

BACKGROUND: The updated Housing Element was adopted by City Council on October 15, 2013. In accordance with California Government Code Section 65400, a report analyzing the City's progress towards compliance with the adopted Housing Element must be submitted to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR) on an annual basis. The attached report is the second progress report for the 2014 to 2021 Housing Element cycle.

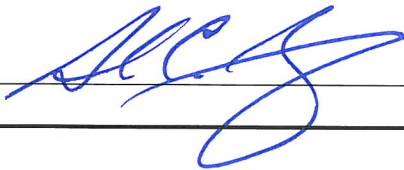
ENVIRONMENTAL Review: The Housing Element Annual Report is Categorically Exempt from California Environmental Quality Act (CEQA), as amended in accordance with Section 15306 (Information Collections).

STAFF MEMBER PRESENTING: Scott Murphy, Planning Director

Prepared by: Clarice Burden

Department: Planning

City Manager

Approval: 

Submitted to Council/O.H.A.

05/03/2016

Approved: _____

Continued to: _____

Denied: _____

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ONTARIO

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ONTARIO

Reporting Period 01/01/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						138	420				
(10) Total by Income Table A/A3			0	0	138	420					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ONTARIO

Reporting Period 01/01/2015 - 12/31/2015

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ONTARIO

Reporting Period 01/01/2015 - 12/31/2015

Table A3

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	39	0	96	3	0	138	18
No. of Units Permitted for Above Moderate	276	0	144	0	0	420	19

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ONTARIO

Reporting Period 01/01/2015 - 12/31/2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	2592	0	0	0	0	0	0	0	0	0	0	2592
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	1745	0	0	0	0	0	0	0	0	0	0	1745
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		1977	0	364	138	0	0	0	0	0	0	502	1475
Above Moderate		4547	0	163	420	0	0	0	0	0	-	583	3964
Total RHNA by COG. Enter allocation number:		10861	0	527	558	0	0	0	0	0	0	1085	9776
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ONTARIO

Reporting Period 01/01/2015 - 12/31/2015

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
30. Extremely Low Income Households	Work with nonprofits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications. Offer fee reductions and land write downs for new affordable housing for low-income, very low-income, and ELI households.	Ongoing	During calendar year 2015, the following services were provided to Extremely Low-Income households: * Assisted housing units - 12 housing units restricted to extremely low-income occupancy; * Project Gateway - 8 units occupied by extremely low-income households; * HOME Tenant Based Rental Assistance (TBRA) - 5 households assisted; * CoC Permanent Housing (excluding Project Gateway and HOME TBRA) - 6 households assisted; * Assisi House and Aftercare Services program - 31 persons (unduplicated); * Mercy House Center Ontario - 1,145 persons (unduplicated); * Foothill Family Shelter - 40 persons (unduplicated); * Services for Battered Women and Children - 96 persons (unduplicated); * SOVA Food Security Center - 2,346 persons (unduplicated); * Fair Housing services - 120 households (unduplicated); * Senior Services - 132 persons (unduplicated); and * Child Care Subsidies - 11 persons (unduplicated)
31. Special Needs Housing	Collaborate with affordable housing	Ongoing	In conjunction with the Ontario Housing Authority, the Housing Authority of the

	<p>developers and secure funding, if feasible, to assist with the development of special needs housing projects.</p>		<p>County of San Bernardino, County of San Bernardino Department of Behavioral Health, and Mercy House Living Centers, 12 Shelter Plus Care project based vouchers were available within Ontario for chronically homeless with disabilities and their families.</p> <p>During 2015, the City in conjunction with Mercy House Living Centers, implemented the HOME Tenant Based Rental Assistance to provide rental assistance with security deposits and utility deposits to chronically homeless and homeless households. During calendar year 2015, seven homeless households were assisted with permanent housing.</p>
1. Code Enforcement	Continue Code Enforcement using a progressive approach of voluntary compliance, citations, and court action, if needed. Continue to apply for funding.	Ongoing	<p>Code Enforcement conducted 6,249 inspections and 2,384 cases were closed in 2015.</p> <p>As part of the Rental Inspection program 2,504 housing units were inspected and violations were abated in 899 units.</p>
2. Quiet Home	Continue to Implement Program	Ongoing	<p>Ninety-nine homes were insulated; one property was acquired, 58.02 acres were converted to airport compatible uses; and 17 individuals were relocated. Since the program began in 1994, 1,600 units have been insulated and an estimated 700 homes remain eligible under existing Part 150 Noise Exposure Map (NEM) eligibility noise contour. To date, the City has acquired 257 properties and approximately 85 remain eligible for future voluntary acquisition. The Program sold 28 parcels for future airport compatible development. Future Program implementation will be impacted by the update to the NEM eligibility noise contour started in 2014.</p>
3. Historic Preservation	Continue to Implement Program	Ongoing	<p>City staff continues to implement the historic preservation program, including: 2 properties on the list of historic resources were reviewed and removed from the inventory, 4 Mills Act Contract (preservation agreement) approvals, annual Mills Act Contract Monitoring of 8 contracts were completed, Design Review for 166 projects, public outreach including "Historic Downtown Ontario" walking tour brochure was completed and distributed throughout the City.</p>
4. Housing Rehabilitation Loan & Grants	Continue to Implement Program, as funding is available.	Ongoing	<p>The City of Ontario implemented the following programs during 2015: Quiet Home Residential Sound Insulation Program and CDBG Quiet Home Owner Occupied Rehabilitation Program.</p> <p>Ninety-nine homes were completed during 2015 through the Quiet Home Residential Sound Insulation Program. One home was assisted through the CDBG Quiet Home Owner-Occupied Rehabilitation Program utilizing HCD BEGIN Reuse funds.</p> <p>The City's largest housing rehabilitation program, the CARES Program continues to remain on hold. Funding for this program had been provided through the Ontario Redevelopment Agency's Low and Moderate-Income</p>

			<p>Housing Fund (LMIFH). To date, no replacement funding has been identified and secured.</p> <p>During 2015, the City of Ontario staff also worked on developing new Community Improvement Team (CIT) Owner-Occupied Rehabilitation Loan and Emergency Grant Programs.</p>
5. Cares	Continue to Implement Program, as funding is available.	Ongoing	As stated earlier, this program was funded with LMIHF. At this time, the program is on hold and no activity took place during 2015.
6. Neighborhood Plans	Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.	12/31/2015	<p>The Planning Department continues to conduct Neighborhood Planning through various outreach efforts and programs. The primary Neighborhood Planning programs implemented during 2015 include the HEAL Zone, Zoning Consistency, Development Code Update, and Active Transportation. Through the HEAL Zone program, community leaders completed neighborhood visioning sessions, asset maps, photo voice projects, and park amenity surveys. This feedback helped inform decision makers on policy and capital improvements. The Zoning Consistency program creates consistency with The Ontario Plan (General Plan) goals and policies, including land use designations. Last year, staff conducted several neighborhood meetings to discuss proposed zone changes that were aimed at protecting residential areas. As a result, about 400 properties were rezoned to either be consistent with existing residential uses or be more compatible with adjacent residential uses by limiting uses that may have potential impacts to nearby residences. Members of a local community garden helped to develop language for a new Urban Agriculture section of the Development Code that supports farmers' markets, community gardens and agricultural uses throughout the City. School districts, community members and active transportation advocates conducted surveys and provided input pedestrian safety and bicycle routes. This information helped to support two Active Transportation Program grant applications submitted in 2015.</p>
7. Neighborhood Stabilization	Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.	Ongoing	No activity occurred during 2015. City staff will implement programs as funds become available.
8. Community Oriented Policing	Continue implementation of COPs Program; coordinate marketing efforts with the new Quadrennial Inspection Program.	Ongoing	Code Enforcement presented the Systematic Rental Inspection Program at the Multi-Family Crime Free Training at the Police Department for apartment complex property owners and managers.
9. Downtown Plan	Downtown planning to facilitate new mixed-use and residential development; continue to acquire property and	Ongoing	The objective of the downtown planning effort is to facilitate new mixed-use and residential development and continue to acquire property and assemble sites to facilitate new housing. With the dissolution of Redevelopment, the

	assemble sites to facilitate new housing.		acquisition portion of this program is no longer funded. The City has ramped up the facilitation of new development and establishment of new businesses within the downtown through the HEART program. HEART (Historic Euclid Avenue Revitalization Team) was established in 2015, with this mission: Create and promote, through Agency leadership and collaboration, opportunities for the revitalization of Historic Downtown into a vibrant, culturally diverse, mixed-use entertainment destination for our community and visitors. HEART seeks to leverage resources, services and activities to enhance the downtown experience. Through improved transit and placemaking efforts that integrate arts and culture, the HEART program intends to create an environment that will attract new housing, improve existing housing and encourage a mix of uses and activities. The City continues to explore new alternatives for funding projects within the downtown in lieu of Redevelopment.
10. Mountain & Euclid Corridors	Re-designate corridors for medium- and high-density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.	Ongoing	Work continues to re-zone various properties along these corridors to medium and high density residential, and mixed use designations consistent with The Ontario Plan (which includes the general plan). A comprehensive update to the City's Development Code was adopted in 2015, which established standards for low-medium, medium, medium-high and high density residential zones and mixed use zones. Rezoning properties along these corridors will encourage lot consolidation to provide additional sites to accommodate housing at higher densities.
11. Holt Blvd.	Re-designate as High Density and Mixed Use and develop a lot consolidation ordinance to assemble parcels.	Ongoing	This work effort has been ongoing and is progressing and will be implemented in phases in 2015 thru 2016. However, other efforts in revitalizing Holt include the Holt Boulevard Mobility and Streetscape Strategic Plan. The focus of the plan is to stimulate investment along the Holt Boulevard corridor through the incorporation of "Complete Streets" strategies to create a safe and inviting transportation network that serves the needs of everyone who travels the corridor, including bicyclists, drivers, transit and pedestrians of all ages and abilities. The City is working with Omnitrans on BRT (Bus Rapid Transit) to service Holt Blvd. The implementation of this plan will occur as funds become available.
12. New Model Colony	Continue to review, approve, and implement plans to develop the New Model Colony.	Ongoing	City staff continues to review and process applications for development in the New Model Colony. Permits were issued for 263 units within the NMC in 2015.
13. Downtown Core Catalyst Project	Continue to implement the programs identified in the Downtown Core Catalyst Project as funding is available.	Ongoing	City staff will implement programs as funds become available.
14. Design Review	Continue to implement design review process.	Ongoing	City staff continues to implement design review.

15. Green Building	Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences. Renewable energy incentive and energy efficiency programs. Develop a citywide 20-year energy plan. Support pilot development project as a net-zero-energy community and formulate solar site orientation guideline.	Ongoing	Over this last year the City has made progress toward our Climate Action Plan target of 30% greenhouse gas reduction below Year 2020 business as usual by Year 2020. Municipal facilities efforts include implementation of a variety of green building practices from water efficiency/conservation to HVAC and lighting retrofits, resulting in approximately a 5,200 MTCO ₂ e reduction or approximately 21% reduction. Community-wide, the City is trending towards the target through a combination of efforts including partnering with the sub-regional Home Energy Renovation Opportunity (HERO Program) for existing structures that has resulted a total of 1,149 completed project from solar installation to water conservation with a lifetime energy savings of 128 million kwh and a water savings of 27.6 million gallons. Overall, City consumption of potable water has been reduced by 19% through a combination of water use reduction, transition to recycle irrigation systems, and drought tolerant landscaping. The City has also adopted the updates to the Cal Green Code and implemented photovoltaic streamlining enhancing solar deployment as per AB2188.
16. Land Monitoring Program to Meet the RHNA	Ensure there is sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation.	Ongoing	City staff monitors entitlement applications to ensure that the available sites inventory is maintained and verifies that development of identified sites complies with the minimum density indicated in the available sites inventory or identifies alternate sites to meet the RHNA needs. Safeguards have been incorporated into the City's General Application which includes an affidavit regarding compliance with the available sites inventory.
17. Incentives	Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals.	Ongoing	The opportunity for regulatory concessions to encourage affordable housing has been incorporated into the Development Code. One project received a density bonus in 2015. The City continues to offer financial incentives for affordable housing projects where feasible and as funding is available. Housing incentives have also been included in the comprehensive Development Code update, which was adopted in 2015.
18. Land Acquisition	Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals	Ongoing	City staff will implement programs as funds become available.
19. Planned Residential Overlay	Continue to utilize the PUD to create tailored development standards to facilitate new housing.	Ongoing	The PUD continues to be a viable tool to implement new multi-family housing.
20. Mixed Use and High Density Residential Zone and Standards	Develop new mixed-use and high-density residential development zone and standards to implement the General Plan. Allow residential uses by right in both zones.	Ongoing	New General Plan designations were adopted in 2010. A comprehensive update to the Development Code, which implements the new General Plan land use designations, was adopted in 2015. The City continues its efforts in processing Zone Changes to bring alignment with the adopted General Plan. The analysis for this effort was completed in 2012 and public workshops were initiated. In 2015 fourteen parcels totaling 3.7 acres along Fourth Street were

			rezoned to High Density Residential to accommodate residential densities of 25 to 45 dwelling units per acre.
21. Public Housing	Continue to assist up to 600 households under the public housing program and seek additional vouchers as available.	Ongoing	Public housing programs in Ontario are administered through the Housing Authority of the County of San Bernardino (HACSB). During 2015, the HACSB managed approximately 379 Housing Choice Vouchers within Ontario
22. Homeownership	Implement down payment assistance programs Citywide and for the Town Square project.	Ongoing	The City was able to secure \$1 million in CalHome Mortgage Assistance Program funds to offer downpayment assistance to qualified low income families within designated census tracts. During calendar year 2015, two households were assisted.
23. Preservation of At Risk Housing	Monitor the status of at-risk projects and, if they are at imminent risk of conversion, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible.	Ongoing	There are a total of 1,751 assisted, multi-family rental units in the City, of which no units were "at-risk" of conversion to market rate during calendar year 2015. To address the preservation of public housing for very low- and low-income persons, the City of Ontario maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate with the owner the importance of the units to the supply of affordable housing in Ontario, as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at risk units.
24. Jack Galvin Accord	Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord.	Ongoing	City staff administered the Accord that covers 1,697 mobile home units located in 10 mobile home parks throughout Ontario. City staff distributed the annual rent adjustments allowed as part of the Accord and designed to limit rental increases within the participating mobile home parks.
25. Fair Housing	Continue to contract with fair housing providers	Ongoing	The City of Ontario has worked in conjunction with the Inland Fair Housing and Mediation Board to affirmatively further fair housing opportunities in this community. The Inland Fair Housing and Mediation Board "actively supports and promotes freedom of residence through education, advocacy and litigation to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law."
26. Homeless Continuum of Care	Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available.	Ongoing	<p>During calendar year 2015, the following achievements were made within the Ontario Homeless Continuum of Care:</p> <ul style="list-style-type: none"> * Mercy House Ontario Access Center - provided basic needs and services to 1,200 new (unduplicated) clients; * Assisi House and Aftercare Services Program - provided transitional housing and aftercare services to 31 new (unduplicated) clients; * HOME TBRA - provided tenant based rental assistance to homeless individuals and families. During calendar year 2015, seven households were

			<p>placed into permanent housing;</p> <p>* Project Gateway - assisted 12 chronically homeless individuals with disabilities and their families secure permanent housing with wrap around services through HUD's Shelter Plus Care Program; and</p> <p>* Permanent housing units - continued to operate 76 permanent housing units in cooperation with the Ontario Housing Authority, Mercy House, and Mercy House CHDO. These units assist in providing priority occupancy to participants in the CoC Project Gateway</p>
27. Senior Housing	Continue to provide a full range of housing support services.	Ongoing	<p>During calendar year 2015, the following achievements were made within the Ontario Homeless Continuum of Care:</p> <p>* Mercy House Ontario Access Center - provided basic needs and services to 1,200 new (unduplicated) clients;</p> <p>* Assisi House and Aftercare Services Program - provided transitional housing and aftercare services to 31 new (unduplicated) clients;</p> <p>* HOME TBRA - provided tenant based rental assistance to homeless individuals and families. During calendar year 2015, seven households were placed into permanent housing;</p> <p>* Project Gateway - assisted 12 chronically homeless individuals with disabilities and their families secure permanent housing with wrap around services through HUD's Shelter Plus Care Program; and</p> <p>* Permanent housing units - continued to operate 76 permanent housing units in cooperation with the Ontario Housing Authority, Mercy House, and Mercy House CHDO. These units assist in providing priority occupancy to participants in the CoC Project Gateway</p>
28. Housing for People with Disabilities	Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.	Ongoing	The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people and encourages reasonable accessibility accommodations. In addition, the comprehensive Development Code update, which was adopted in 2015, incorporates reasonable accommodation provisions and redefined "family" to comply with state law.
29. Family Housing	Continue program implementation.	Ongoing	The City continued to monitor 989 units of affordable family housing during calendar year 2015.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ONTARIO

Reporting Period 01/01/2015 - 12/31/2015

General Comments:

CITY OF ONTARIO

Agenda Report
May 3, 2016

SECTION:
CONSENT CALENDAR

SUBJECT: RECOGNITION OF “HISTORIC PRESERVATION MONTH” IN THE CITY OF ONTARIO

RECOMMENDATION: That the City Council recognize the month of May 2016 as “Historic Preservation Month” in the City of Ontario.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Focus Resources in Ontario's Commercial and Residential Neighborhoods
Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities

FISCAL IMPACT: None.

BACKGROUND: Since 1971, the National Trust for Historic Preservation has conducted nationwide campaigns to celebrate historical places and showcase preservation activities. In 2005, the National Trust began designating the month of May as Historic Preservation Month. The goals of Historic Preservation Month are to promote historical places for the purpose of instilling national and community pride, promoting heritage tourism, and showcasing the social and economic benefits of historic preservation. This year, the City is celebrating historic preservation month by continuing the “Model Colony” Awards program, presentation and reception.

As Ontario celebrates 125 years of history, this year’s theme, “Past Forward: Forging a Future with a Past,” demonstrates how the City’s past is vital to its future success. The original architecture of the “Model Colony” has persisting value, as inspiration for Ontario’s new neighborhoods and as testament to Ontario’s rich history. Drawing connections between past and future showcases the social and economic benefits of historic preservation and tells unique stories about Ontario’s cultural heritage. The theme is supported by “Model Colony” Awards highlighting the diversity and longevity of Ontario’s historic residences as well as research demonstrating the economic benefits of well-maintained historic districts and structures. A detailed look at Ontario’s designated historic districts reveals that age has not

STAFF MEMBER PRESENTING: Scott Murphy, Planning Director

Prepared by: Sandra Schmitz
Department: Planning

City Manager
Approval: 

Submitted to Council/O.H.A. 05/03/2016

Approved: _____

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Denied: _____

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decreased the value of historic resources but rather increased the economic worth of well-maintained architecture. As part of this year's Historic Preservation month, we are distributing a photo calendar juxtaposing past and present photographs of Ontario's architectural landmarks to further local awareness and appreciation of Ontario's historic resources.

CITY OF ONTARIO

Agenda Report
May 3, 2016

SECTION:
CONSENT CALENDAR

SUBJECT: RECOGNITION OF “WATER AWARENESS MONTH” IN THE CITY OF ONTARIO

RECOMMENDATION: That the City Council recognize the month of May 2016 as “Water Awareness Month” in the City of Ontario.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Invest in the City’s Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: None.

BACKGROUND: For over twenty years, cities, counties, local water agencies, State agencies and organizations throughout California have recognized May as “Water Awareness Month.” The City of Ontario supports these efforts to raise awareness of the need for safe and reliable drinking water supplies for public health, fire protection, economic development, and the overall quality of life.

Ontario has wisely invested in an extensive water supply portfolio, including both imported and local supplies, which help “drought proof” Ontario during water supply shortages, as California is currently facing.

Approximately 25% of Ontario’s water supply is imported water that comes from the snowpack in the Sierra Nevada Mountains through the State Water Project and processed at Ontario’s jointly owned Agua de Lejos Treatment Plant. Approximately 65% of Ontario’s water supply comes from groundwater via City wells or treated at the Chino Basin Desalters. The remaining 10% of Ontario’s water supply comes from recycled water used for irrigation and other approved non-potable uses.

While this year’s El Nino has provided some relief to the ongoing statewide water supply shortage, California’s worst drought on record still requires significant conservation efforts to continue. As a result, Governor Jerry Brown has extended his Executive Order B-29-15 through October 31, 2016,

STAFF MEMBER PRESENTING: Scott Burton, Utilities General Manager

Prepared by: Ryan Shaw
Department: MU/Administration

City Manager
Approval: 

Submitted to Council/O.H.A. 05/03/2016

Approved: _____

Continued to: _____

Denied: _____

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requiring the State Water Resources Control Board to impose restrictions to achieve a statewide 25% reduction of potable urban water use.

Ontario will continue to achieve the required potable water use reductions through customer outreach to residents and business, providing water use efficiency rebate programs and offering education classes and materials. Ontario's investments in local water supplies, such as recycled water, desalter water and water use efficiency programs, will provide a significant buffer to its residents and business during this record breaking drought.

Information about Ontario's water conservation campaign and programs can be found at www.OntarioWaterWise.org. Water is a precious resource, and we always encourage the public to use water wisely.

CITY OF ONTARIO

Agenda Report

May 3, 2016

SECTION: CONSENT CALENDAR

SUBJECT: NAMING THE DOG PARK AT JOHN GALVIN PARK TO SCHIMMEL DOG PARK

RECOMMENDATION: That the City Council approve the naming of the Dog Park at John Galvin Park in honor of the first police canine of the Ontario Police Department, Ex von der Schimmel-Shultz Hiede.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City
Programs, Policies and Activities

FISCAL IMPACT: None

BACKGROUND: On Monday, April 18, 2016, the Recreation and Parks Commission unanimously voted to recommend naming the Dog Park at John Galvin Park to Schimmel Dog Park in honor of the first police canine of the Ontario Police Department, Ex von der Schimmel-Shultz Hiede.

In September 1985, Police Service Dog "Ex von der Schimmel-Shultz Hiede", better known as "Ex" went into service with his handler Corporal Ernie Dorame and the Ontario Police Department. "Ex" serviced the Ontario Police Department until July 2, 1986.

On July 2, 1986, "Ex" and his handler Corporal Ernie Dorame, were assisting patrol offices in a search for an armed suspect who was firing shots in a residential area of the City. Corporal Dorame and "Ex" began to search where the suspect was last seen. "Ex" made contact with the suspect as he pointed the shotgun towards officers. The suspect fired a shot, killing "Ex", which was later determined that because of apprehension made by "Ex", he prevented the suspect from shooting Corporal Dorame or officers of the search team.

Due to "Ex" name being too long for a park name, upon the recommendation of retired Lieutenant Ernie Dorame, the name recommended for the first City dog park is "Schimmel Dog Park".

STAFF MEMBER PRESENTING: Mark Chase, Community and Public Services Director

Prepared by: Stacy Orton
Department: Parks and Maintenance

City Manager
Approval: 

Submitted to Council/O.H.A. 05/03/2016

Approved: _____

Continued to: _____

Denied: _____

CITY OF ONTARIO

Agenda Report

May 3, 2016

SECTION: PUBLIC HEARINGS

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO
DECLARING RESULTS OF MAJORITY PROTEST PROCEEDINGS AND
RENEWING THE GREATER ONTARIO TOURISM MARKETING DISTRICT**

RECOMMENDATION: That the City Council adopt a resolution declaring results of the majority protest proceedings and renewing the Greater Ontario Tourism Marketing District.

**COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Operate in a Businesslike Manner**

FISCAL IMPACT: The GOTMD does not obligate any funds from the City. The GOTMD is managed by the Greater Ontario Convention and Visitors Bureau, and is funded by assessments on short-term room rentals at lodging businesses with fifty rooms or more. The total GOTMD budget for the first year of the renewed term is anticipated to be approximately \$2,200,000, based on a 2% assessment. In year six, the assessment rate increases to 3% and, accordingly, the budget will be approximately \$3,825,000.

BACKGROUND: The GOTMD is a Property and Business Improvement District, created under the authority of California Streets and Highways Code Section 36600, *et seq.* Under that statute, cities and counties are authorized to renew a district for a term of up to ten years, upon petition of a weighted majority of lodging business owners located within the district's boundaries. On March 10, 2016, the City received signed petitions from lodging business owners representing 83% of the total annual assessment of the district, and all were counted in favor of renewing the district. The petitions, submitted through the Greater Ontario Convention and Visitors Bureau, ask for the GOTMD to be renewed for a period of ten years (a period covering July 1, 2018, through June 30, 2028).

On March 15, 2016, the City Council adopted a resolution stating an intent to renew the GOTMD, as well as a resolution seeking consent to renew from Rancho Cucamonga, as a participating jurisdiction in the district. On April 20, 2016, the Rancho Cucamonga City Council granted said consent.

STAFF MEMBER PRESENTING: Al C. Boling, City Manager

Prepared by: David Sheasby
Department: Citywide Administration

City Manager
Approval: 

Submitted to Council/O.H.A. 05/03/2016

Approved: _____

Continued to: _____

Denied: _____

On April 5, 2016, a public meeting was held to receive testimony regarding the proposed renewal of the district. Pursuant to statutory requirements, written notices of the meeting were mailed to all eligible lodging businesses within the district. No written or oral testimony was received.

The final step in the process is this public hearing and City Council adoption of a resolution declaring results of the majority protest proceedings and renewing the district. Per the applicable statute, the renewal may proceed so long as there is no majority protest from lodging businesses with 50 or more rooms operating within the district. A majority protest is defined as written protests received from owners of businesses in the proposed district which would pay fifty percent (50%) or more of the assessments proposed to be levied. Protests are weighted based on the assessment proposed to be levied on each lodging business. There have been no protests received and, therefore, there is no majority protest.

The renewed district, as proposed, will have the same boundaries as the existing district and will be managed by the Greater Ontario Convention and Visitors Bureau. The proposed management district plan is on file with the City Clerk.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO,
CALIFORNIA, DECLARING RESULTS OF MAJORITY PROTEST
PROCEEDINGS AND RENEWING THE GREATER ONTARIO TOURISM
MARKETING DISTRICT.

WHEREAS, the Property and Business Improvement District Law of 1994 (Streets and Highways Code §36600 et. seq.) authorizes the City to renew business improvement districts upon petition by a weighted majority of the lodging business owners located within the boundaries of the district; and

WHEREAS, lodging business owners who will pay more than fifty percent (50%) of the proposed assessment, as weighted according to the amount of the assessment to be paid by the petitioner, within the boundaries of the Greater Ontario Tourism Marketing District ("GOTMD") have petitioned the City Council to renew the GOTMD; and

WHEREAS, the renewed district includes lodging businesses with fifty (50) rooms or more in the cities of Ontario and Rancho Cucamonga; and

WHEREAS, consent to include lodging businesses in its jurisdiction has been received from the City of Rancho Cucamonga; and

WHEREAS, included with the petitions was a Management District Plan (Plan) summary that describes the proposed assessment to be levied on lodging businesses with fifty (50) rooms or more within the GOTMD to pay for sales promotion and marketing activities, and other improvements and activities set forth in the Plan; and

WHEREAS, the assessed lodging businesses within the GOTMD will receive a specific benefit from the activities and improvements set forth in the Plan; and

WHEREAS, on March 15, 2016 at 6:30 PM at 303 East B Street, Ontario, CA 91764, the City Council adopted a Resolution of Intention, Resolution No. 2016-021; and

WHEREAS, the public meeting and public hearing to consider the renewal of the GOTMD have been properly noticed in accordance with Streets and Highways Code §36623; and

WHEREAS, on April 5, 2016, at 6:30 PM at 303 East B Street, Ontario, CA 91764, the City Council held a public meeting regarding the renewal of the GOTMD, and the City Council heard and received objections and protests, if any, to the renewal of the GOTMD and the levy of the proposed assessment; and

WHEREAS, on May 3, 2016 at 6:30 p.m. at 303 East B Street, Ontario, CA 91764, the City Council held a public hearing regarding the renewal of the GOTMD, and the City Council heard and received all objections and protests, if any, to the renewal of the GOTMD and the levy of the proposed assessment; and

WHEREAS, the City Clerk has determined that there was no majority protest. A majority protest is defined as written protests received from owners of businesses in the proposed district which would pay fifty percent (50%) or more of the assessments proposed to be levied. Protests are weighted based on the assessment proposed to be levied on each lodging business.

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

SECTION 1. The recitals set forth herein are adopted by the City Council as findings and they are true and correct.

SECTION 2. The Greater Ontario Tourism Marketing District is hereby renewed for a ten (10) year term, beginning July 1, 2018 through June 30, 2028.

1. The Plan dated February 19, 2016 is hereby adopted and approved.

2. The activities to be provided to benefit businesses in the district will be funded by the levy of the assessment. The revenue from the assessment levy shall not be used: to provide activities that directly benefit businesses outside the district; to provide activities or improvements outside the GOTMD; or for any purpose other than the purposes specified in this Resolution, the Resolution of Intention, and the Plan.

3. The City Council finds as follows:

a) The activities funded by the assessment will provide a specific benefit to assessed businesses within the GOTMD that is not provided to those not paying the assessment.

b) The assessment is a charge imposed for a specific benefit conferred or privilege granted directly to the payer that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.

c) The assessment is a charge imposed for a specific government service or product provided directly to the payer that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.

d) Assessments imposed pursuant to the GOTMD are levied solely upon the assessed business, and the business owner is solely responsible for payment of the assessment when due. If the owner chooses to collect any portion of the assessment from a transient, that portion shall be specifically called out and identified for the transient in any and all communications from the business owner as the "GOTMD Assessment."

4. The assessments levied for the GOTMD shall be applied towards sales, promotions and marketing programs to market Greater Ontario lodging businesses as tourist, meeting and event destinations, and other improvements and activities as set forth in the Plan.

5. Assessments levied on lodging businesses pursuant to this resolution shall be levied on the basis of benefit. Because the services provided are intended to increase room rentals, an assessment based on room rentals is the best measure of benefit.

6. The assessments for the entire District will total approximately \$2,200,000 in year one. This budget is expected to fluctuate as room sales do, and will increase to approximately \$3,825,000 in year six (6) when the assessment rate increases.

7. Bonds shall not be issued to fund the GOTMD.

8. The GOTMD shall include all lodging business with fifty (50) rooms or more located within the boundaries of the the cities of Ontario and Rancho Cucamonga. A boundary map is attached hereto and incorporated herein by reference.

9. The assessments shall be used for the purposes set forth above and any funds remaining at the end of any year may be used in subsequent years in which the GOTMD assessment is levied as long as they are used consistent with the requirements set forth herein.

10. The assessments to fund the activities and improvements for the GOTMD will be collected by the GOTMD on a monthly basis, and in accordance with Streets and Highways Code §36631.

11. The City Council, through adoption of this Resolution and the Plan, has the right pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the GOTMD as defined in Streets and Highways Code §36612. The City Council has determined that the Greater Ontario Convention and Visitors Bureau shall be the Owners' Association.

12. The Greater Ontario Convention and Visitors Bureau, pursuant to Streets and Highways Code §36650, shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvement and activities described in the report. The first report shall be due after the first year of operation of the district.

13. The GOTMD established pursuant to this resolution will be subject to any amendments to the Property and Business Improvement District Law of 1994 (California Streets and Highways Code §36600 et. seq.).

14. The City Clerk, or his or her designee, is directed to take all necessary actions to complete the establishment of the GOTMD and to levy the assessments.

15. This Resolution shall take effect immediately upon its adoption by the City Council.

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

PASSED, APPROVED, AND ADOPTED this 3rd day of May 2016.

PAUL S. LEON, MAYOR

ATTEST:

SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2016- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held May 3, 2016 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

SHEILA MAUTZ, CITY CLERK

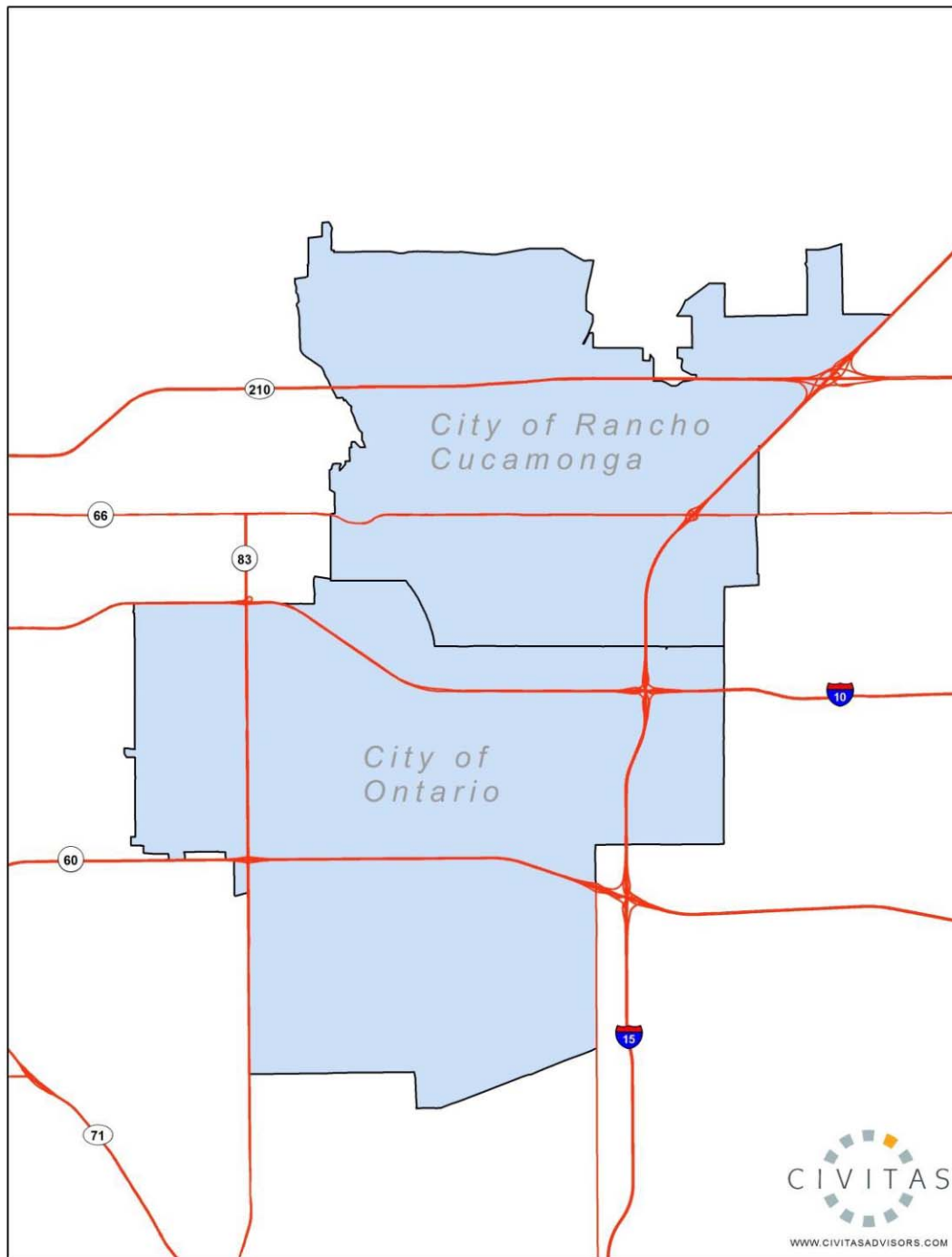
(SEAL)

The foregoing is the original of Resolution No. 2016- duly passed and adopted by the Ontario City Council at their regular meeting held May 3, 2016.

SHEILA MAUTZ, CITY CLERK

(SEAL)

Boundary Map



CITY OF ONTARIO

Agenda Report

May 3, 2016

SECTION: PUBLIC HEARINGS

SUBJECT: A CITY INITIATED REQUEST TO CHANGE THE GENERAL PLAN (FILE NO. PGPA16-001) LAND USE DESIGNATIONS ON 83 PROPERTIES GENERALLY LOCATED SOUTH OF FOURTH STREET AND WEST OF EUCLID AVENUE; AND MODIFY THE FUTURE BUILDOUT TABLE TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGES (AMENDING EXHIBITS LU-01 AND LU-03)

RECOMMENDATION: That City Council conduct a public hearing and:

- (1) Adopt a Resolution approving an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010.
- (2) Adopt a Resolution approving General Plan Amendment File No. PGPA16-001, to change the land use designations of certain properties (Amending Exhibits LU-01 and LU-03).

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Operate in a Businesslike Manner

FISCAL IMPACT: No fiscal impact is anticipated because the proposed General Plan Amendment is in alignment with the existing uses of the properties.

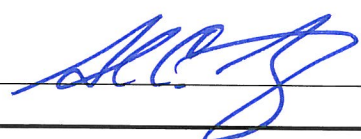
BACKGROUND: In 2010, The Ontario Plan (TOP) was adopted which established the land use pattern for the City. Since then, staff has been working to ensure that the zoning is consistent with the land use designations established in TOP. The proposed General Plan Amendment is designed to support the zone changes being processed concurrently (File No: PZC16-001) for properties predominantly located south of Fourth Street and west of Euclid Avenue. During the review of the sites, staff found that the land use designations of eighty-three parcels totaling 38.13 acres should be changed to align with the type and intensity of the existing development and closely coordinate with the surrounding area as outlined in Exhibit A of the proposed resolution.

STAFF MEMBER PRESENTING: Scott Murphy, Planning Director

Prepared by: C. Burden/M. Mullis

Department: Planning

City Manager

Approval: 

Submitted to Council/O.H.A. 05/03/2016

Approved: _____

Continued to: _____

Denied: _____

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In addition to these proposed changes to Exhibit LU-01, the General Plan Amendment also includes changes to the Future Buildout table (Exhibit LU-03) to reflect the changes in land use designation as shown in Exhibit B to the proposed resolution.

Input was sought from subject and surrounding property owners at Community Open Houses held on January 25 and January 27, 2016. The associated zone change application, covering about 1,100 proposed zone changes (File No. PZC16-001), was also introduced at the meetings. More than 250 people attended the meetings. No one provided written comments regarding the proposed General Plan Amendment.

The Planning Commission reviewed the proposed General Plan Amendment on March 22, 2016, and voted unanimously, 6 to 0, to recommend that City Council approve the application.

AIRPORT LAND USE COMPATIBILITY: 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) Ontario.

ENVIRONMENTAL REVIEW: 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. The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. The Addendum was prepared pursuant to CEQA, the State CEQA Guidelines and The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" which 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 not previously analyzed in the Environmental Impact Report. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by reference. The environmental documentation for this project is available for review at the Planning Department public counter.

CITY OF ONTARIO

ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR THE ONTARIO PLAN RE: GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATIONS ON 83 PARCELS TOTALING 38.13 ACRES AND MODIFY THE FUTURE BUILDOUT TABLE AND LAND USE PLAN TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGES PURSUANT TO THE ONTARIO PLAN

A. PROJECT INFORMATION

- 1. Project Title:** General Plan Amendment (**File No. PGPA16-001**) A City initiated request to: Change the General Plan land use designations of various parcels from Low Density Residential to Rural Residential, Low Density Residential to Medium Density Residential, Low-Medium Density Residential to Neighborhood Commercial, Medium Density Residential to Low Density Residential, Medium Density Residential to Neighborhood Commercial, Office Commercial to Medium Density Residential, Business Park to General Commercial, Business Park and Open Space-Non Recreation to Open Space – Non Recreation and Right of Way to Airport.
- 2. Lead Agency Name and Address:** City of Ontario
303 East "B" Street
Ontario, CA 91764
- 3. Contact Person(s) and Phone** Clarice Burden, Associate Planner (909) 395-2432
- 4. Project Location:** 83 parcels totaling 38.13 acres located throughout the City, mainly south of Fourth Street and west of Euclid Avenue

BACKGROUND:

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

An Environmental Impact Report (EIR) was prepared for TOP (SCH # 2008101140) and certified by the City Council on January 27, 2010 that included Mitigation Findings and a Statement of Overriding Considerations pursuant to CEQA. TOP EIR analyzed the direct and physical changes in the environment that would be caused by TOP; focusing on changes to land use associated with the buildout of the proposed land use plan, in the Policy Plan and impacts resultant of population and employment growth in the City. The significant unavoidable adverse impacts that were identified in the EIR included; agriculture resources, air quality, cultural resources, greenhouse gas emissions, noise and transportation/traffic.

PROJECT DESCRIPTION:

The City has initiated a request to change the General Plan land use designations on 83 parcels totaling 38.13 acres located throughout the City, mainly south of Holt Boulevard and west of Euclid Avenue. The changes are to accommodate the existing uses of the properties and to coordinate with the surrounding area. The project also includes modifications to the Future Buildout Table and changes to the General Plan land use map in order to be consistent with these changes.

ANALYSIS:

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

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

Substantial changes are not proposed for the project and will not require revisions to TOP EIR. TOP EIR analyzed the direct and physical changes in the environment that would be caused by TOP; focusing on changes to land use associated with the buildout of the proposed land use plan. The Ontario Plan EIR assumed more overall development at buildout as shown below. Since the adoption and certification of TOP EIR, several amendments have been approved. These amendments, along with the proposed amendment of the approximate 37 acres associated with this amendment, will result in less development than TOP EIR analyzed at buildout.

	Units	Population	Non-Residential Square Footage	Jobs
Original TOP EIR	104,644	360,851	257,405,754	325,794
After Proposed Project	101,155	349,912	246,496,640	312,239

Since the anticipated buildout associated from the proposed changes will be less than originally analyzed in TOP EIR, no revisions to the EIR are required. In addition, all previously adopted mitigation measures are a condition of project approval and are incorporated herein by reference. The attached Initial Study provides an analysis of the Project and verification that the Project will not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

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

Substantial changes have not occurred with respect to the circumstances under which the project was undertaken, that would require major revisions to TOP EIR in that the proposed changes would be more in keeping with the existing use of the properties. Therefore, no proposed changes or revisions to the EIR are required. In addition, all previously adopted mitigation measures are a condition of project approval and are incorporated herein by reference. The attached Initial Study provides an analysis of the Project and verification that the Project will not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

3. *Required Finding. No new information has been provided that would indicate that the proposed project would result in one or more significant effects not discussed in the previous EIR.*

No new information has been provided that would indicate the proposed project would result in any new significant effects not previously discussed in TOP EIR. Therefore, no proposed changes or revisions to the EIR are required. In addition, all previously adopted mitigation measures are a condition of project approval and are incorporated herein by reference. The attached Initial Study provides an analysis of the Project and verification that the Project will not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

CEQA REQUIREMENTS FOR AN ADDENDUM:

If changes to a project or its circumstances occur or new information becomes available after adoption of an EIR or negative declaration, the lead agency may: (1) prepare a subsequent EIR if the criteria of State CEQA Guidelines § 15162(a) are met, (2) prepare a subsequent negative declaration, (3) prepare an addendum, or (4) prepare no further documentation. (State CEQA Guidelines § 15162(b).) When only minor technical changes or additions to the EIR or 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, § 15164(b).)

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

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

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

CONCLUSION:

The Ontario Plan Environmental Impact Report (TOP EIR), certified by City Council on January 27, 2010, was prepared as a Program EIR in accordance with CEQA, the State CEQA Guidelines, and the City's Rules for the Implementation of CEQA. In accordance with Section 15121(a) of the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3). The EIR considered the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by The Ontario Plan. Consequently, the EIR focused on impacts from changes to land use associated with buildout of the City's Land Use Plan, within the Policy Plan, and impacts from the resultant population and employment growth in the City. The proposed land use designation changes reflect the existing uses of the properties or closely coordinate with TOP land use designations in the surrounding areas. As described on page 2, the amount of development anticipated at buildout will be cumulatively lower (dwelling units, population, non-residential square footage and jobs) than TOP EIR analyzed. Subsequent activities within TOP Program EIR must be evaluated to determine whether an additional CEQA document needs to be prepared.

Accordingly, and based on the findings and information contained in the previously certified TOP EIR, the analysis above, the attached Initial Study, and the CEQA statute and State CEQA Guidelines, including Sections 15164 and 15162, the Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in TOP EIR. No changes or additions to TOP EIR analyses are necessary, nor is there a need for any additional mitigation measures. Therefore, pursuant to State CEQA Guidelines Section 15164, the Council hereby adopts this Addendum to TOP EIR.

California Environmental Quality Act Environmental Checklist Form

City of Ontario
Planning Department
303 East "B" Street
Ontario, California
Phone: (909) 395-2036
Fax: (909) 395-2420



Project Title/File No.: PGPA16-001

Lead Agency: City of Ontario, 303 East "B" Street, Ontario, California 91764, (909) 395-2036

Contact Person: Clarice Burden, Associate Planner (909)395-2432

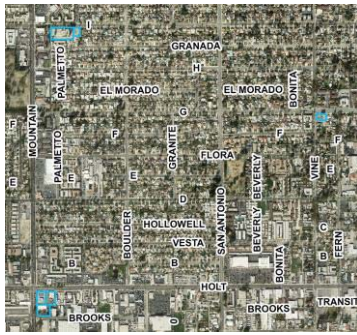
Project Sponsor: City of Ontario, 303 East "B" Street, Ontario, California 91764

Project Location: The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 through 4, below, the project site consists of 83 parcels totaling approximately 38 acres located throughout the City.

Figure 1: Regional Location Map



Figure 2—Vicinity Maps



Area A

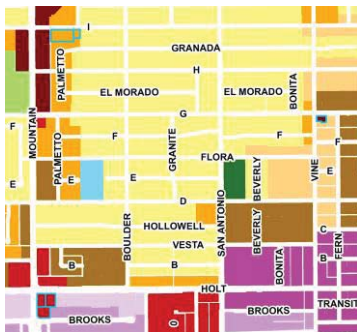


Area B



Area C

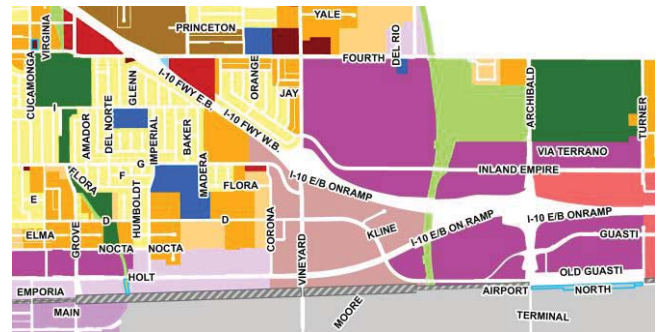
Figure 3—Proposed General Plan Amendments



Area A



Area B



Area C

Figure 4—Airport Landuse Compatibility Review

See Exhibit B attached

General Plan Designation: Proposal to change the General Plan land use designations on 83 parcels totaling 38.13 acres of land located as shown in Exhibit A.

Zoning: Various (See Exhibit A)

Description of Project: A City initiated request to change the General Plan (**File No. PGPA16-001**) land use designation from:

- Low Density Residential to Rural Residential,
- Low Density Residential to Medium Density Residential,
- Low-Medium Density Residential to Neighborhood Commercial,
- Medium Density Residential to Low Density Residential,
- Medium Density Residential to Neighborhood Commercial,
- Office Commercial to Medium Density Residential,
- Business Park to General Commercial,
- Business Park and Open Space-Non Recreation to Open Space – Non Recreation, and
- Right of Way to Airport

and modify the Future Buildout Table to be consistent with the land use designation changes (amending Exhibits LU-01 and LU-03).

Project Setting: The project is comprised of 83 parcels totaling 38.13 acres of land located as shown in Exhibit A.

Surrounding Land Uses:

	<u>Zoning</u>	<u>Current Land Use</u>
▪ North—	Various	Various
▪ South—	Various	Various
▪ East—	Various	Various
▪ West—	Various	Various

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | |
|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier Certified The Ontario Plan (TOP) Environmental Impact Report (EIR) pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier Certified EIR, including revisions or mitigation measures that are imposed upon the proposed project, the analysis from the Certified TOP EIR was used as a basis for this Addendum, nothing further is required.

Signature

Clarice Burden
Printed Name

March 1, 2016

Date

Ontario Planning Department
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from the "Earlier Analyses" Section may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead

agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

- a) The significance criteria or threshold, if any, used to evaluate each question; and
- b) The mitigation measure identified, if any, to reduce the impact to less than significance.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1) AESTHETICS. 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"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<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 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?	<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"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors 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 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?	<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"/>
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 as defined in Section 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 Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 (1994), creating substantial 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 waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) 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"/>
8) 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 the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9) HYDROLOGY AND 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 increase in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 which 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 during construction and/or post-construction activity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality or potential for discharge of storm water to affect the beneficial uses of receiving water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10) 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, airport land use compatibility plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11) 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"/>
12) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13) POPULATION AND 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14) 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"/>
15) 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?	<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"/>
16) TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a 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"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17) UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18) MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<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 beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

EXPLANATION OF ISSUES

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

a) **Have a substantial adverse effect on a scenic vista?**

Discussion of Effects: The proposed Project will not have a significant adverse effect aesthetically. As provided in TOP EIR, the City of Ontario's physical setting lends opportunities for many views of the community and surrounding natural features, including panoramic views of the San Bernardino and San Gabriel Mountains and stretches of open space and undeveloped land south of Riverside Drive. TOP EIR provides that compliance with TOP Policy CD1-5 in the Community Design Element will avoid significant impacts to scenic vista by making it the policy of the City to protect public views of the San Gabriel Mountains. The project under consideration only proposes General Plan Amendments on 83 parcels located throughout the City. The Project does not permit construction of new buildings and so does not conflict with Policy CD1-5 as it will not alter existing public views of the San Gabriel Mountains. Since no adverse aesthetic impacts are expected, no mitigation is necessary.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The City of Ontario is served by three freeways: I-10, I-15, and SR-60. I-10 and SR-60 traverse the northern and central portion of the City, respectively, in an east-west direction. I-15 traverses the northeastern portion of the City in a north-south direction. These segments of I-10, I-15, and SR-60 have not been officially designated as scenic highways by the California Department of Transportation. SR-83 (Euclid Avenue) traverses through the City and a portion of it is designated as a National Landmark. The proposed project does not authorize any new construction and will not impact the scenic or historic character of SR-83. None of the 83 properties are listed on the Ontario Register (List of Historic Resources). Therefore, it will not result in adverse environmental impacts.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The project would not degrade the existing visual character or quality of the site or its surroundings. The project site is located in an area that is characterized by development and is surrounded by urban land uses. The proposed General Plan Amendments reflects the existing use of the properties or closely correlates to the land use designations of the surrounding area. Therefore, no impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on the properties will not introduce new lighting to the surrounding area beyond what was anticipated in the Certified TOP FEIR. Therefore, no new adverse impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

Discussion of Effects: The sites are mostly developed and do not contain any agricultural uses. Further, the sites are identified as Urban Built up land on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. The project will not create any new impacts to agricultural uses in the vicinity which were not identified in the Certified TOP FEIR. As a result, no new adverse environmental impacts are anticipated.

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

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

Discussion of Effects: The project site is not and will not be zoned for agricultural use. The project proposes to change the General Plan land use designations for these 83 parcels. Future development will be consistent with the development standards and allowed land uses. Furthermore, there are no Williamson Act contracts in effect on the subject sites. Therefore, no impacts to agricultural uses are anticipated, nor will there be any conflict with existing zoning or Williamson Act contracts.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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 proposes to change the land use designations on various properties and would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production because such land use designations do not exist within the City of Ontario. Therefore, no adverse impacts are anticipated.

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

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

Discussion of Effects: Implementation of the Project would not result in changes to the existing environment other than those previously addressed in TOP FEIR. While conversion of farmland increases the potential for adjacent areas to also be converted from farmland to urban uses, the Project does not directly result in conversion of farmland. No new cumulative impacts beyond those identified in TOP FEIR would result from Project implementation. The potential for growth inducement due to extension of utility systems into the City is addressed in TOP FEIR. There are no agricultural uses occurring onsite. As a result, the project will not result in loss of Farmland to non-agricultural use.

Additionally, there is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code Section 12220(g). Neither The Ontario Plan nor the City's Zoning Code provide designations for forest land. Consequently, to

the extent that the proposed project would result in changes to the existing environment, those changes would not impact forest land.

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

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

a) **Conflict with or obstruct implementation of the applicable air quality plan?**

Discussion of Effects: The City is located in a non-attainment region of South Coast Air Basin (SCAB). However, this impact has already been evaluated and mitigated to the extent feasible in TOP FEIR. TOP FEIR has addressed short-term construction impacts, however, and adequate mitigation (Mitigation Measure 3-1) has been adopted by the City that would help reduce emissions and air quality impacts. No new impacts beyond those identified in TOP FEIR would result from Project implementation. Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not generate significant new or greater air quality impacts than identified in TOP FEIR.

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

b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not generate significant new or greater air quality impacts than identified in TOP FEIR. Adequate mitigation (Mitigation Measure 3-1) has already been adopted by the City that would reduce emissions and air quality impacts to a less-than-significant level. No new impacts beyond those identified in TOP FEIR would result from Project implementation.

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

c) **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 that exceed quantitative thresholds for ozone precursors)?**

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not generate significant new or greater air quality impacts than identified in TOP FEIR. Adequate mitigation (Mitigation Measure 3-1) has already been adopted by the City that would reduce emissions and air quality impacts to a less-than-significant level. No new impacts beyond those identified in TOP FEIR would result from Project implementation.

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

d) **Expose sensitive receptors to substantial pollutant concentrations?**

Discussion of Effects: As discussed in Section 5.3 of TOP FEIR, the proposed Project is within a non-attainment region of the SCAB. Essentially this means that any new contribution of emissions into the SCAB would be considered significant and adverse. The proposed General Plan Amendment reflects the existing use of the properties or closely correlates to the land use designations of the surrounding area and will not generate significant new or greater air quality impacts than identified in TOP FEIR. Adequate mitigation (Mitigation Measure 3-1) has already been adopted by the City that would reduce air pollutants to a less-than-significant level. No new impacts beyond those identified in TOP FEIR would result from Project implementation.

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

e) **Create objectionable odors affecting a substantial number of people?**

Discussion of Effects: The proposed General Plan Amendment does not authorize construction of any new buildings and any future development will be required to comply with the standards in place at the time of development. The Project will not create significant objectionable odors. Therefore the Project will not introduce new odors beyond those previously analyzed in TOP EIR

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

4) BIOLOGICAL RESOURCES. Would the project:

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

Discussion of Effects: The project site is not located within 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 Game or the U.S. Fish and Wildlife Service. Therefore, no adverse impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The site does not contain any riparian habitat or other sensitive natural community identified by the Department of Fish & Game or Fish & Wildlife Service. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: No wetland habitat is present on site. Therefore, project implementation would have no impact on these resources.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The proposed General Plan Amendment does not authorize construction of any new buildings. Future development would be subject to TOP FEIR requirements for implementation of regulatory and standard conditions of approval to mitigate for impacts to species and project-specific CEQA review will be undertaken at the appropriate time. Policy ER5-1 encourages efforts to conserve flood control channels and transmission line corridors as wildlife movement corridors. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The City of Ontario does not have any ordinances protecting biological resources. Further, the proposed General Plan Amendment does not authorize any new construction. Therefore the General Plan Amendment does not conflict with existing plans. As a result, no adverse environmental impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

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

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

5) CULTURAL RESOURCES. Would the project:

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

Discussion of Effects: The project contains no buildings constructed more than 50 years ago and cannot be considered for eligibility for listing in the California Register of Historic Resources. In addition, Title 9, Chapter 1, Article 4, Section 9-1.0412 and 9-1.0413, and Article 26 of the City of Ontario Municipal Code protects sensitive historical resources of local interest. No new impacts beyond those identified in TOP FEIR would result from the Project.

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

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

Discussion of Effects: The Ontario Plan FEIR (Section 5.5) indicates no archeological sites or resources have been recorded in the City with the Archeological Information Center at San Bernardino County Museum. However, only about 10 percent of the City of Ontario has been adequately surveyed for prehistoric or historic archaeology. The site was previously rough graded when the property was subdivided and/or graded for the existing development and no archaeological resources were found. While no adverse impacts to archeological resources are anticipated at this site due to its urbanized nature, standard conditions will be imposed on future development that in the event of unanticipated archeological discoveries, construction activities will not continue or will moved to other parts of the project site and a qualified archaeologist shall be contacted to determine significance of these resources. If the find is discovered to be historical or unique archaeological resources, as defined in Section 15064.5 of the CEQA Guidelines, avoidance or other appropriate measures shall be implemented.

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

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Discussion of Effects: The City of Ontario is underlain by deposits of Quaternary and Upper-Pleistocene sediments deposited during the Pliocene and early Pleistocene time, Quaternary Older Alluvial sediments may contain significant, nonrenewable, paleontological resources and are, therefore, considered to have high sensitivity at depths of 10 feet or more below ground surface. In addition, the Ontario Plan FEIR (Section 5.5) indicates that one paleontological resource has been discovered in the City. However, the Project does not directly propose excavation and standard conditions will be imposed on any future development that in the event that unanticipated paleontological resources are identified during excavation, construction activities will not continue or will moved to other parts of the project site and a qualified paleontologist shall be contacted to determine the significance of these resources. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented.

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

d) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion of Effects: Changing the General Plan land use designation on 83 parcels totaling 38.13 acres does not impact whether human remains may be discovered during future development and the proposed project is in an area that has been previously disturbed by development. No known religious or sacred sites exist within the project area. Thus, human remains are not expected to be encountered during any construction activities. However, in the unlikely event that human remains are discovered, existing regulations, including the California Public Resources Code Section 5097.98, would afford protection for human remains discovered during development activities. Furthermore, standard conditions will be imposed on future development that in the event that unanticipated discoveries of human remains are identified during excavation, construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and/or Native American consultation has been completed, if deemed applicable.

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

6) GEOLOGY & SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Discussion of Effects: There are no active faults known on the site and the project site is located outside the Fault Rupture Hazard Zone (formerly Alquist-Priolo Zone). The Ontario Plan FEIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. Given that the closest fault zone is located more than ten miles from the project site, fault rupture within the project area is not likely. All future development will comply with the Uniform Building Code seismic design standards to reduce geologic hazard susceptibility. Therefore, no adverse impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

ii) Strong seismic ground shaking?

Discussion of Effects: There are no active faults known on the site and the project site is located outside the Fault Rupture Hazard Zone (formerly Alquist-Priolo Zone). The Policy Plan (General Plan) FEIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. The proposed change in land use designation will not approved any new construction. All future construction will be in compliance with the California Building Code, the Ontario Municipal Code, The Ontario Plan and all other ordinances adopted by the City related to construction and safety. Therefore, no adverse impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

iii) Seismic-related ground failure, including liquefaction?

Discussion of Effects: As identified in TOP FEIR (Section 5.7), groundwater saturation of sediments is required for earthquake induced liquefaction. In general, groundwater depths shallower than 10 feet to the surface can cause the highest liquefaction susceptibility. Depth to ground water at the project site during the winter months is estimated to be between 250 to 450 feet below ground surface. Therefore, the liquefaction potential within the project area is minimal. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

iv) Landslides?

Discussion of Effects: The project would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving landslides because the relatively flat topography of the project site (less than 2 percent slope

across the City) makes the chance of landslides remote. Changing the General Plan land use designations will not create greater landslide potential impacts than were identified in the Certified TOP FEIR. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal Code for any future development would reduce impacts to a less than significant level.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations will not create greater erosion impacts than were identified in the Certified TOP FEIR.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations will not create greater landslide potential impacts than were identified in the Certified TOP FEIR. Therefore, no adverse impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The majority of Ontario, including the project site, is located on alluvial soil deposits. These types of soils are not considered to be expansive. Therefore, no adverse impacts are anticipated. Changing the General Plan land use designation will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The area is served by the local sewer system and the use of alternative systems is not necessary. There will be no impact to the sewage system.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

7) GREENHOUSE GAS EMISSIONS. Would the project:

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

Discussion of Effects: The impact of buildout of The Ontario Plan on the environment due to the emission of greenhouse gases ("GHGs") was analyzed in the Environmental Impact Report ("EIR") for the Policy Plan (General Plan). According to the EIR, this impact would be significant and unavoidable. (Re-circulated Portions of the Ontario Plan Draft Environmental Impact Report, p. 2-118.) This EIR was certified by the City on January 27, 2010, at which time a statement of overriding considerations was also adopted for The Ontario Plan's significant and unavoidable impacts, including that concerning the emission of greenhouse gases.

Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. Pursuant to Public Resources Code Section 21083.3, this impact need not be analyzed further, because (1) the proposed project would result in an impact that was previously analyzed in The Ontario Plan EIR, which was certified by the City; (2) the proposed project would not result in any greenhouse gas impacts that were not addressed in The Ontario Plan EIR; (3) the proposed project is consistent with The Ontario Plan.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary. The mitigation measures adopted as part of TOP FEIR adequately addresses any potential significant impacts and there is no need for any additional mitigation measures.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create significantly greater impacts than were identified in the Certified TOP FEIR. The proposed project is consistent with The Ontario Plan Goal ER 4 of improving air quality by, among other things, implementation of Policy ER4-3, regarding the reduction of greenhouse gas emissions in accordance with regional, state and federal regulations. In addition, the proposed project is consistent with the policies outlined in Section 5.6.4 of the Environmental Impact Report for The Ontario Plan, which aims to reduce the City's contribution of greenhouse gas emissions at build-out by fifteen (15%), because the project is upholding the applicable City's adopted mitigation measures as represented in 6-1 through 6-6. Therefore, the proposed project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

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

8) HAZARDS & HAZARDOUS MATERIALS. Would the project:

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

Discussion of Effects: The project is not anticipated to involve the transport, use or disposal of hazardous materials during either construction or project implementation. Therefore, no adverse impacts are anticipated. However, in the unlikely event of an accident, implementation of the strategies included in The Ontario Plan will decrease the potential for health and safety risks from hazardous materials to a less than significant impact.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The project is not anticipated to involve the use or disposal of hazardous materials during either construction or project implementation. Therefore, no adverse impacts are anticipated. However, in the unlikely event of an accident, implementation of the strategies included in The Ontario Plan will decrease the potential for health and safety risks from hazardous materials to a less than significant impact.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The proposed project does not include the use, emissions or handling of hazardous or acutely hazardous materials, substances or waste. Therefore, no impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The proposed project site is not listed on the hazardous materials site

compiled pursuant to Government Code Section 65962.5. Therefore, the project would not create a hazard to the public or the environment and no impact is anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The project site is located outside on the safety zone for ONT and Chino Airports.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The City's Safety Element, as contained within The Ontario Plan, includes policies and procedures to be administered in the event of a disaster. The Ontario Plan seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to and recover from everyday and disaster emergencies. In addition, the project will comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access. Because future development would be required to comply with all applicable State and City codes, any impacts would be reduced to a less than significant level.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The project site is not located in or near wildlands. Therefore, no impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

9) **HYDROLOGY & WATER QUALITY.** Would the project:

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

Discussion of Effects: The project site is served by City water and sewer service and will not affect water quality standards or waste discharge requirements. The proposed project does not authorize any new development and therefore no adverse impacts are anticipated. Compliance with established Codes and standards for any future development would reduce any impacts to below a level of significance.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. No increases in the current amount of water flow to the project site are anticipated, and the proposed project will not deplete groundwater supplies, nor will it interfere with recharge. The water use associated with the proposed use of the property will be negligible. The future development of the site will require the grading of the site and excavation is expected to be less than three feet and would not affect the existing aquifer, estimated to be about 230 to 250 feet below the ground surface. No adverse impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The proposed project does not authorize any new construction. The existing drainage pattern of the project site will not be altered and it will have no significant impact on downstream hydrology. Stormwater generated by the future development of the project site will be discharged in compliance with the statewide NPDES General Construction Activities Stormwater Permit and San Bernardino County MS4 permit requirements. With the full implementation of a Storm Water Pollution Prevention Plan developed in compliance with the General Construction Activities Permit requirements, the Best Management Practices included in the SWPPP, and a stormwater monitoring program would reduce any impacts to below a level of significance. No streams or streambeds are present on the site. No changes in erosion off-site are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The proposed project does not authorize any new development. The future development of the project site is not anticipated to increase the flow velocity or volume of storm water runoff to cause environmental harm from the site and will not create a burden on existing infrastructure. Furthermore, with the implementation of an approved Water Quality Management Plan developed for the site, in compliance with the San Bernardino County MS4 Permit requirements, stormwater runoff volume shall be reduced to below a level of significance.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The General Plan changes will not increase impervious surfaces and will not increase runoff. It is not anticipated that the project would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or create or contribute stormwater runoff pollutants during construction and/or post-construction activity. Pursuant to the requirements of The Ontario Plan, the City's Development Code,

and the San Bernardino County MS4 Permit's "Water Quality Management Plan" (WQMP), individual developments must provide site drainage and WQMP plans according to guidelines established by the City's Engineering Department. If master drainage facilities are not in place at the time of project development, then standard engineering practices for controlling post-development runoff may be required, which could include the construction of on-site storm water detention and/or retention/infiltration facilities. Therefore, no impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The future development of the site will be required to comply with the statewide NPDES General Construction Permit and the City of Ontario's Municipal Code (Title 6, Chapter 6 (Stormwater Drainage System)) to minimize water pollution. Thus it is anticipated that there is no potential for discharges of stormwater during construction that will affect the beneficial uses of the receiving waters. However, with the General Construction Permit requirement and implementation of the policies in The Ontario Plan, any impacts associated with the project would be less than significant.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. No levees or dams are located near the project site. Therefore, no adverse impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. There are no lakes or substantial reservoirs near the project site; therefore, impacts from seiche are not anticipated. The City of Ontario has relatively flat topography, less than two percent across the City, and the chance of mudflow is remote. Therefore, no impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

10) LAND USE & PLANNING. Would the project:

a) Physically divide an established community?

Discussion of Effects: The project site is located in an area that is currently developed with urban land uses. Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. No adverse impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The proposed project does not interfere with any policies for environmental protection. As such, no impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: There are no adopted habitat conservation plans in the project area. As such no conflicts or impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

11) 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The project site is located within a mostly developed area surrounded by urban land uses. There are no known mineral resources in the area. Therefore, no impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. There are no known mineral resources in the area. No impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

12) 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The project will not expose people to or generate noise levels in excess of standards as established in The Ontario Plan FEIR (Section 5.12). No additional analysis will be required at the time of site development review.

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

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The uses associated with this proposed project are required to comply with the environmental standards contained in the City of Ontario Development Code and as such, no impacts are anticipated.

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

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

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The proposed project does not authorize any development and any future development would need to comply with existing noise standards. As such no impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. According to the Safety Element in The Ontario Plan, the proposed site is located within the airport land use plan. The project proposes to change the General Plan land use designation on seventy-two parcels, located within the 60-65 CNEL Noise Impact area and three parcels, located within the 65-70 CNEL Noise Impact area. Exhibit B describes the specific location of each of the proposed changes. These parcels are not located within safety zones. The remaining eight properties are outside the Noise Impact areas. All proposed changes were found to be consistent with the ALUCP. Therefore, no significant impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: The project site is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

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

13) 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The housing units on the three parcels that contain housing will be allowed to remain.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The housing units on the three parcels that contain housing will be allowed to remain.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

14) 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The site is in a developed area currently served by the Ontario Fire Department. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- ii) **Police protection?**

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The site is in a developed area, currently served by the Ontario Police Department. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

iii) **Schools?**

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

iv) **Parks?**

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The site is in a developed area, currently served by the City of Ontario. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

v) **Other public facilities?**

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The site is in a developed area, currently served by the City of Ontario. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

15) **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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. This project is not proposing any new housing or large employment generator that would cause an increase in the use of neighborhood parks or other recreational facilities. No impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designation designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. This project is not proposing any new housing or large employment generator that would require the construction of neighborhood parks or other recreational facilities. No impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

16) **TRANSPORTATION/TRAFFIC.** Would the project:

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited?**

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The project is in an area that is mostly developed with most street

improvements existing. Any future development of the project site will be served by the existing circulation system or any necessary mitigation will be determined by analysis per the City of Ontario guidelines. As described on page 2, the cumulative impact of the proposed general plan amendment will have less impacts than the TOP EIR assumed resulting in less than significant impacts.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The project is in an area that is mostly developed with most street improvements existing. The project will generate lower total dwelling units, population, non-residential square footage and jobs than the certified TOP EIR assumed, resulting in less impacts. The project will not conflict with an applicable congestion management program or negatively impact the level of service standards on adjacent arterials. Less than significant impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. The project will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport as it is outside of areas with FAA-imposed height restrictions. No impacts are anticipated.

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

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

Discussion of Effects: The project is in an area that is mostly developed and most street improvements are complete. The project will not create a substantial increase in hazards due to a design feature. No impacts are anticipated.

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

e) Result in inadequate emergency access?

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. Any future development on the project site will be designed to provide access for all emergency vehicles and will therefore not create an inadequate emergency access. No impacts are anticipated.

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

f) Result in inadequate parking capacity?

Discussion of Effects: The future development of the project site will be required to meet parking standards established by the Ontario Development Code and will therefore not create an inadequate parking capacity. No impacts are anticipated.

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

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

Discussion of Effects: The project does not conflict with any transportation policies, plans or programs. Therefore, no impacts are anticipated.

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

17) UTILITIES AND SERVICE SYSTEMS. Would the project:

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

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not significantly alter wastewater treatment needs of Ontario and will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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 future development of the project site will be served by the City of Ontario. The project will be required to meet the requirements of the Ontario Engineering Department regarding storm drain facilities. No impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. No impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses 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: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres does not authorize any construction and will not create greater impacts than were identified in the Certified TOP FEIR. No impacts are anticipated.

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

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

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR. No impacts are anticipated.

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

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion of Effects: Changing the General Plan land use designations on 83 parcels totaling 38.13 acres will not create greater impacts than were identified in the Certified TOP FEIR.

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

18) MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion of Effects: The proposed project does not have the potential to reduce wildlife habitat and threaten a wildlife species. Therefore, no impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The project does not have impacts that are cumulatively considerable.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

EARLIER ANALYZES

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

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

- a) The Ontario Plan Final EIR
- b) The Ontario Plan
- c) 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.

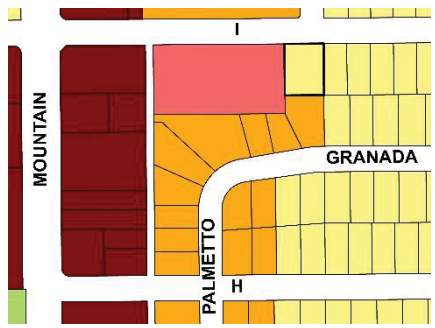

2) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards.

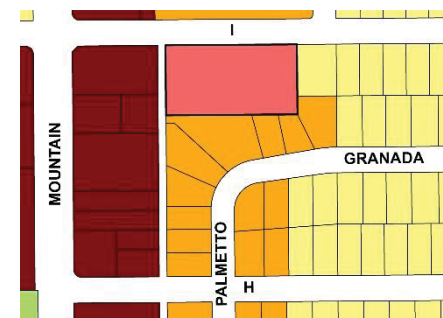

Comments III.A and C were addressed in The Ontario Plan FEIR and considered a significant adverse effect that could not be mitigated. A statement of overriding considerations was adopted for The Ontario Plan FEIR.

MITIGATION MEASURES

The Mitigation Measures contained in the Certified TOP Environmental Impact Report adequately mitigate the impacts of the proposed project. These mitigation measures are contained in the Mitigation Monitoring Program.

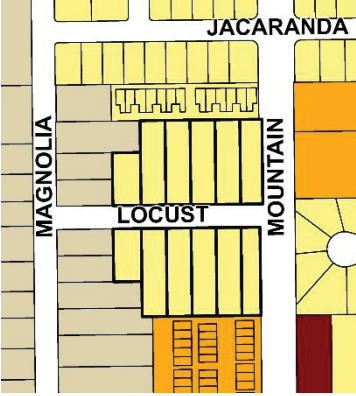
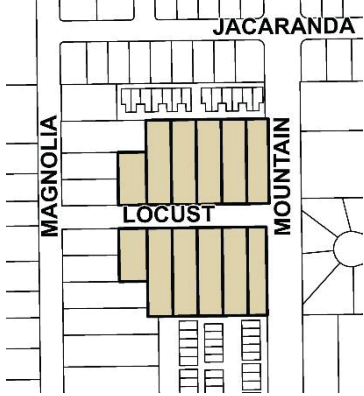
Exhibit A Proposed General Plan Amendment

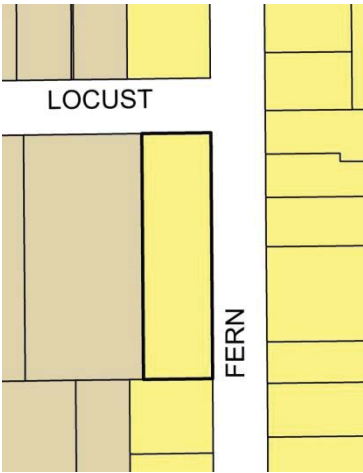
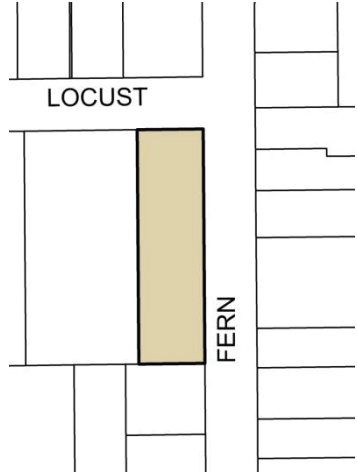
EXISTING	PARCELS	PROPOSED
A4		
 <p>TOP: Low Density Residential Zoning: P1, Off-Street Parking</p>	<p>101019131 <i>(1 Property)</i></p>	 <p>Medium Density Residential MDR-25, Medium-High Density Residential</p>

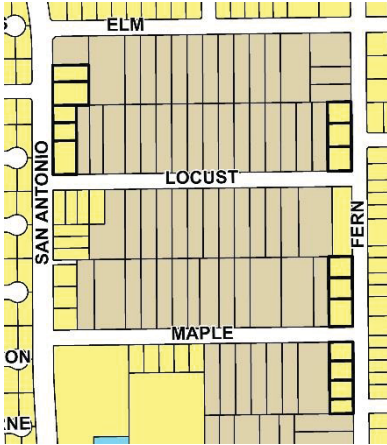
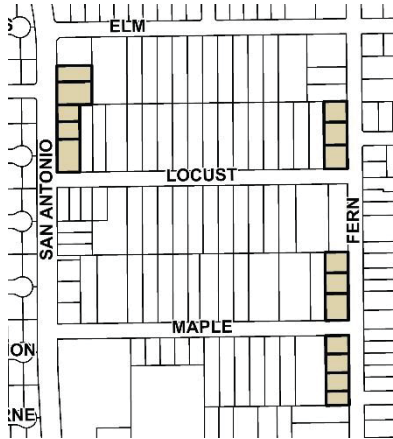
EXISTING	PARCELS	PROPOSED
A46		
 <p>TOP: Office Commercial Zoning: OL, Low Intensity Office</p>	<p>101019130 <i>(1 Property)</i> Status: PGPA16-001 & PZC16-001</p>	 <p>Medium Density Residential MDR-25, Medium High Density Residential with ICC, Interim Community Commercial Overlay</p>

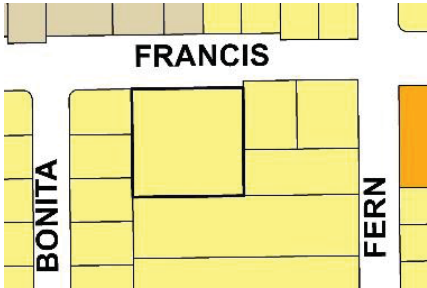
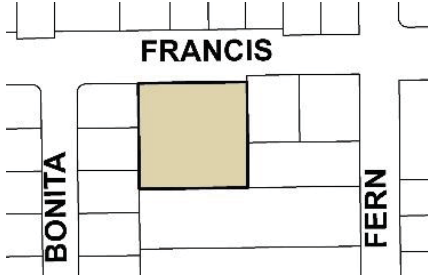
EXISTING	PARCELS	PROPOSED
A30		
	<p>101113206 – 101113207 101113220</p> <p>(3 Properties)</p>	
TOP: Business Park Zoning: CC, Community Commercial		General Commercial No Change

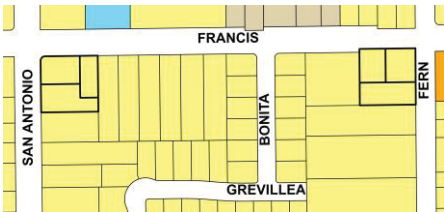

EXISTING	PARCELS	PROPOSED
B38		
	<p>104834101</p> <p>(1 Property)</p>	
TOP: Low-Medium Density Residential Zoning: CN, Neighborhood Commercial		Neighborhood Commercial CS, Corner Store

EXISTING	PARCELS	PROPOSED
C1		
	<p>101420102 – 101420107 101420202 – 101420207</p> <p>(12 Properties)</p>	
<p>TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural</p>		<p>Rural Residential RE-2, Rural Estate</p>

EXISTING	PARCELS	PROPOSED
C5		
	<p>105030118</p> <p>(1 Property)</p>	
<p>TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural</p>		<p>Rural Residential No Change</p>

EXISTING	PARCELS	PROPOSED
C10		
	<p>105003116 – 105003118 105003136 105003138 – 105003140 105003144 105029110 – 105029113 105030139 - 105030141</p> <p>(15 Properties)</p>	
TOP: Low Density Residential Zoning: LDR-5, Low Density Residential		TOP: Rural Residential Zoning: RE-2, Rural Estate

EXISTING	PARCELS	PROPOSED
C11		
	<p>105036102</p> <p>(1 Property)</p>	
TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural		TOP: Rural Residential Zoning: No Change

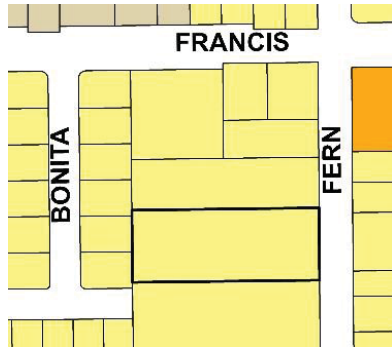
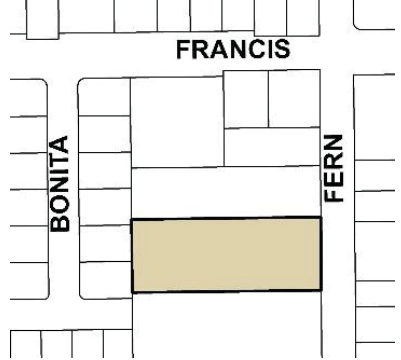
EXISTING	PARCELS	PROPOSED
C12		
	<p>105035123 – 105035124 105035127 105036103 - 105036105</p> <p>(6 Properties)</p>	
TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural		TOP: Rural Residential Zoning: RE-2, Rural Estate

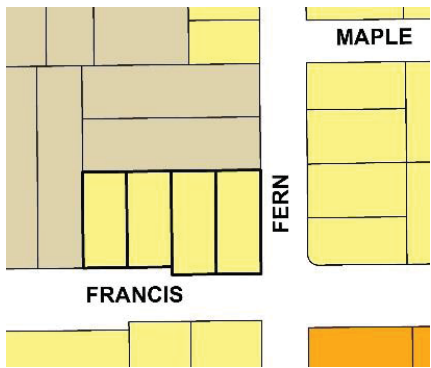
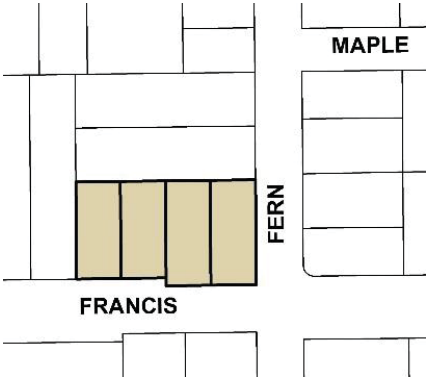
EXISTING	PARCELS	PROPOSED
C22		
	<p>105027204 – 105027208</p> <p>(5 Properties)</p>	
<p>TOP: Medium Density Residential</p> <p>Zoning: LDR-5, Low Density Residential</p>		<p>Low Density Residential</p> <p>No Change</p>

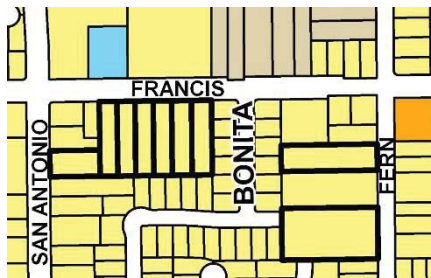
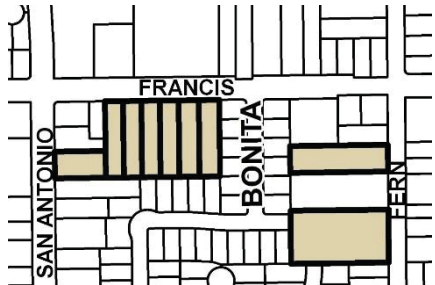
EXISTING	PARCELS	PROPOSED
C26		
	<p>105006102 – 105006103</p> <p>105006106 – 105006116</p> <p>(13 Properties)</p>	
<p>TOP: Low Density Residential</p> <p>Zoning: AR-2, Residential-Agricultural</p>		<p>Rural Residential</p> <p>No Change</p>

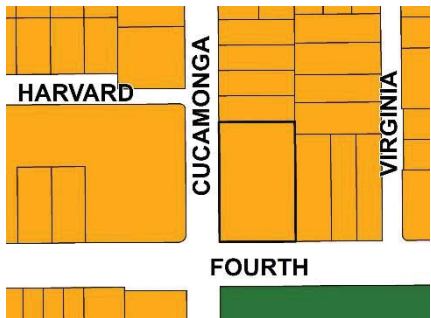
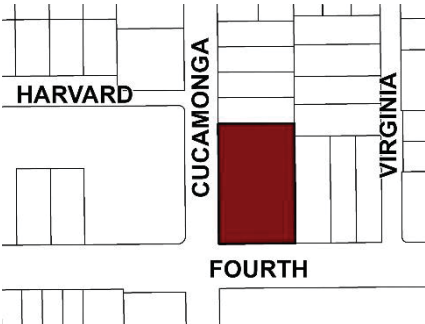
EXISTING	PARCELS	PROPOSED
C27		
	<p>105006104 – 105006105</p> <p>(2 Properties)</p>	
<p>TOP: Low Density Residential</p> <p>Zoning: AR-2, Residential-Agricultural</p>		<p>Rural Residential</p> <p>RE-2, Rural Estate</p>

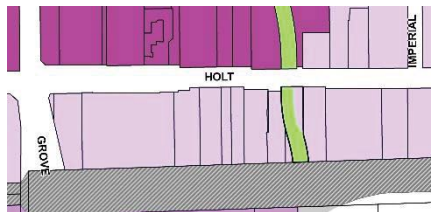

EXISTING	PARCELS	PROPOSED
C30		
	<p>105105102 - 105105105</p> <p>(4 Properties)</p>	
<p>TOP: Low Density Residential</p> <p>Zoning: AR-2, Residential-Agricultural</p>		<p>Medium Density Residential</p> <p>MDR-18, Medium Density Residential</p>

EXISTING	PARCELS	PROPOSED
C32		
	<p>105036107</p> <p>(1 Property)</p>	
<p>TOP: Low Density Residential</p> <p>Zoning: LDR-5, Low Density Residential</p>		<p>Rural Residential</p> <p>AR-2, Residential-Agricultural</p>

EXISTING	PARCELS	PROPOSED
C38		
	<p>105029116 - 105029119</p> <p>(4 Properties)</p>	
<p>TOP: Low Density Residential</p> <p>Zoning: AR-2, Residential-Agricultural</p>		<p>Rural Residential</p> <p>RE-2, Rural Estate</p>

EXISTING	PARCELS	PROPOSED
C41		
	<p>105035125</p> <p>105035128 – 105035131</p> <p>105035174 – 105035175</p> <p>105036106</p> <p>105036108</p> <p>(9 Properties).</p>	
<p>TOP: Low Density Residential</p> <p>Zoning: AR-2, Residential-Agricultural</p>		<p>Rural Residential</p> <p>No Change</p>

EXISTING	PARCELS	PROPOSED
E21		
	<p>104746120</p> <p>(1 Property)</p>	
<p>TOP: Medium Density Residential</p> <p>Zoning: CN, Neighborhood Commercial & P1, Off-Street Parking</p>		<p>Neighborhood Commercial</p> <p>CN, Neighborhood Commercial</p>

EXISTING	PARCELS	PROPOSED
H21		
	<p>11013122</p> <p>(1 Property)</p>	
<p>TOP: Business Park & Open Space – Non Recreation</p> <p>Zoning: OS-R, Open Space - Recreation</p>		<p>Open Space – Non Recreation</p> <p>UC, Utility Corridor</p>


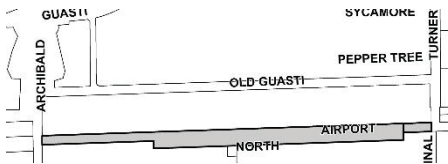
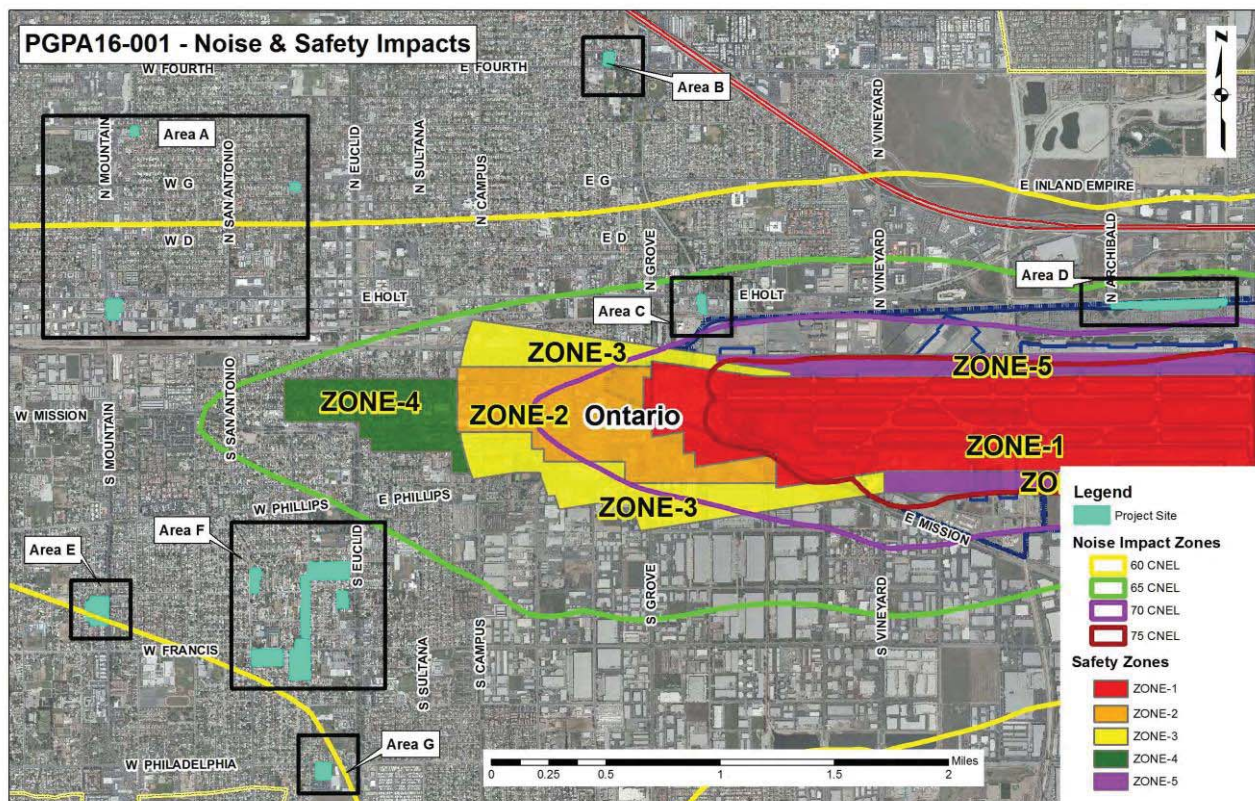
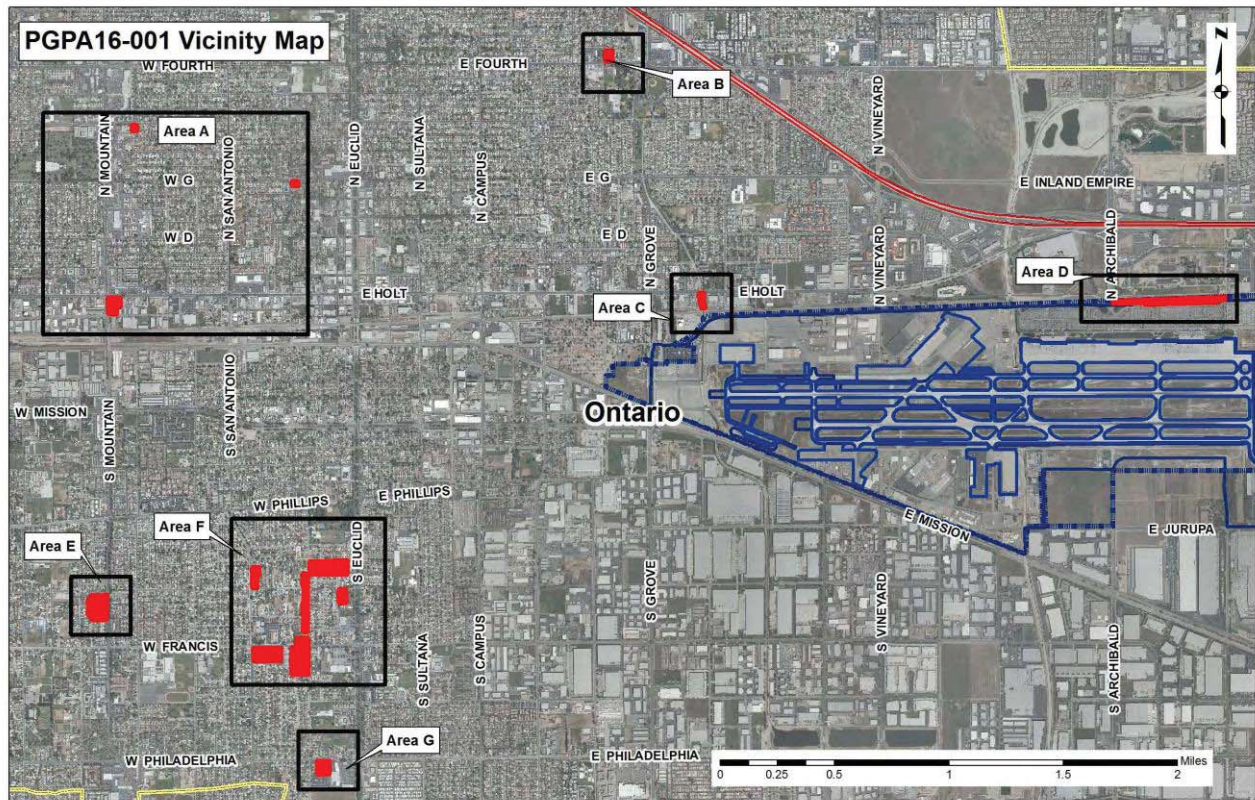
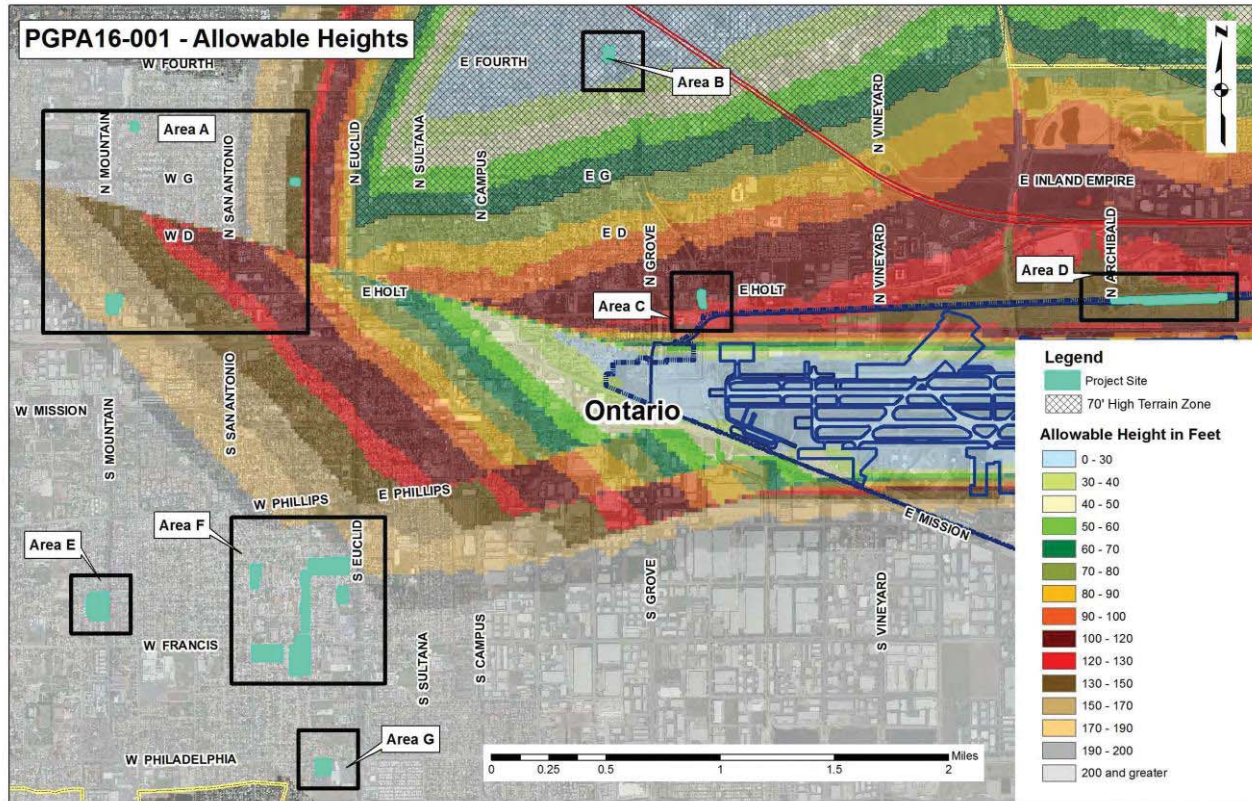
EXISTING	PARCELS	PROPOSED
H22		
	<p>21120104</p> <p>21120106</p> <p>(2 Properties)</p>	
<p>TOP: Right-of-Way</p> <p>Zoning: IL, Light Industrial</p>		<p>Airport</p> <p>ONT, Ontario International Airport</p>

Exhibit B

Airport Land Use Compatibility Review





PALU16-001 - PGPA16-001
Proposed General Plan Amendment ONT-IAC Consistency Determination Table

APN	Area	SITE ADDRESS	LOT ACREAGE	EXISTING LAND USE	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN	REASON FOR AMENDMENT	NOISE IMPACT ZONE	SAFETY IMPACT ZONE	AIRSPACE PROTECTION ZONES	CONSISTENCY DETERMINATION
101019131	A		0.31	AUTOMOBILE PARKING	LDR - Low Density Residential	OC - Office Commercial	Consistency with existing land use (Site is existing parking lot for Office Building)	N/A - Outside of Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
104834101	A	636 N VINE AVE ONT 91762	0.29	GROCERIES	LMDR - Low Medium Density Residential	NC - Neighborhood Commercial	Consistency with existing land use (Site is developed with commercial uses)	N/A - Outside of Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
101113207	A	1051 W HOLT BLVD ONT 91762	0.69	EATING PLACES	BP - Business Park	GC - General Commercial	Consistency with existing land use (Existing Commercial Uses)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
101113206	A	1065 W HOLT BLVD ONT 91762	0.57	VARIETY STORES	BP - Business Park	GC - General Commercial	Consistency with existing land use (Existing Commercial Uses)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
101113220	A	125 S MOUNTAIN AVE ONT 91762	0.72	RETAIL-ANTIQUES	BP - Business Park	GC - General Commercial	Consistency with existing land use (Existing Commercial Uses)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
104746120	B	1107 E 4TH ST ONT 91764	0.81	EATING PLACES	MDR - Medium Density Residential	NC - Neighborhood Commercial	Consistency with existing land use (Site is developed with commercial uses)	N/A - Outside of Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
11013122	C		0.65	WATER UTIL AIRPORT	BP - Business Park/OS-NR - Open Space-Non Recreational	OS-NR - Open Space-Non Recreational	Consistency with existing land use (Existing Use is a flood control channel considered non-recreation open space throughout the City)	65 - 70 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
21120106	D		0.26	PROPERTY - ROADWAY AIRPORT	ROW - Right of Way	ARPT - Airport	Consistency with existing land use (All airport property is being changed to Airport)	65 - 70 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
21120104	D		5.24	PROPERTY - ROADWAY	ROW - Right of Way	ARPT - Airport	Consistency with existing land use (All airport property is being changed to Airport)	65 - 70 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
101420102	E	1108 W LOCUST ST ONT 91762	0.35	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
101420103	E	1114 W LOCUST ST ONT 91762	0.39	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
101420104	E	1120 W LOCUST ST ONT 91761	0.39	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
101420105	E	1128 W LOCUST ST ONT	0.39	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
101420106	E	1136 W LOCUST ST ONT 91762	0.39	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
101420107	E	W LOCUST ST AVE ONT 91761	0.28	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
101420207	E	1107 W LOCUST ST ONT	0.31	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC
101420206	E	1115 W LOCUST ST ONT 91761	0.41	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUPC

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APN	Area	SITE ADDRESS	LOT ACREAGE	EXISTING LAND USE	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN	REASON FOR AMENDMENT	NOISE IMPACT ZONE	SAFETY IMPACT ZONE	AIRSPACE PROTECTION ZONES	CONSISTENCY DETERMINATION
101420205	E	1121 W LOCUST ST ONT 91762	0.41	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
101420204	E	1127 W LOCUST ST ONT 91762	0.41	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
101420203	E	1135 W LOCUST ST ONT 91761	0.41	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
101420202	E	1139 W LOCUST ST ONT 91762	0.28	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105003140	F	1541 S SAN ANTONIO AVE ONT 91761	0.18	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105003117	F	1544 S FERN AVE ONT 91761	0.23	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105003136	F	560 W LOCUST ST ONT 91762	0.33	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105029113	F	1728 S FERN AVE ONT 91761	0.14	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105029111	F	1712 S FERN AVE ONT 91762	0.19	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105029112	F	1722 S FERN AVE ONT 91762	0.18	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105029116	F	404 W FRANCIS ST ONT 91761	0.21	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105029117	F	408 W FRANCIS ST ONT 91761	0.21	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105029118	F	416 W FRANCIS ST ONT 91762	0.20	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105029119	F	424 W FRANCIS ST ONT	0.19	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105029110	F	405 W MAPLE ST ONT 91761	0.18	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105027208	F	1605 S LAUREL AVE ONT 91761	0.22	SINGLE FAMILY	MDR - Medium Density Residential - Medium Density Residential	LDR - Low Density Residential	Consistency with existing land use (Site is consistent with single family use)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP

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APN	Area	SITE ADDRESS	LOT ACREAGE	EXISTING LAND USE	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN	REASON FOR AMENDMENT	NOISE IMPACT ZONE	SAFETY IMPACT ZONE	AIRSPACE PROTECTION ZONES	CONSISTENCY DETERMINATION
105030118	F	403 W LOCUST ST ONT 91762	0.57	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105027207	F	1611 S LAUREL AVE ONT 91762	0.21	SINGLE FAMILY	MDR - Medium Density Residential - Medium Density Residential	LDR - Low Density Residential	Consistency with existing land use (Site is consistent with single family use)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105027206	F	1619 S LAUREL AVE ONT 91762	0.21	SINGLE FAMILY	MDR - Medium Density Residential - Medium Density Residential	LDR - Low Density Residential	Consistency with existing land use (Site is consistent with single family use)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105036104	F	403 W FRANCIS ST ONT	0.26	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105030140	F	S FERN AVE ONT 91762	0.21	ADDITIONAL RESIDENT USE	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105030141	F	402 MAPLE ST ONT 91762	0.27	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006115	F	119 W ELM ST ONT 91762	0.28	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006114	F	125 W ELM ST ONT 91762	0.47	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006113	F	131 W ELM ST ONT 91761	0.47	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006112	F	205 W ELM ST ONT 91761	0.47	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006111	F	213 W ELM ST ONT 91761	0.46	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006110	F	219 W ELM ST ONT 91762	0.46	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006109	F	225 W ELM ST ONT	0.46	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006108	F	231 W ELM ST ONT 91762	0.45	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006107	F	303 W ELM ST ONT	0.45	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP

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105006106	F	311 W ELM ST ONT 91761	0.46	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006105	F	319 W ELM ST ONT 91762	0.22	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006104	F	327 W ELM ST ONT	0.22	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006103	F	1515 S FERN AVE ONT	0.43	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105003144	F	1515 SAN ANTONIO AVE ONT 91762	0.25	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006116	F		0.20	UNDEVELOPED LAND	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105006102	F	1525 S FERN AVE ONT 91762	0.43	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105003138	F	1521 S SAN ANTONIO AVE ONT 91762	0.35	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105003116	F	1534 S FERN AVE ONT 91762	0.21	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105003139	F	1533 S SAN ANTONIO AVE ONT 91761	0.17	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105003118	F	408 W LOCUST ST ONT 91762	0.24	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105036106	F	1824 S FERN AVE ONT 91762	0.84	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105035125	F	1823 S SAN ANTONIO ONT 91761	0.44	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105036107	F	1840 S FERN AVE ONT 91761	1.20	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105036108	F	1844 S FERN AVE ONT	1.67	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105036103	F	415 W FRANCIS ST ONT 91761	0.22	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP

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APN	Area	SITE ADDRESS	LOT ACREAGE	EXISTING LAND USE	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN	REASON FOR AMENDMENT	NOISE IMPACT ZONE	SAFETY IMPACT ZONE	AIRSPACE PROTECTION ZONES	CONSISTENCY DETERMINATION
105036102	F	501 W FRANCIS ST ONT 91761	0.73	VACANT BUILDINGS	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105035174	F	525 W FRANCIS ST ONT 91762	0.50	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105035175	F	527 W FRANCIS ST ONT 91762	0.50	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105035128	F	529 W FRANCIS ST ONT 91762	0.46	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105035131	F	533 W FRANCIS ST ONT 91761	0.46	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105035130	F	539 W FRANCIS AVE ONT 91762	0.45	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105035129	F	543 W FRANCIS ST ONT 91761	0.45	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105035127	F	545 W FRANCIS ST ONT 91761	0.19	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105035123	F	597 W FRANCIS ST ONT 91762	0.28	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105036105	F	1816 S FERN AVE ONT 91762	0.32	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105035124	F	1817 S SAN ANTONIO AVE ONT 91761	0.34	SINGLE FAMILY	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105027205	F	1623 S LAUREL AVE ONT 91762	0.21	SINGLE FAMILY	MDR - Medium Density Residential	LDR - Low Density Residential	Consistency with existing land use (Site is consistent with single family use)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105027204	F	1627 S LAUREL AVE ONT 91762	0.20	SINGLE FAMILY	MDR - Medium Density Residential	LDR - Low Density Residential	Consistency with existing land use (Site is consistent with single family use)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105030139	F	S FERN AVE ONT 91762	0.21	UNDEVELOPED LAND	LDR - Low Density Residential	RR - Rural Residential	Consistency with existing land use (Site is consistent Rural Residential requirements and allows for animal keeping)	60 - 65 dB Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105105105	G	299 PHILADELPHIA ST ONT 91762	0.45	SINGLE FAMILY	LDR - Low Density Residential	MDR - Medium Density Residential	Consistency with lot size range (Site can accommodate higher density range)	N/A - Outside of Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105105104	G	301 W PHILADELPHIA ST CHI 91710	0.45	SINGLE FAMILY	LDR - Low Density Residential	MDR - Medium Density Residential	Consistency with lot size range (Site can accommodate higher density range)	N/A - Outside of Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP

PALU16-001 - PGPA16-001
 Proposed General Plan Amendment ONT-IAC Consistency Determination Table

APN	Area	SITE ADDRESS	LOT ACREAGE	EXISTING LAND USE	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN	REASON FOR AMENDMENT	NOISE IMPACT ZONE	SAFETY IMPACT ZONE	AIRSPACE PROTECTION ZONES	CONSISTENCY DETERMINATION
105105103	G	309 W PHILADELPHIA ST ONT 91761	0.34	SINGLE FAMILY	LDR - Low Density Residential	MDR - Medium Density Residential	Consistency with lot size range (Site can accommodate higher density range)	N/A - Outside of Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP
105105102	G	317 W PHILADELPHIA ST CHI 91761	0.56	SINGLE FAMILY	LDR - Low Density Residential	MDR - Medium Density Residential	Consistency with lot size range (Site can accommodate higher density range)	N/A - Outside of Noise Impact Zone	N/A - Outside of any Safety Zone	N/A - Land Use Change only, no structures are proposed	Consistent with ONT ALUCP

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN ADDENDUM TO THE ONTARIO PLAN (TOP) CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH # 2008101140), FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NO PGPA16-001.

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of Ontario prepared an Initial Study and approved, for attachment to the certified Environmental Impact Report, an addendum to The Ontario Plan (TOP) certified Environmental Impact Report (SCH # 2008101140) for File No. PGPA16-001 (hereinafter referred to as "Initial Study/Environmental Impact Report Addendum"), all 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, File No. PGPA16-001, analyzed under the Initial Study/Environmental Impact Report Addendum, consists of a General Plan Amendment to change the land use designations of 83 properties generally located south of Fourth Street and west of Euclid Avenue, and modify the Future Buildout Table to be consistent with the land use designation changes (amending Exhibits LU-01 and LU-03), in the City of Ontario, California (hereinafter referred to as the "Project"); and

WHEREAS, the Initial Study/Environmental Impact Report Addendum concluded that implementation of the Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in The Ontario Plan (TOP) certified Environmental Impact Report (SCH # 2008101140). No changes or additions to TOP EIR analyses are necessary, nor is there a need for any additional mitigation measures; and

WHEREAS, The Ontario Plan Environmental Impact Report was certified on January 27, 2010, in which development and use of the Project site was discussed; and

WHEREAS, pursuant to California Environmental Quality Act ("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 EIR was appropriate; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the City Council is the approving authority for the proposed approval to otherwise undertake the Project; and

WHEREAS, on March 22, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the Addendum to a previous Environmental Impact Report, the initial study, and the Project, and unanimously adopted Resolution No. PC16-008 recommending City Council approval of the Addendum; and

WHEREAS, the City Council has reviewed and considered the Initial Study/Environmental Impact Report Addendum for the Project, has concluded that none of the conditions requiring preparation of a subsequent or supplemental EIR have occurred, and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

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

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

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

SECTION 1. As the approving body for the Project, the City Council has reviewed and considered the information contained in the Initial Study/Environmental Impact Report Addendum 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 Initial Study/Environmental Impact Report Addendum and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

(1) The City Council has independently reviewed and analyzed the Initial Study/Environmental Impact Report Addendum and other information in the record, and has considered the information contained therein, prior to acting upon or approving the Project;

(2) The Initial Study/Environmental Impact Report Addendum prepared for the Project has been completed in compliance with CEQA and is consistent with State and local guidelines implementing CEQA; and

(3) The Initial Study/Environmental Impact Report Addendum represents the independent judgment and analysis of the City of Ontario, as lead agency for the Project. The City Council designates the Planning Department, located at 303 East B Street, Ontario, CA 91764, as the custodian of documents and records of proceedings on which this decision is based.

SECTION 2. Based upon the Addendum and all related information presented to the City Council, the City Council finds that the preparation of a subsequent or supplemental EIR is not required for the Project, as the Project:

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

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

c. 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 EIR was certified, that shows any of the following:

1. The project will have one or more significant effects not discussed in the certified EIR; or

2. Significant effects previously examined will be substantially more severe than shown in the certified EIR; or

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

4. 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. The City Council 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 Addendum to the certified EIR.

SECTION 4. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5. The Initial Study/Environmental Impact Report Addendum, and all other documents and materials that constitute the record of proceedings on which these findings have been based, are on file 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.

SECTION 6. The City Clerk shall certify to the adoption of the Resolution.

PASSED, APPROVED, AND ADOPTED this 3rd day of May 2016.

PAUL S. LEON, MAYOR

ATTEST:

SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2016- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held May 3, 2016 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2016- duly passed and adopted by the Ontario City Council at their regular meeting held May 3, 2016.

SHEILA MAUTZ, CITY CLERK

(SEAL)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA16-001, A CITY INITIATED REQUEST TO CHANGE THE GENERAL PLAN LAND USE DESIGNATIONS ON 83 PROPERTIES GENERALLY LOCATED SOUTH OF FOURTH STREET AND WEST OF EUCLID AVENUE, AND MODIFY THE FUTURE BUILDOUT TABLE TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGES (AMENDING EXHIBITS LU-01 AND LU-03), AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: AS SHOWN IN EXHIBIT A (ATTACHED) (LAND USE CYCLE 1 FOR THE 2016 CALENDAR YEAR).

WHEREAS, City of Ontario ("Applicant") has initiated an Application for the approval of a General Plan Amendment, File No. PGPA16-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 83 parcels totaling 38.13 acres; and

WHEREAS, the proposed changes to Figure LU-01 Official Land Use Plan include changes to land use designations of certain properties shown in Exhibit A (attached) to make the land use designations of these properties consistent with the existing use of the property or to coordinate with the surrounding land use designations; and

WHEREAS, Figure LU-03 Future Buildout specifies the likely buildout for Ontario with the adopted land use designations. The proposed changes to Figure LU-01 Official Land Use Plan will require Figure LU-03 Future Buildout to be modified, as shown in Exhibit B, to be consistent with LU-01 Official Land Use Plan; and

WHEREAS, the City of Ontario held Community Open Houses on January 25, 2016, and January 27, 2016, to gain input from impacted property owners and property owners within a 300 foot radius; and

WHEREAS, no written public comments regarding the proposed project were received at the Community Open Houses; and

WHEREAS, the proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) was routed for interagency review and was found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, on March 22, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the Addendum to a previous Environmental Impact Report, the initial study, and the Project, unanimously adopted Resolution No. PC16-009 recommending City Council approval of the project; and

WHEREAS, as the first action on the Project, on May 3, 2016, the City Council approved a resolution adopting an Addendum to a previous Environmental Impact Report prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of less than significant; and

WHEREAS, on May 3, 2016, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1. As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

a. The Addendum, initial study, and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

b. The Addendum and initial study contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the City Council; and

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

d. All environmental impacts of the Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the Addendum.

SECTION 2. Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the City Council hereby concludes as follows:

a. The proposed General Plan Amendment is consistent with the goals and policies of The Ontario Plan as follows:

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

Compliance: The proposed General Plan Amendment reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area which provides opportunities for choice in living and working environments.

LU2-1 Land Use Decisions. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed General Plan Amendment reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area which will not increase adverse impacts on adjacent properties.

LU4-1 Commitment to Vision. We are committed to achieving our Vision but realize that it may take time and several interim steps to get there.

Compliance: The proposed land use designations allow for the continuation of existing uses while maintaining a logical land use pattern in and around the affected areas.

LU5-7 ALUCP Consistency with Land Use Regulations. We comply with state law that required general plans, specific plans and all new development by consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

Compliance: The proposed General Plan Amendment is consistent with the adopted Airport Land Use Compatibility Plan for both Ontario Airport and Chino Airport.

S4-6 Airport Noise Compatibility. We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.

Compliance: The subject properties are located within the 60 to 65 CNEL of the 65 to 70 CNEL Noise Impact areas. The proposed land use designations are compatible with the Noise Impact area or are existing uses.

b. The subject property is physically suitable, including, but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining land uses, for the requested land use designation and anticipated development.

c. The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare.

d. The proposed amendment will maintain the appropriate balance of land uses within the City.

e. The General Plan Amendment would not have significant impacts on the environment nor the surrounding properties.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council hereby approves the Project.

SECTION 4. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6. The City Clerk shall certify to the adoption of the Resolution.

PASSED, APPROVED, AND ADOPTED this 3rd day of May 2016.

PAUL S. LEON, MAYOR

ATTEST:

SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, Sheila Mautz, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2016- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held May 3, 2016 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2016- duly passed and adopted by the Ontario City Council at their regular meeting held May 3, 2016.





















SHEILA MAUTZ, CITY CLERK

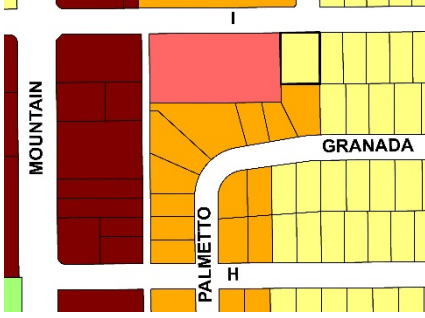

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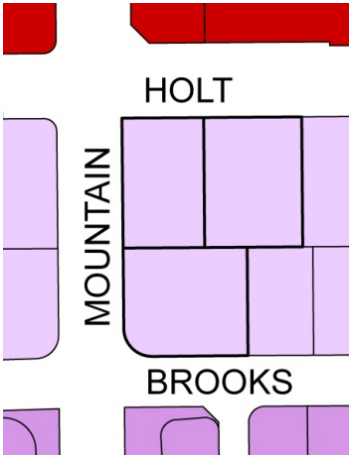
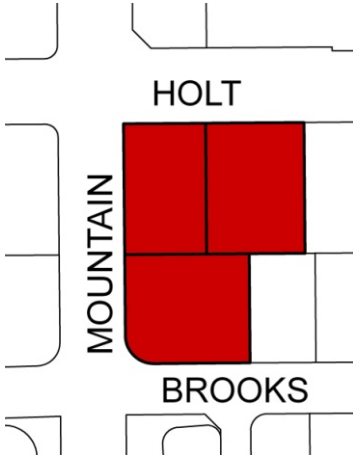
Exhibit A

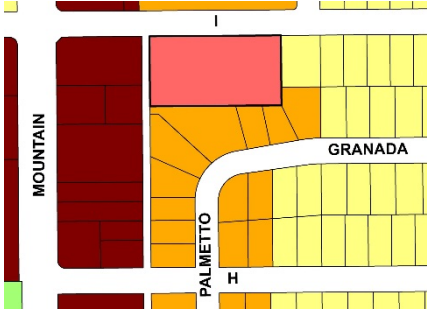

PGPA16-001


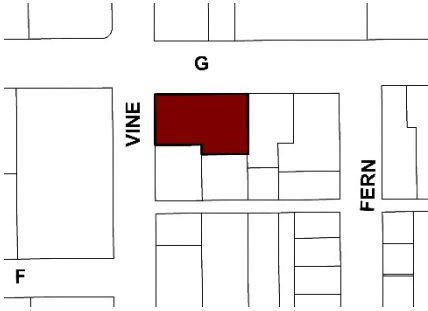
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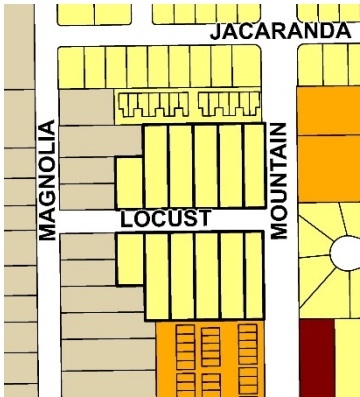
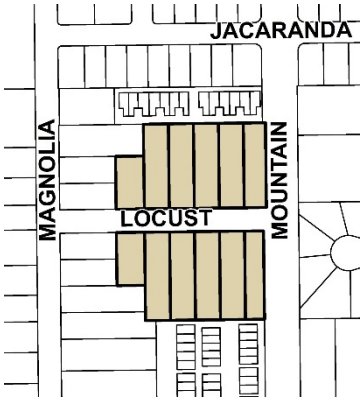
	Rural Residential		Mixed Use		Business Park		Open Space - Water
	Low Density Residential		Neighborhood Commercial		Industrial		Open Space - Non Recreation
	Low-Medium Density Residential		General Commercial		Airport		Public Facility
	Medium Density Residential		Office Commercial		Land Fill		Public School
	High Density Residential		Hospitality		Open Space - Recreation		Rail

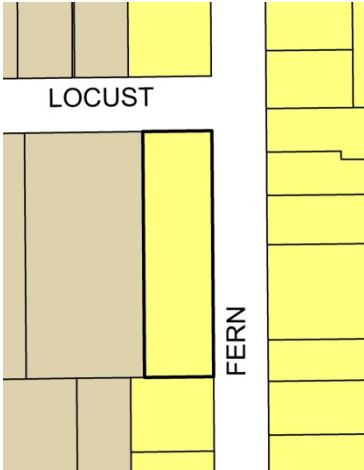
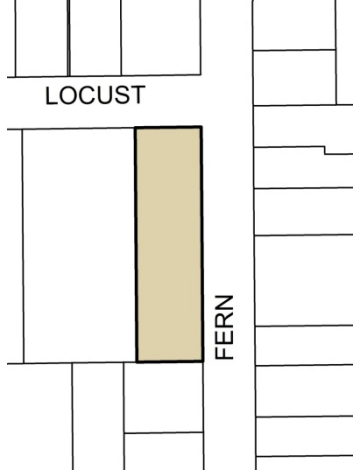
EXISTING	PARCELS	PROPOSED
<p>A4</p>  <p>TOP: Low Density Residential</p> <p>Zoning: P1, Off-Street Parking</p>	<p>1010-191-31 (1 Property)</p>	 <p>Medium Density Residential MDR-25, Medium-High Density Residential</p>

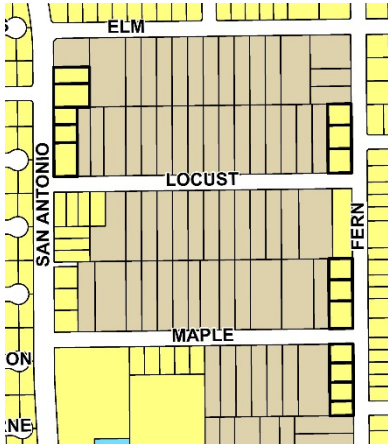
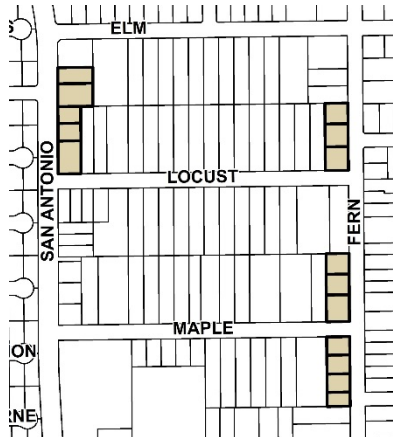
EXISTING	PARCELS	PROPOSED
A30		
 <p>HOLT</p> <p>MOUNTAIN</p> <p>BROOKS</p>	<p>1011-132-06 1011-132-07 1011-132-20</p> <p>(3 Properties)</p>	 <p>HOLT</p> <p>MOUNTAIN</p> <p>BROOKS</p>
<p>TOP: Business Park</p> <p>Zoning: CC, Community Commercial</p>		<p>General Commercial</p> <p>No Change</p>

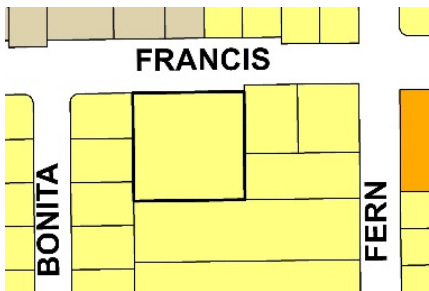
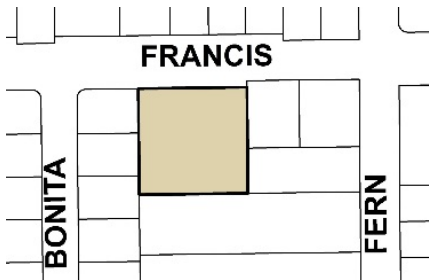
EXISTING	PARCELS	PROPOSED
A46		
 <p>MOUNTAIN</p> <p>GRANADA</p> <p>PALMETTO</p> <p>H</p>	<p>1010-191-30</p> <p>(1 Property)</p> <p>Status: PGPA16-001 & PZC16-001</p>	 <p>MOUNTAIN</p> <p>GRANADA</p> <p>PALMETTO</p> <p>H</p>
<p>TOP: Office Commercial</p> <p>Zoning: OL, Low Intensity Office</p>		<p>Medium Density Residential</p> <p>MDR-25, Medium High Density Residential with ICC, Interim Community Commercial Overlay</p>



EXISTING	PARCELS	PROPOSED
B38		
	<p>1048-341-01 (1 Property)</p>	
TOP:	Low-Medium Density Residential	Neighborhood Commercial
Zoning:	CN, Neighborhood Commercial	CS, Corner Store

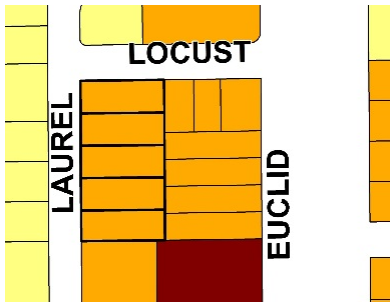
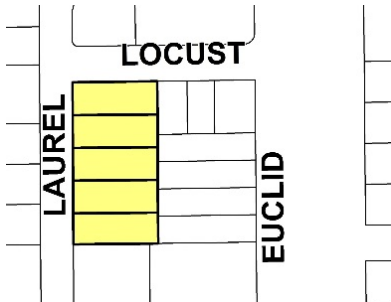
EXISTING	PARCELS	PROPOSED
C1		
	<p>1014-201-02 – 1014-201-07 1014-202-02 – 1014-202-07 (12 Properties)</p>	
TOP:	Low Density Residential	Rural Residential
Zoning:	AR-2, Residential-Agricultural	RE-2, Rural Estate

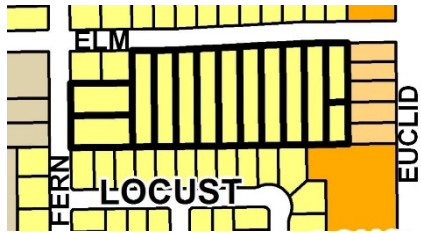
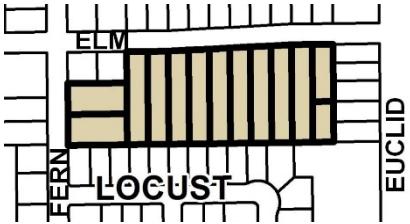
EXISTING	PARCELS	PROPOSED
C5		
	<p>1050-301-18</p> <p>(1 Property)</p>	
<p>TOP: Low Density Residential</p> <p>Zoning: AR-2, Residential-Agricultural</p>		<p>Rural Residential</p> <p>No Change</p>

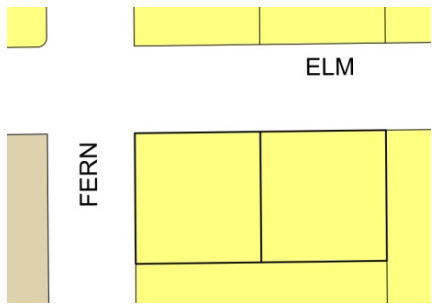
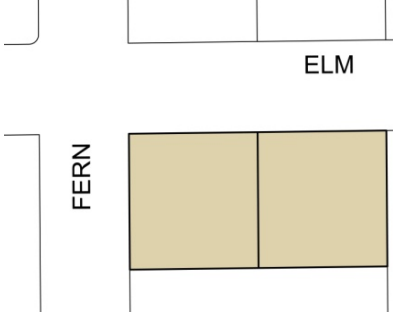
EXISTING	PARCELS	PROPOSED
C10		
	<p>1050-031-16 – 1050-031-18</p> <p>1050-031-36</p> <p>1050-031-38 – 1050-031-40</p> <p>1050-031-44</p> <p>1050-291-10 – 1050-291-13</p> <p>1050-301-39 – 1050-301-41</p> <p>(15 Properties)</p>	
<p>TOP: Low Density Residential</p> <p>Zoning: LDR-5, Low Density Residential</p>		<p>Rural Residential</p> <p>RE-2, Rural Estate</p>

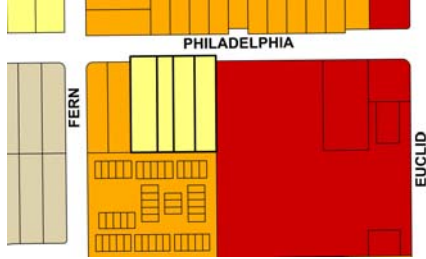

EXISTING	PARCELS	PROPOSED
C11		
	<p>1050-361-02 (1 Property)</p>	
TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural		Rural Residential No Change

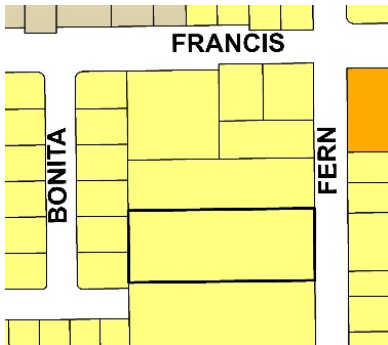
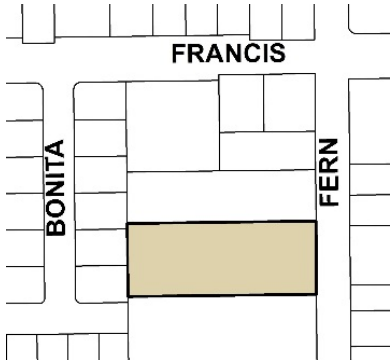
EXISTING	PARCELS	PROPOSED
C12		
	<p>1050-351-23 – 1050-351-24 1050-351-27 1050-361-03 – 1050-361-05 (6 Properties)</p>	
TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural		Rural Residential RE-2, Rural Estate

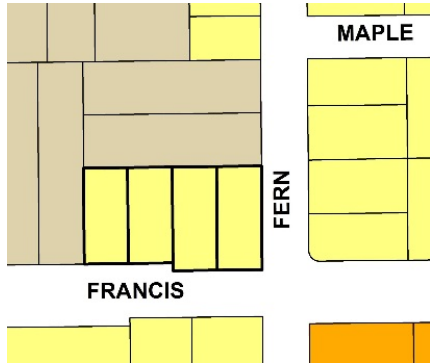
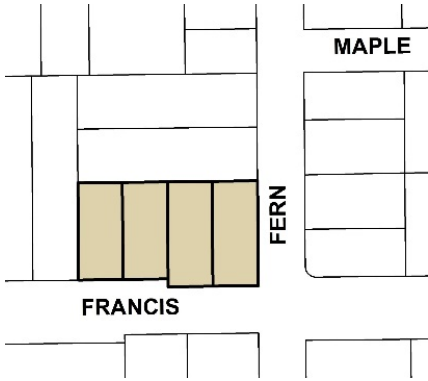
EXISTING	PARCELS	PROPOSED
C22		
	<p>1050-272-04 – 1050-272-08 (5 Properties)</p>	
TOP: Medium Density Residential Zoning: LDR-5, Low Density Residential		Low Density Residential No Change

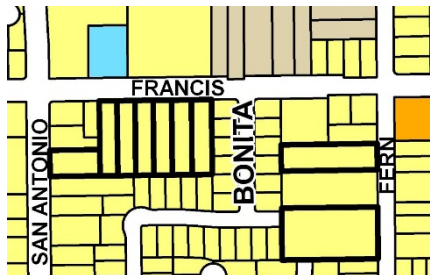
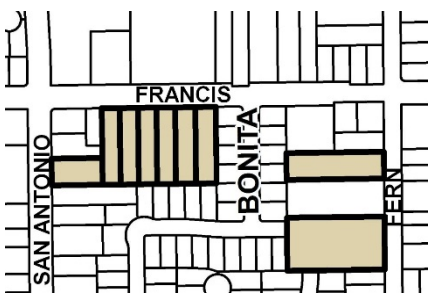
EXISTING	PARCELS	PROPOSED
C26		
	<p>1050-061-02 – 1050-061-03 1050-061-06 – 1050-061-16</p> <p><i>(13 Properties)</i></p>	
TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural		Rural Residential No Change

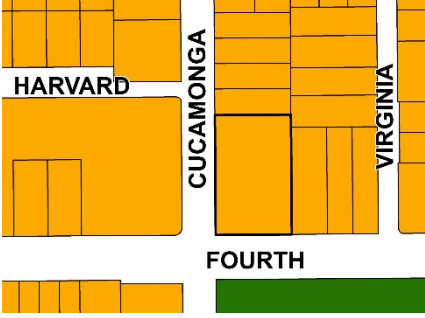
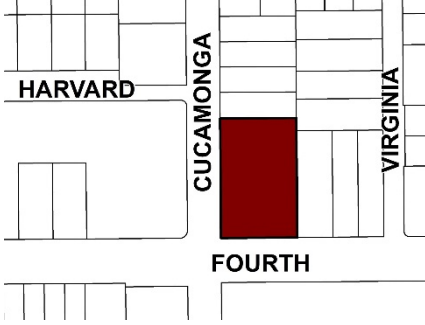
EXISTING	PARCELS	PROPOSED
C27		
	<p>1050-061-04 1050-061-05</p> <p><i>(2 Properties)</i></p>	
TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural		Rural Residential RE-2, Rural Estate

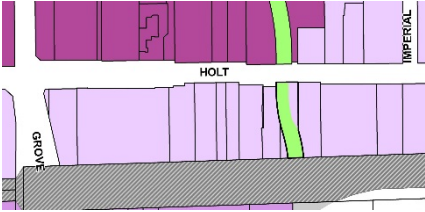
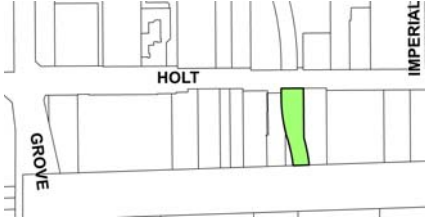
EXISTING	PARCELS	PROPOSED
C30		
	<p>1051-051-02 – 1051-051-05</p> <p>(4 Properties)</p>	
<p>TOP: Low Density Residential</p> <p>Zoning: AR-2, Residential-Agricultural</p>		<p>Medium Density Residential</p> <p>MDR-18, Medium Density Residential</p>

EXISTING	PARCELS	PROPOSED
C32		
	<p>1050-361-07</p> <p>(1 Property)</p>	
<p>TOP: Low Density Residential</p> <p>Zoning: LDR-5, Low Density Residential</p>		<p>Rural Residential</p> <p>AR-2, Residential-Agricultural</p>

EXISTING	PARCELS	PROPOSED
C38		
	<p>1050-291-16 – 1050-291-19</p> <p>(4 Properties)</p>	
<p>TOP: Low Density Residential</p> <p>Zoning: AR-2, Residential-Agricultural</p>		<p>Rural Residential</p> <p>RE-2, Rural Estate</p>

EXISTING	PARCELS	PROPOSED
C41		
	<p>1050-351-25</p> <p>1050-351-28 – 1050-351-31</p> <p>1050-351-74 – 1050-351-75</p> <p>1050-361-06</p> <p>1050-361-08</p> <p>(9 Properties).</p>	
<p>TOP: Low Density Residential</p> <p>Zoning: AR-2, Residential-Agricultural</p>		<p>Rural Residential</p> <p>No Change</p>

EXISTING	PARCELS	PROPOSED
E21		
	<p>1047-461-20 (1 Property)</p>	
TOP: Medium Density Residential		Neighborhood Commercial
Zoning: CN, Neighborhood Commercial & P1, Off-Street Parking		CN, Neighborhood Commercial

EXISTING	PARCELS	PROPOSED
H21		
	<p>0110-131-22 (1 Property)</p>	
TOP: Business Park & Open Space – Non Recreation		Open Space – Non Recreation
Zoning: OS-R, Open Space - Recreation		UC, Utility Corridor

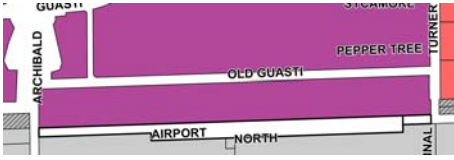
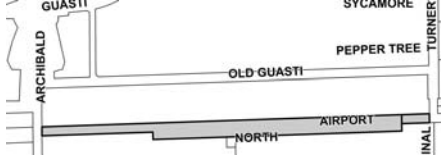
EXISTING	PARCELS	PROPOSED
H22		
	<p>0211-201-04 0211-201-06 (2 Properties)</p>	
TOP: Right-of-Way		Airport
Zoning: IL, Light Industrial		ONT, Ontario International Airport

Exhibit B

LU-03 Future Buildout Table



LU-03 Future Buildout¹

Land Use	Acres ²	Assumed Density/Intensity ³	Units	Population ⁴	Non-Residential Square Feet	Jobs ⁵
Residential						
Rural	458 483	2.0 du/ac	917 965	3,663 3,858		
Low Density ⁶	7,379 7,344	4.0 du/ac (OMC) 4.5 du/ac (NMC)	31,042 30,940	124,075 123,669		
Low-Medium ⁶ Density	910	8.5 du/ac	7,739 7,736	30,931 30,922		
Medium Density	1,896 1898	18.0 du/ac (OMC) 22.0 du/ac (NMC)	38,188 38,218	133,745 133,858		
High Density	234	35.0 du/ac	8,178	27,373		
Subtotal	10,868 10,869		86,064 86,038	319,788 319,680		
Mixed Use						
• Downtown	112	<ul style="list-style-type: none"> 60% of the area at 35 du/ac 40% of the area at 0.80 FAR for office and retail 	2,352	4,704	1,561,330	2,793
• East Holt Boulevard	57	<ul style="list-style-type: none"> 25% of the area at 30 du/ac 50% of the area at 1.0 FAR office 25% of area at 0.80 FAR retail 	428	856	1,740,483	3,913
• Meredith	93	<ul style="list-style-type: none"> 23% of the area at 37.4 du/ac 72% at 0.35 FAR for office and retail uses 5% at 0.75 FAR for Lodging 	800	1,600	1,172,788	1,462
• Transit Center	76	<ul style="list-style-type: none"> 10% of the area at 60 du/ac 90% of the area at 1.0 FAR office and retail 	457	913	2,983,424	5,337
• Inland Empire Corridor	37	<ul style="list-style-type: none"> 50% of the area at 20 du/ac 30% of area at 0.50 FAR office 20% of area at 0.35 FAR retail 	368	736	352,662	768
• Guasti	77	<ul style="list-style-type: none"> 20% of the area at 30 du/ac 30% of area at 1.0 FAR retail 50% of area at .70 FAR office 	500	1,001	2,192,636	4,103
• Ontario Center	345	<ul style="list-style-type: none"> 30% of area at 40 du/ac 50% of area at 1.0 FAR office 20% of area at 0.5 FAR retail 	4,139	8,278	9,014,306	22,563
• Ontario Mills	240	<ul style="list-style-type: none"> 5% of area at 40 du/ac 20% of area at 0.75 FAR office 75% of area at 0.5 FAR retail 	479	958	5,477,126	7,285
• NMC West/South	315	<ul style="list-style-type: none"> 30% of area at 35 du/ac 70% of area at 0.7 FAR office and retail 	3,311	6,621	6,729,889	17,188
• NMC East	264	<ul style="list-style-type: none"> 30% of area at 25 du/ac 30% of area at 0.35 FAR for office 40% of area at 0.3 FAR for retail uses 	1,978	3,956	2,584,524	4,439
• Euclid/Francis	10	<ul style="list-style-type: none"> 50% of the area at 30 du/ac 50% of area at 0.8 FAR retail 	156	312	181,210	419
• SR-60/ Hamner Tuscan Village	41	<ul style="list-style-type: none"> 18% of the area at 25 du/ac 57% of the area at 0.25 FAR retail 25% of the area at 1.5 FAR office 	185	369	924,234	2,098
Subtotal	1,667		15,116	30,232	34,914,612	72,368

LU-03 Future Buildout¹ (Cont.)



Land Use	Acres ²	Assumed Density/Intensity ³	Units	Population ⁴	Non-Residential Square Feet	Jobs ⁵
Retail/Service						
Neighborhood ⁶	244	0.30 FAR			3,192,120	7,724
Commercial	245				3,206,495	7,759
General Commercial	615	0.30 FAR			8,035,644	7,465
Office/Commercial	527	0.75 FAR			17,227,218	38,294
	526				17,181,480	38,102
Hospitality	145	1.00 FAR			6,312,715	7,237
Subtotal	1,532				34,767,697	60,630
	1,533				34,762,209	60,587
Employment						
Business Park	1,570	0.40 FAR			27,355,680	47,995
	1,568				27,317,347	47,928
Industrial	6,240	0.55 FAR			149,502,472	131,356
Subtotal	7,810				176,858,152	179,351
	7,808				176,819,819	179,284
Other						
Open Space-Non-Recreation	1,230	Not applicable				
Open Space-Parkland ⁶	950	Not applicable				
Open Space-Water	59	Not applicable				
Public Facility	97	Not applicable				
Public School	632	Not applicable				
LA/Ontario International Airport	1,672	Not applicable				
	1,677					
Landfill	137	Not applicable				
Railroad	251	Not applicable				
Roadways	4,880	Not applicable				
	4,875					
Subtotal	9,907					
Total	31,784		101,180 101,155	350,021 349,912	246,540,461 246,496,640	312,349 312,239

Notes

- Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. To view the buildout assumptions, click here to access the [Methodology](#) report.
- Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
- Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.
- Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, click here to access the [Methodology](#) report.
- To view the factors used to generate the number of employees by land use category, click here to access the [Methodology](#) report.
- Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park, Industrial and Commercial Overlays. Estimates for these areas are included within the corresponding Business Park, Industrial and General Commercial categories.

CITY OF ONTARIO

Agenda Report
May 3, 2016

SECTION:
PUBLIC HEARINGS

SUBJECT: A CITY INITIATED REQUEST TO CHANGE THE ZONING DESIGNATIONS (FILE NO. PZC16-001) ON 881 PROPERTIES GENERALLY LOCATED SOUTH OF FOURTH STREET AND WEST OF EUCLID AVENUE; 127 PROPERTIES ALONG EAST HOLT BOULEVARD; AND 37 OTHER PROPERTIES LOCATED THROUGHOUT THE CITY IN ORDER TO MAKE THE ZONING CONSISTENT WITH THE ONTARIO PLAN LAND USE DESIGNATIONS OF THE PROPERTIES

RECOMMENDATION: That City Council conduct a public hearing, and introduce and waive further reading of an ordinance approving a Zone Change (File No. PZC16-001) to create consistency between the zoning and the General Plan land use designations of the subject properties.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Operate in a Businesslike Manner

FISCAL IMPACT: The potential fiscal impacts of the project were analyzed as part of The Ontario Plan ("TOP") adopted in January 2010. The proposed Zone Change will not introduce any fiscal impacts that were not previously analyzed as part of TOP.

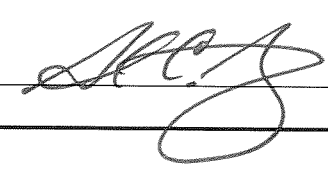
BACKGROUND: In January 2010, the City Council approved TOP, which lays out the long term land use pattern for the City. Since that time, the City has undertaken an effort to ensure that the zoning and TOP land use designations are consistent for all properties in the City. In addition, a comprehensive update to the Ontario Development Code to implement TOP was adopted and went into effect on January 1, 2016. This Zone Change, which proposes changes to about 1,100 properties that are predominantly located south of Fourth Street and west of Euclid Avenue or along East Holt Boulevard, is part of the TOP-Zoning Consistency Project.

STAFF MEMBER PRESENTING: Scott Murphy, Planning Director

Prepared by: C. Burden/M. Mullis

Department: Planning

City Manager

Approval: 

Submitted to Council/O.H.A. 05/03/2016

Approved: _____

Continued to: _____

Denied: _____

13

The proposed changes are shown in Exhibit A of the proposed ordinance and the area maps contained in the Planning Commission staff report. The changes are proposed in order to:

- Provide consistency with TOP land use designations of properties
- Eliminate P1 zoned properties (zone has been eliminated)
- Eliminate split zoning of properties
- Accommodate adequate housing sites per the adequate sites inventory of the Housing Element
- Encourage the elimination of strip commercial along Holt Boulevard in order to revitalize the corridor
- Allow the ongoing use of properties uniquely designed to accommodate commercial uses by the use of an ICC, Interim Community Commercial Overlay
- Place flood control channels in the UC, Utilities Corridor, zone
- Place the cemetery in a unique zone for cemetery use (OS-C, Open Space Cemetery)
- Allow the continued use of certain rural properties on Magnolia Avenue for large animal keeping as agreed to during the development and adoption of TOP

Subject property owners and all property owners within 300 feet of the subject properties were sent Community Open House notices regarding the approximate 1,100 proposed zone changes. In addition, a large display advertisement was published in the Inland Valley Daily Bulletin. On January 25 and January 27, 2016, Community Open Houses were held. About 250 people attended. The majority of the people in attendance were seeking information about the proposed zone changes and did not voice any opposition to the project. Fifty-two people provided written comments. Nineteen of these responses did not support the proposed changes. Subsequent to the Community Open Houses, two written responses, which were not in support of the zone changes, were received and transmitted to the Planning Commission. On March 22, 2016, the Planning Commission conducted a hearing attended by about 40 people, eleven of whom spoke. Concerns expressed included:

Parking: Residents expressed concerns about the lack of available street parking for single family residences near existing multi-family development and that the zone changes, which would allow some higher densities in the area, could make the problem worse. Staff explained that the existing multi-family developments in the area were built decades ago when parking requirements were different, and that any new units would need to comply with the current Development Code requirements including the provision of on-site parking.

Large Animal Keeping: Requests were made to maintain the current agricultural residential zoning of larger rural lots (some of which have large animal keeping) that are scattered within low and medium density residential areas east of Magnolia Avenue, instead of being rezoned to be consistent with the adjacent properties and the General Plan. Staff explained that any existing legal large animal keeping on these properties would be allowed to continue as a nonconforming use, while allowing the area to transition over time to uses more in keeping with the neighborhood.

Multi-Family Zoning Close To Single Family: One speaker expressed that, although her property does not have a proposed change, she does not want apartments across the street from her single family home. Another indicated concern that a plant nursery would change to apartments. Staff explained that the area already has multi-family development and over time, lots could be consolidated and reconfigured. The medium density residential zoning would provide a transition of uses and any future development would need to comply with current Development Code requirements which would promote compatibility with the existing neighborhood.

Commercial Uses In Mixed Use Zone Close To Single Family: One speaker was concerned that residences would be replaced with a large shopping center and trucks would come through his neighborhood. The current zoning in the area includes individual lots with either commercial or residential zoning, and the mixed use zone would allow for a mixture of residential and commercial uses with more flexibility in how those properties are laid out. Mixed use is not strictly commercial but a blend which would ideally provide an integrated design where residents could walk to shopping without having to get into their cars.

ICC Overlay: One property owner requested that his property receive the ICC, Interim Community Commercial Overlay, which the Planning Commission agreed to include in its recommendation to City Council.

The Planning Commission voted unanimously, 6 to 0, to recommend that City Council approve the project.

AIRPORT LAND USE COMPATIBILITY: 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) Ontario.

ENVIRONMENTAL REVIEW: The application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). The environmental impacts of this project were previously reviewed in conjunction The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010, and in conjunction with and Addendum prepared for File No. PGPA06-001. This Application introduces no new significant environmental impacts not previously analyzed in the Environmental Impact Report. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by reference. The environmental documentation for this project is available for review at the Planning Department public counter.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PZC16-001, A CITY INITIATED REQUEST TO CHANGE THE ZONING DESIGNATIONS ON 881 PROPERTIES GENERALLY LOCATED SOUTH OF FOURTH STREET AND WEST OF EUCLID AVENUE, 127 PROPERTIES ALONG EAST HOLT BOULEVARD, AND 37 OTHER PROPERTIES LOCATED THROUGHOUT THE CITY IN ORDER TO MAKE THE ZONING CONSISTENT WITH THE ONTARIO PLAN LAND USE DESIGNATIONS OF THE PROPERTIES, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: AS SHOWN IN EXHIBIT A (ATTACHED).

WHEREAS, City of Ontario ("Applicant") has initiated an Application for the approval of a Zone Change, File No. PZC16-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 1,045 properties totaling about 522 acres; and

WHEREAS, the zoning of the properties is inconsistent with The Ontario Plan ("TOP") land use designations of the properties and the proposed zone changes will make the zoning consistent with TOP land use designations of the properties as shown in Exhibit A; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. Sixty-six parcels within Groups A7, A8, A9, A10, A11, A12, A13, A35, A36, A42, A43, E7, and E8 as shown in Exhibit A (attached) are 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 density specified in the Available Land Inventory.

WHEREAS, 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; and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (TOP) (File No. PGPA06-001), for which an Environmental Impact Report (SCH # 2008101140) was adopted by the City Council on January 27, 2010, and an Addendum to TOP EIR prepared for File No. GPA16-001, adopted by the City Council on May 3, 2016, and this Application introduces no new significant environmental impacts; 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, on March 22, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and unanimously adopted Resolution No. PC16-010 recommending City Council approval of the project; and

WHEREAS, on May 3, 2016, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1. As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the previously adopted Environmental Impact Report (SCH # 2008101140) and Addendum for File No. PGPA16-001, and supporting documentation. Based upon the facts and information contained in the Environmental Impact Report (SCH # 2008101140), Addendum, and supporting documentation, the City Council finds as follows:

a. The previous EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

b. The previous EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

c. The previous EIR reflects the independent judgment of the City Council; and

d. All previously adopted mitigation measures, which are applicable to the Project, shall be a condition of Project approval and are incorporated herein by reference.

SECTION 2. Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the City Council hereby concludes as follows:

a. The proposed Zone Change is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan as follows:

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

Compliance: Undertaking the zone changes to provide consistency between the zoning and TOP land use designations will further the City's intent of becoming a complete community which will result in a land use pattern that provides residents, employers, workers and visitors a wide spectrum of choices to live, work, shop and recreate within Ontario.

LU4-1 Commitment to Vision. We are committed to achieving our Vision but realize that it may take time and several interim steps to get there.

Compliance: The zone changes will help to bring consistency between the zoning and TOP land uses and will bring the achievement of our Vision closer.

H1-2 Neighborhood Conditions. We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provisions of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.

Compliance: Changing the zoning of certain existing residential properties, to comply with our Vision, will provide for long term stability of the neighborhoods

S4-6 Airport Noise Compatibility. We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.

Compliance: The proposed zone changes are consistent with the adopted Airport Land Use Compatibility Plan for both Ontario Airport and Chino Airport.

b. The proposed zone change is reasonable and beneficial, and in the interest of good zoning practice.

c. The project site is physically suitable, including, but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining land uses, for the requested zoning designation and anticipated development.

d. The proposed zone change will not adversely affect the harmonious relationship with adjacent parcels and land uses.

e. The proposed zone change will not have a significant adverse impact on the environment.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council hereby approves the Project.

SECTION 4. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is for any reason held to be invalid, unconstitutional or otherwise struck-down by a court of competent jobs, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more portions of this ordinance might be declared invalid.

SECTION 5. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 8. Effective Date. This Ordinance shall become effective 30 days following its adoption.

SECTION 9. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within fifteen (15) days of the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2016.

PAUL S. LEON, MAYOR

ATTEST:

SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held May 3, 2016, and adopted at the regular meeting held _____, 2016 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

SHEILA MAUTZ, MMC, CITY CLERK

(SEAL)


































I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

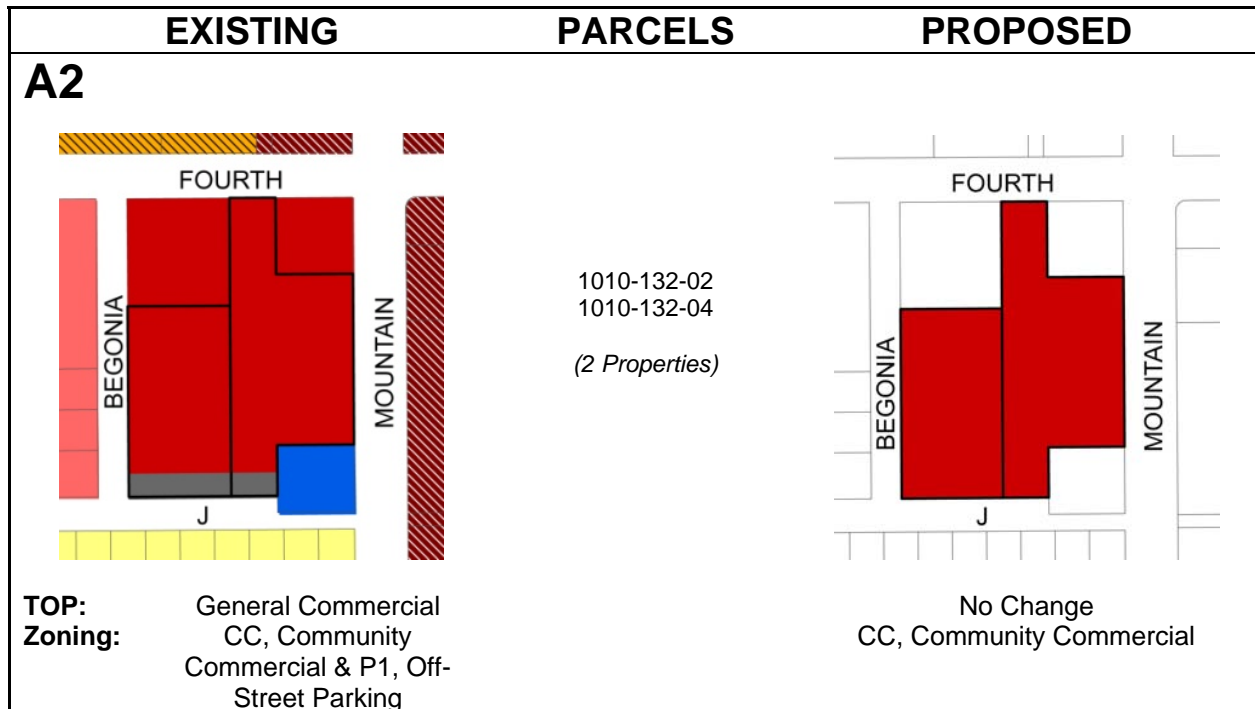
SHEILA MAUTZ, CITY CLERK

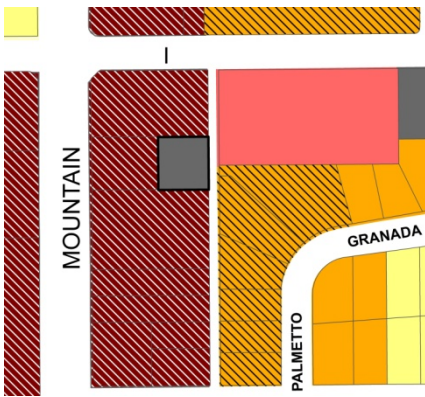
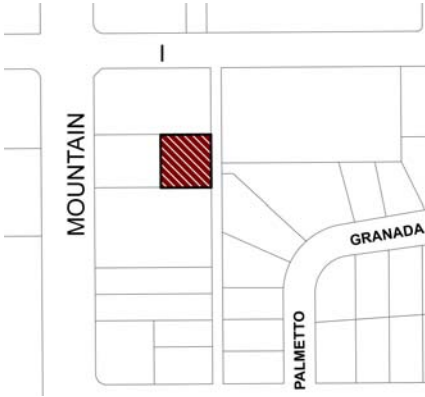
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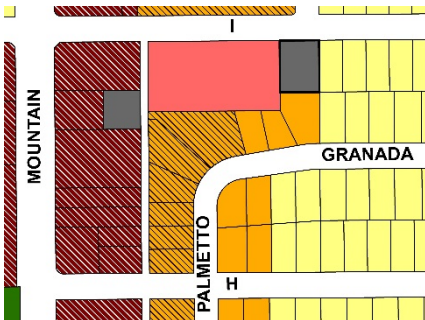
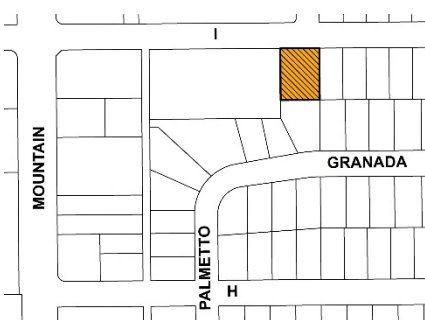
Exhibit A PZC16-001

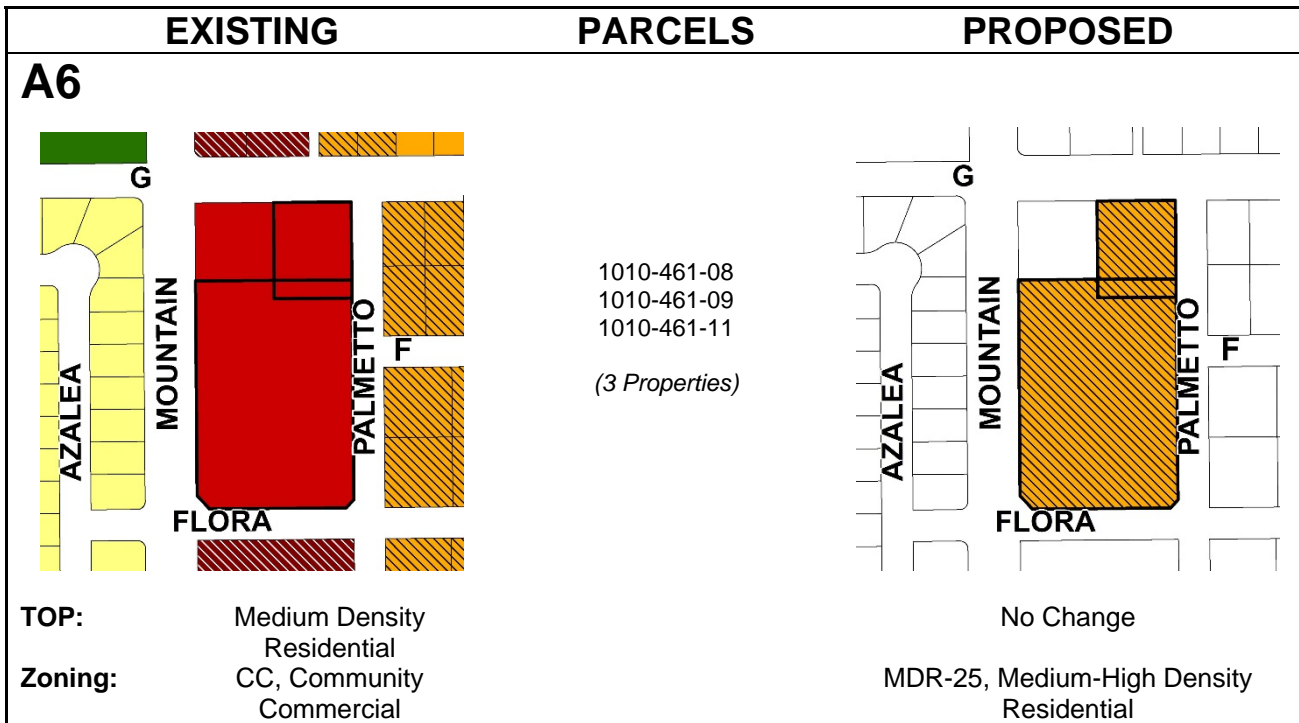
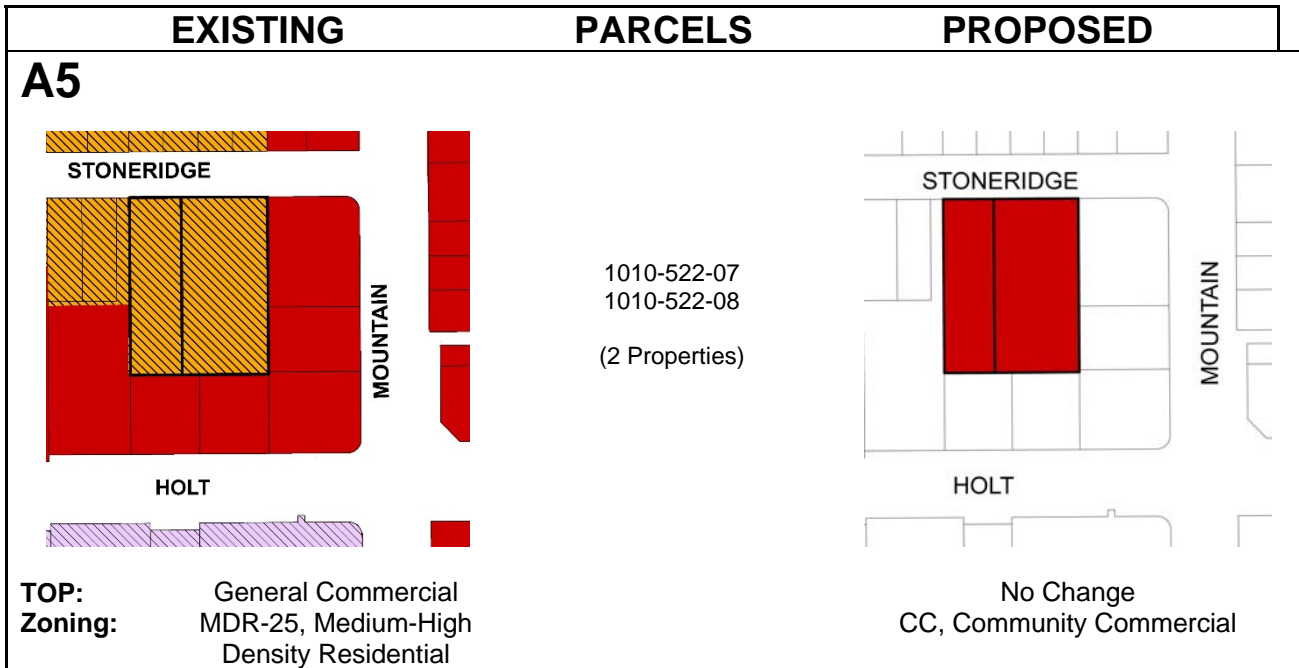
ZONING Legend:



	AR-2, Residential-Agricultural		PUD, Planned Unit Development		BP, Business Park		OS-R, Open Space - Recreation
	RE-2, Rural Estate		MU, Mixed Use 1 – Downtown, 2-East Holt, 11-Francis&Euclid		IP, Industrial Park		OS-C, Open Space- Cemetery
	RE-4, Residential Estate		CS, Corner Store		IL, Light Industrial		UC, Utilities Corridor
	LDR-5, Low Density Residential		CN, Neighborhood Commercial		IG, General Industrial		SP, Specific Plan
	MDR-11, Low-Medium Density Residential		CC, Community Commercial		IH, Heavy Industrial		SP(AG), Specific Plan with Agricultural Overlay
	MDR-18, Medium Density Residential		CCS, Convention Center Support		ONT, Ontario Int'l Airport		ES, Emergency Shelter Overlay
	MDR-25, Medium-High Density Residential		OL, Low Intensity Office		CIV, Civic		MTC, Multimodal Transit Center Overlay
	HDR-45, High Density Residential		OH, High Intensity Office		RC, Rail Corridor		ICC, Interim Community Commercial Overlay
	MHP, Mobile Home Park						

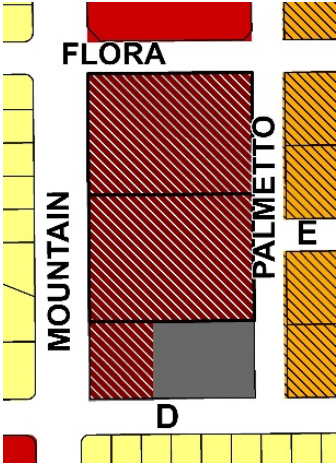
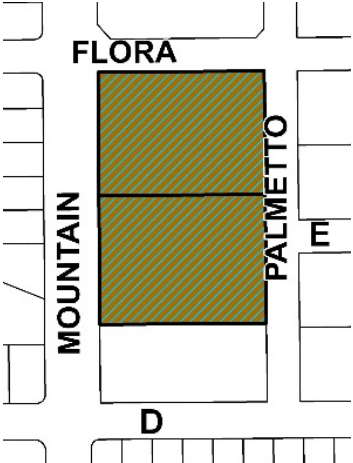


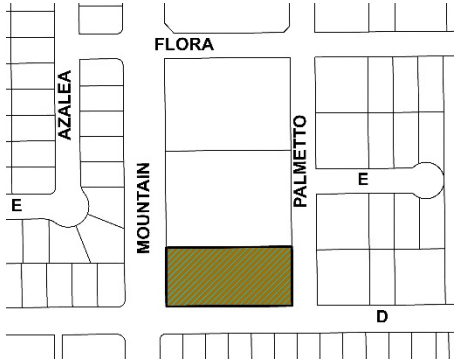
EXISTING	PARCELS	PROPOSED
A3		
	<p>1010-191-43 (1 Property)</p>	
TOP: Neighborhood Commercial Zoning: P1, Off-Street Parking		<p>No Change CN, Neighborhood Commercial</p>

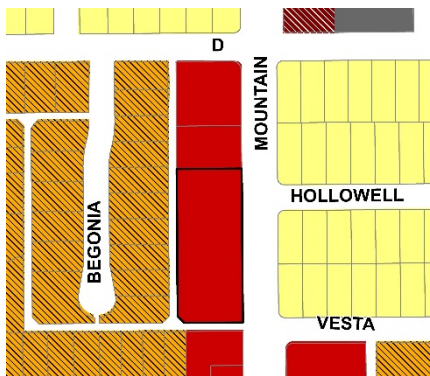
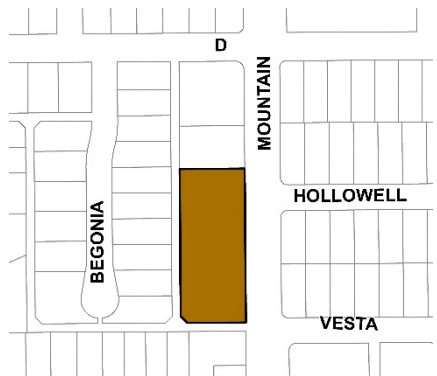
EXISTING	PARCELS	PROPOSED
A4		
	<p>1010-191-31 (1 Property)</p>	
TOP: Low Density Residential Zoning: P1, Off-Street Parking		<p>Medium Density Residential MDR-25, Medium-High Density Residential</p>

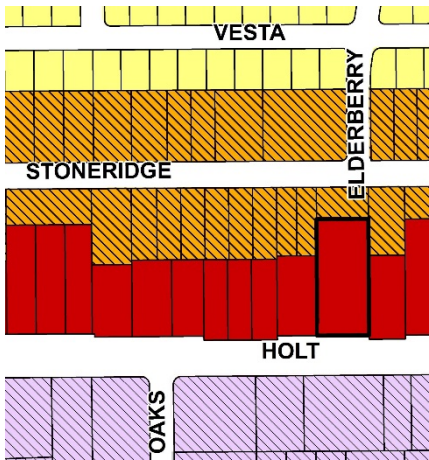
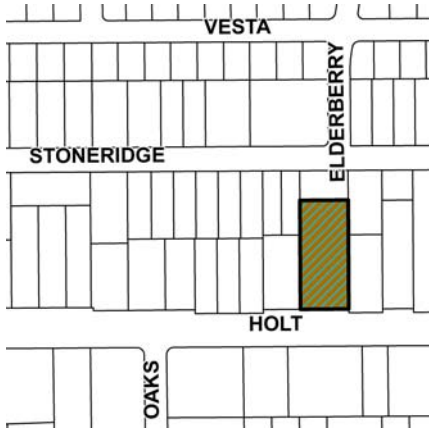


EXISTING	PARCELS	PROPOSED
A7		
	<p>1008-513-16 1008-522-01</p> <p>(2 Properties)</p>	
<p>TOP: Neighborhood Commercial</p> <p>Zoning: CN, Neighborhood Commercial & P1, Off-Street Parking</p>		<p>No Change</p> <p>CN, Neighborhood Commercial</p>

EXISTING	PARCELS	PROPOSED
A8		
	<p>1010-462-02 1010-462-03</p> <p>(2 Properties)</p>	
<p>TOP: High Density Residential</p> <p>Zoning: CN, Neighborhood Commercial</p>		<p>No Change</p> <p>HDR-45, High Density Residential with ICC, Interim Community Commercial Overlay</p>

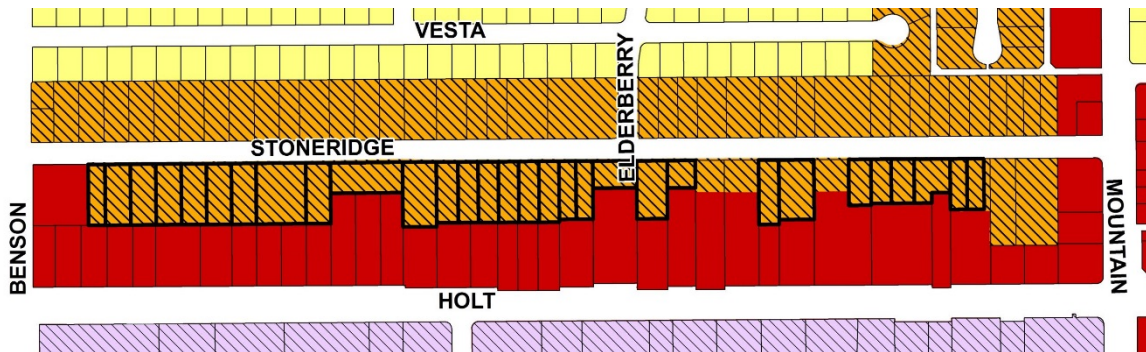
EXISTING	PARCELS	PROPOSED
A9		
 <p>TOP: High Density Residential Zoning: CN, Neighborhood Commercial & P1, Off-Street Parking</p>	<p>1010-462-01 <i>(1 Property)</i></p>	 <p>No Change HDR-45, High Density Residential with ICC, Interim Community Commercial Overlay</p>

EXISTING	PARCELS	PROPOSED
A10		
 <p>TOP: High Density Residential Zoning: CC, Community Commercial</p>	<p>1010-521-28 <i>(1 Property)</i></p>	 <p>No Change HDR-45, High Density Residential</p>

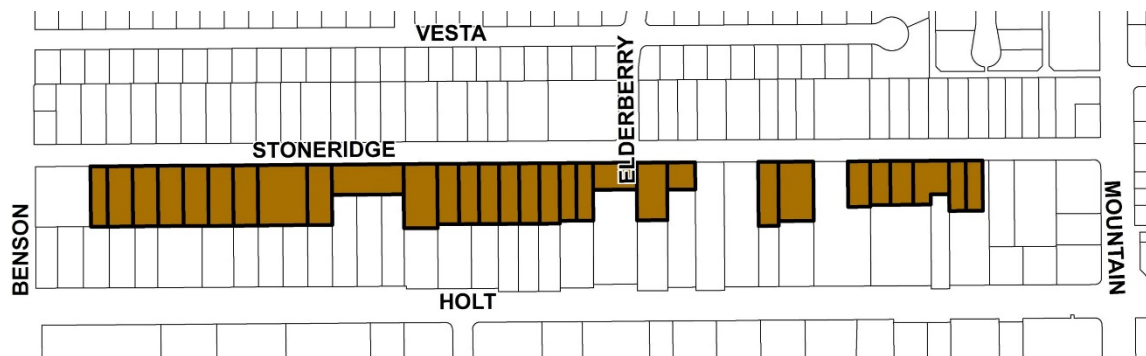
EXISTING	PARCELS	PROPOSED
<p>A11</p>  <p>TOP: High Density Residential Zoning: CC, Community Commercial</p>	<p>1010-543-02 <i>(1 Property)</i></p>	 <p>No Change HDR-45, High Density Residential with ICC, Interim Community Commercial Overlay</p>

A12

EXISTING



PROPOSED



Parcels: (30 Properties)

1010-522-02 – 1010-522-05

1010-522-16

1010-543-16 – 1010-543-29

1010-543-31

1010-552-17 – 1010-552-23

1010-552-26

1010-552-31

1010-552-35

EXISTING

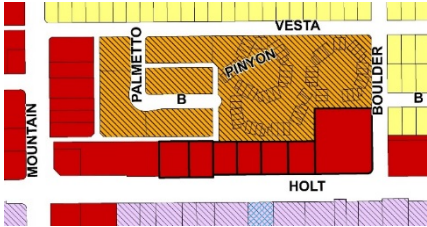
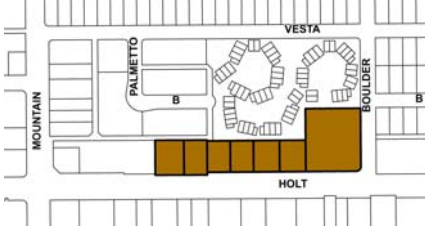
TOP: High Density Residential

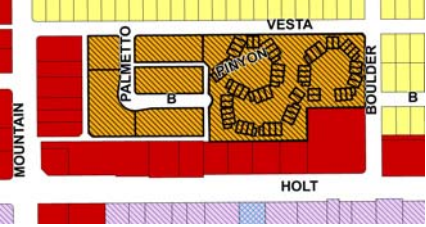
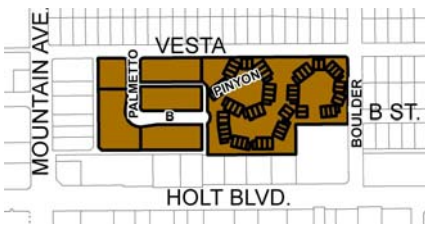
Zoning: MDR-25, Medium-High Density Residential

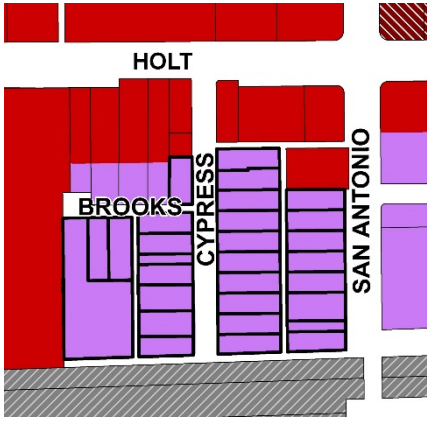
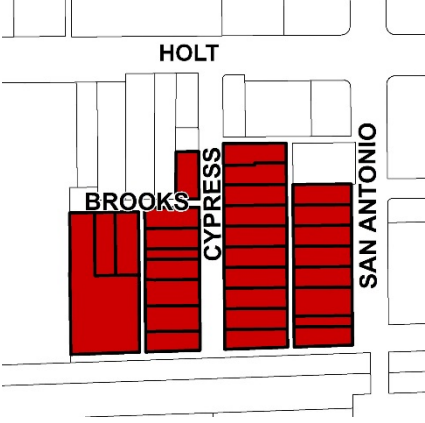
PROPOSED

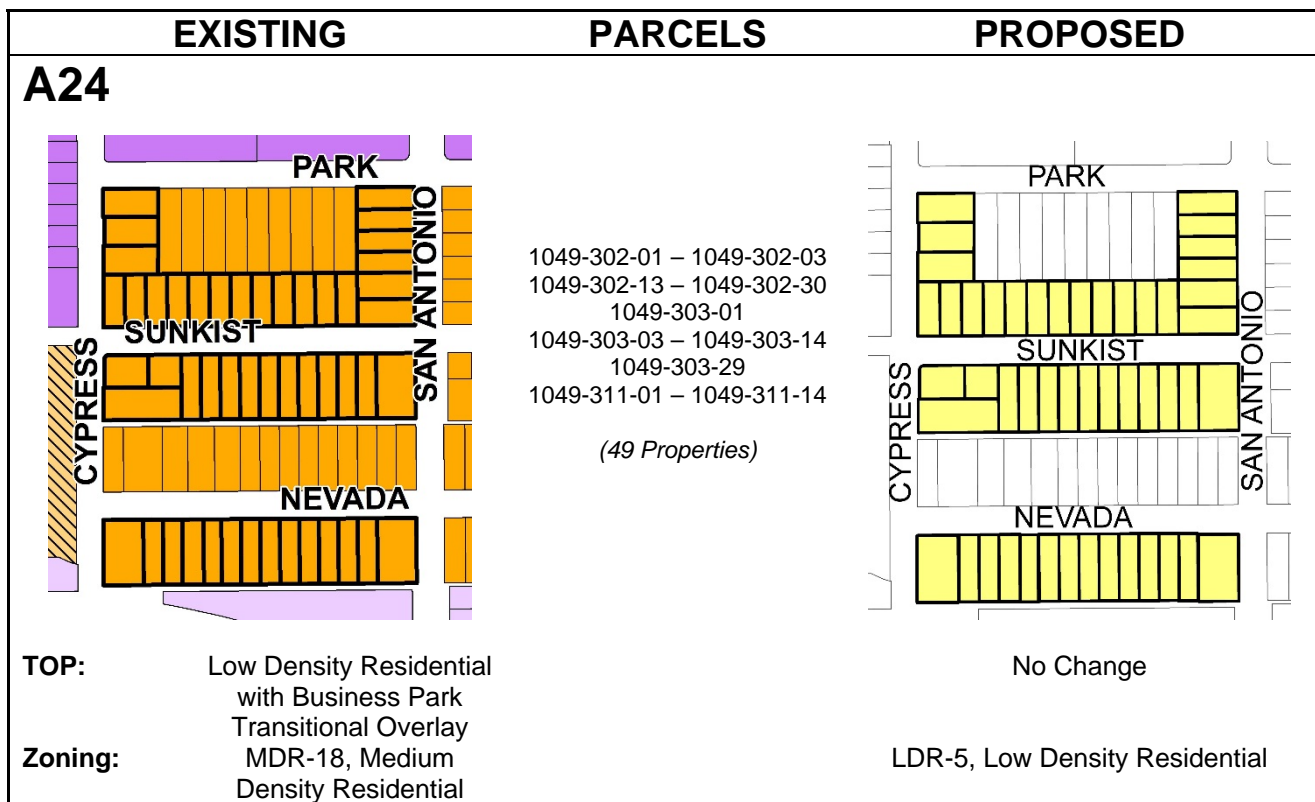
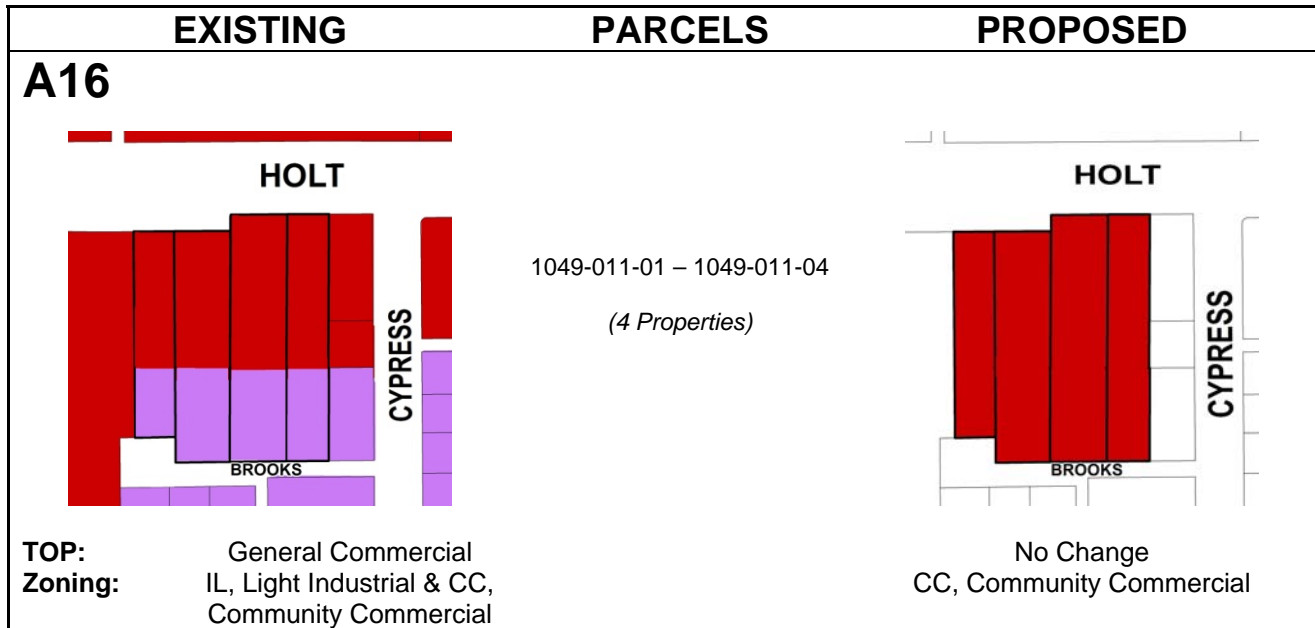
No Change

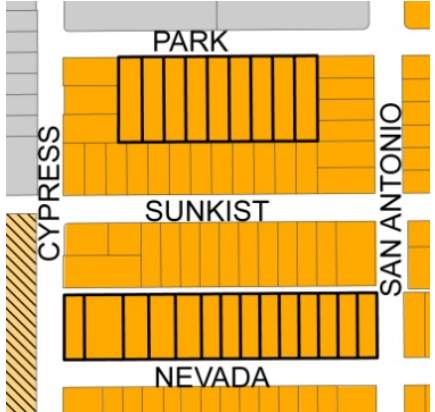
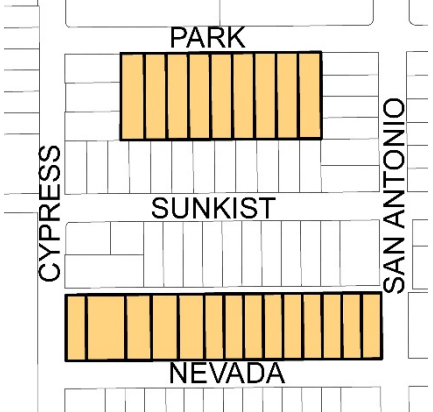
HDR-45, High Density Residential



EXISTING	PARCELS	PROPOSED
A13		
	<p>1010-501-76 – 1010-501-80 1010-502-06 – 1010-502-07</p> <p>(7 Properties)</p>	
<p>TOP: High Density Residential</p> <p>Zoning: CC, Community Commercial</p>		<p>No Change</p> <p>HDR-45, High Density Residential</p>

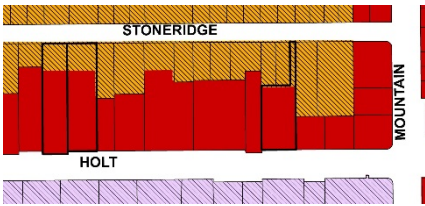
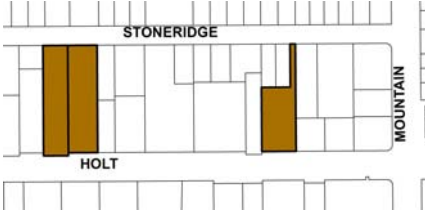
EXISTING	PARCELS	PROPOSED
A14		
	<p>1010-501-06 – 1010-501-75 1010-501-81 1010-502-16 – 1010-502-17 1010-502-23 – 1010-502-25</p> <p>(76 Properties)</p>	
<p>TOP: High Density Residential</p> <p>Zoning: MDR-25, Medium-High Density Residential</p>		<p>No Change</p> <p>HDR-45, High Density Residential</p>

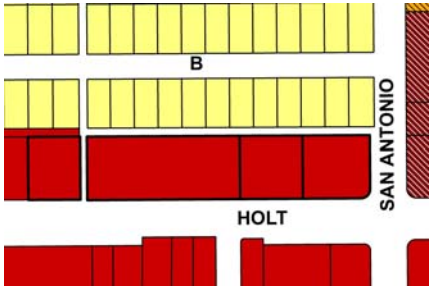
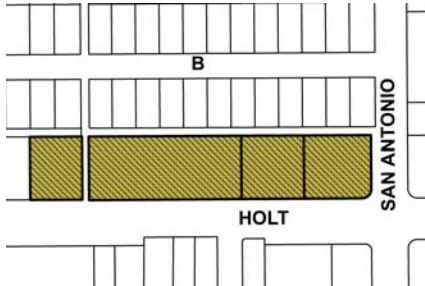
EXISTING	PARCELS	PROPOSED
A15		
	<p>1049-011-07 – 1049-011-17 1049-012-06 – 1049-012-21 1049-012-29 – 1049-012-30</p> <p>(29 Properties)</p>	
<p>TOP: General Commercial</p> <p>Zoning: IL, Light Industrial</p>		<p>No Change</p> <p>CC, Community Commercial</p>



EXISTING	PARCELS	PROPOSED
A25		
	<p>1049-302-04 – 1049-302-12 1049-303-15 – 1049-303-28</p> <p>(23 Properties)</p>	
TOP: Low-Medium Density Residential with Business Park Transitional Overlay Zoning: MDR-18, Medium Density Residential		<p>No Change</p> <p>MDR-11, Low-Medium Density Residential</p>

EXISTING	PARCELS	PROPOSED
A27		
	<p>1010-201-09 – 1010-201-10 1010-211-01 – 1010-211-03 1010-223-16 – 1010-223-17 1010-241-01 – 1010-241-03</p> <p>(10 Properties)</p>	
TOP: Open Space Non-Recreation Zoning: OS-R, Open Space-Recreation		<p>No Change</p> <p>OS-C, Open Space-Cemetery</p>

EXISTING	PARCELS	PROPOSED
A35		
	<p>1010-522-06 1010-543-04 1010-543-05</p> <p>(3 Properties)</p>	
TOP: Zoning:	<p>Business Park CC, Community Commercial & MDR-25, Medium-High Density Residential</p>	<p>No Change HDR-45, High Density Residential</p>

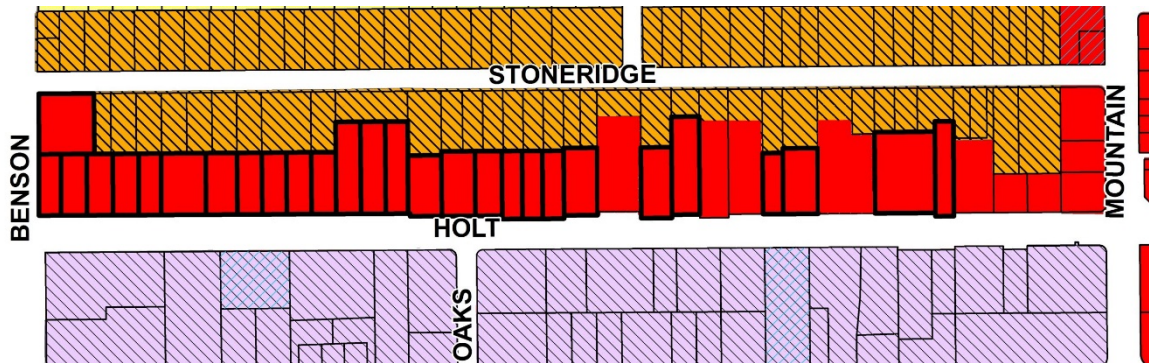
EXISTING	PARCELS	PROPOSED
A36		
	<p>1010-491-16 1048-604-13 1048-604-14</p> <p>(3 Properties)</p>	
TOP: Zoning:	<p>Medium Density Residential CC, Community Commercial</p>	<p>No Change MDR-25, Medium-High Density Residential with ICC, Interim Community Commercial Overlay</p>

PROPOSED

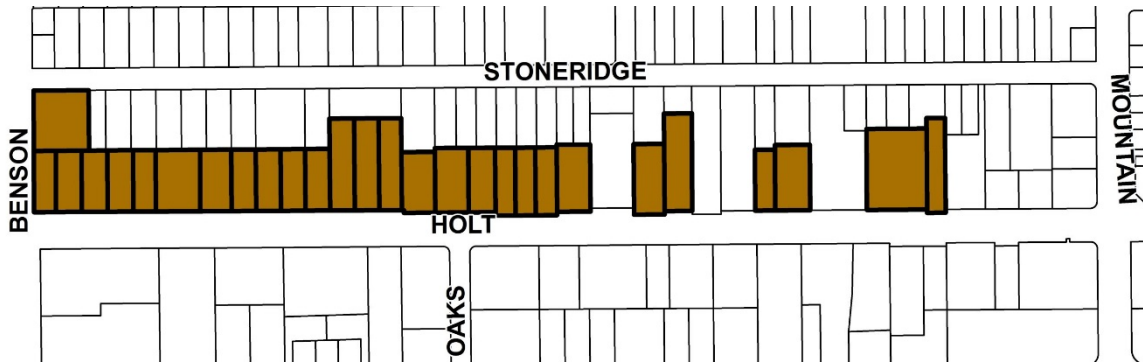
No Change
HDR-45, High Density Residential
with ICC, Interim Community
Commercial Overlay

A43

EXISTING



PROPOSED



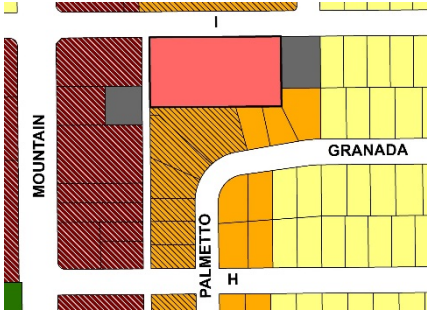
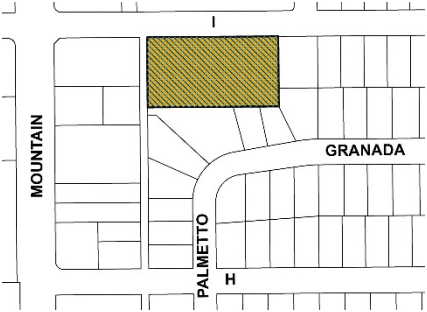
Parcels: (28 Properties)

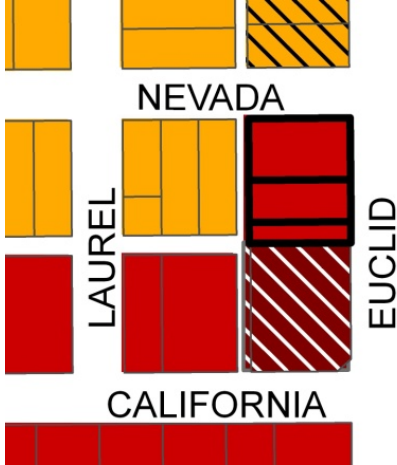
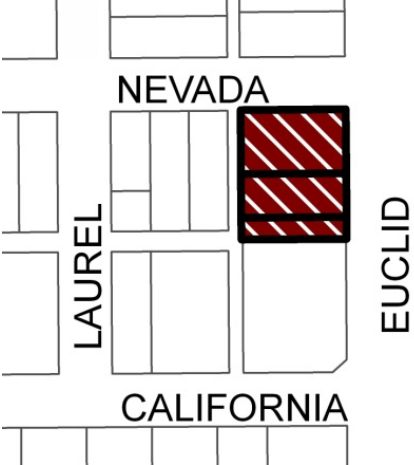
1010-522-13	1010-543-09 – 1010-543-14	1010-552-11 – 1010-552-16
1010-522-17	1010-543-32	1010-552-32 – 1010-552-34
1010-543-02 – 1010-543-03	1010-552-04 – 1010-552-07	1010-552-37 – 1010-552-38
1010-543-06 – 1010-543-07		

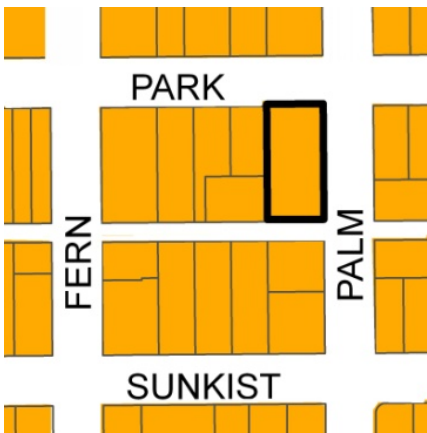
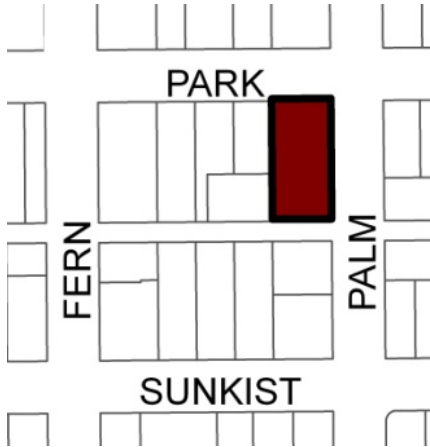
	EXISTING	PROPOSED
TOP:	High Density Residential	No Change
Zoning:	CC, Community Commercial	HDR-45, High Density Residential

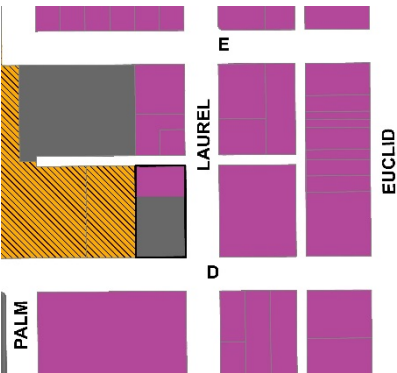
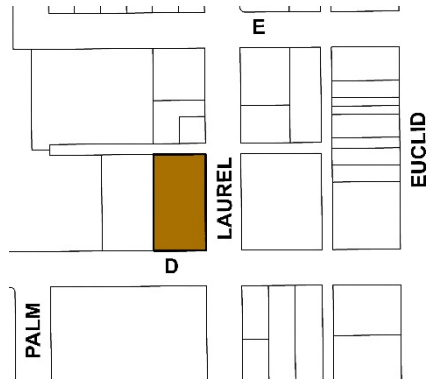
EXISTING	PARCELS	PROPOSED
A44		
	<p>1010-543-01 (1 Property)</p>	
TOP: Business Park Zoning: CC, Community Commercial & MDR-25, Medium-High Density Residential		<p>No Change HDR-45, High Density Residential with ICC, Interim Community Commercial Overlay</p>

EXISTING	PARCELS	PROPOSED
A45		
	<p>1010-491-02 1010-491-03 1010-491-15 1048-604-15 (4 Properties)</p>	
TOP: Medium Density Residential Zoning: CC, Community Commercial		<p>No Change MDR-25, Medium-High Density Residential</p>

EXISTING	PARCELS	PROPOSED
A46		
	<p>1010-191-30 (1 Property)</p>	
<p>TOP: Office Commercial Zoning: OL, Low Intensity Office</p>		<p>Medium Density Residential MDR-25, Medium High Density Residential with ICC, Interim Community Commercial Overlay</p>

EXISTING	PARCELS	PROPOSED
B1		
	<p>1049-268-05 – 1049-268-07 (3 Properties)</p>	
<p>TOP: Neighborhood Commercial with a Business Park Transitional Overlay Zoning: CC, Community Commercial</p>		<p>No Change CN, Neighborhood Commercial</p>

EXISTING	PARCELS	PROPOSED
B2		
	<p>1049-274-08 (1 Property)</p>	
TOP: Neighborhood Commercial with a Business Park Transitional Overlay Zoning: MDR-18, Medium Density Residential		<p>No Change</p> <p>CS, Corner Store</p>

EXISTING	PARCELS	PROPOSED
B8		
	<p>1048-353-13 (1 Property)</p>	
TOP: High Density Residential Zoning: MU-1, Downtown Mixed Use & P1, Off-Street Parking		<p>No Change</p> <p>HDR-45, High Density Residential</p>

EXISTING

PROPOSED

B10



Parcels: (244 Properties)

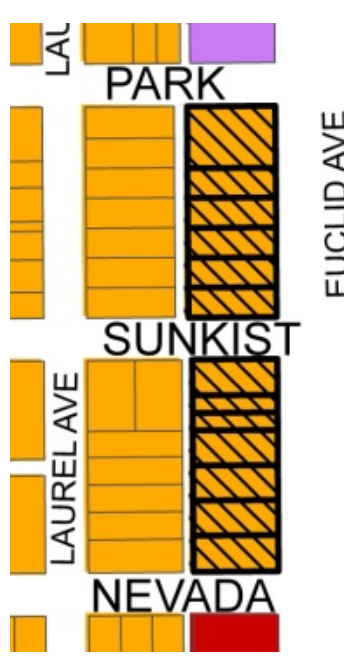
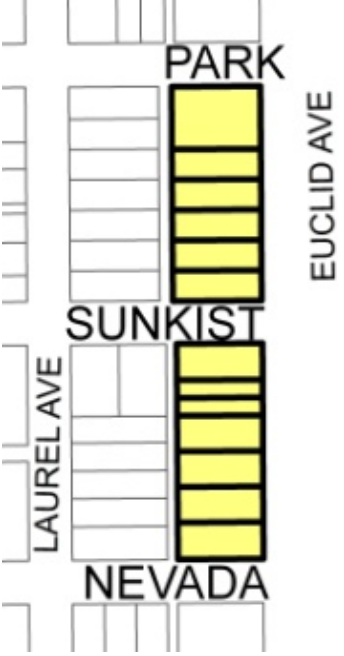
1049-261-03 – 1049-261-12	1049-271-08 – 1049-271-12	1049-276-01 – 1049-276-14	1049-284-17 – 1049-284-27
1049-261-15 – 1049-261-16	1049-272-02 – 1049-272-12	1049-276-17	1049-291-01 – 1049-291-02
1049-261-19	1049-273-10 – 1049-273-13	1049-277-12 – 1049-277-15	1049-291-05 – 1049-291-13
1049-262-02 – 1049-262-06	1049-273-15 – 1049-273-16	1049-278-01 – 1049-278-07	1049-291-16 – 1049-291-31
1049-263-01 – 1049-263-12	1049-274-01 – 1049-274-02	1049-282-01 – 1049-282-16	1049-292-01 – 1049-292-13
1049-264-01 – 1049-264-06	1049-274-06 – 1049-274-07	1049-282-18 – 1049-282-25	1049-293-01 – 1049-293-07
1049-265-01 – 1049-265-10	1049-274-09 – 1049-274-12	1049-282-28	1049-293-15 – 1049-293-24
1049-266-01 – 1049-266-05	1049-274-16	1049-283-17 – 1049-283-23	1049-294-01 – 1049-294-09
1049-267-01 – 1049-267-07	1049-274-20 – 1049-274-22	1049-284-01 – 1049-284-05	
1049-268-01 – 1049-268-04	1049-275-05 – 1049-275-10	1049-284-07 – 1049-284-08	

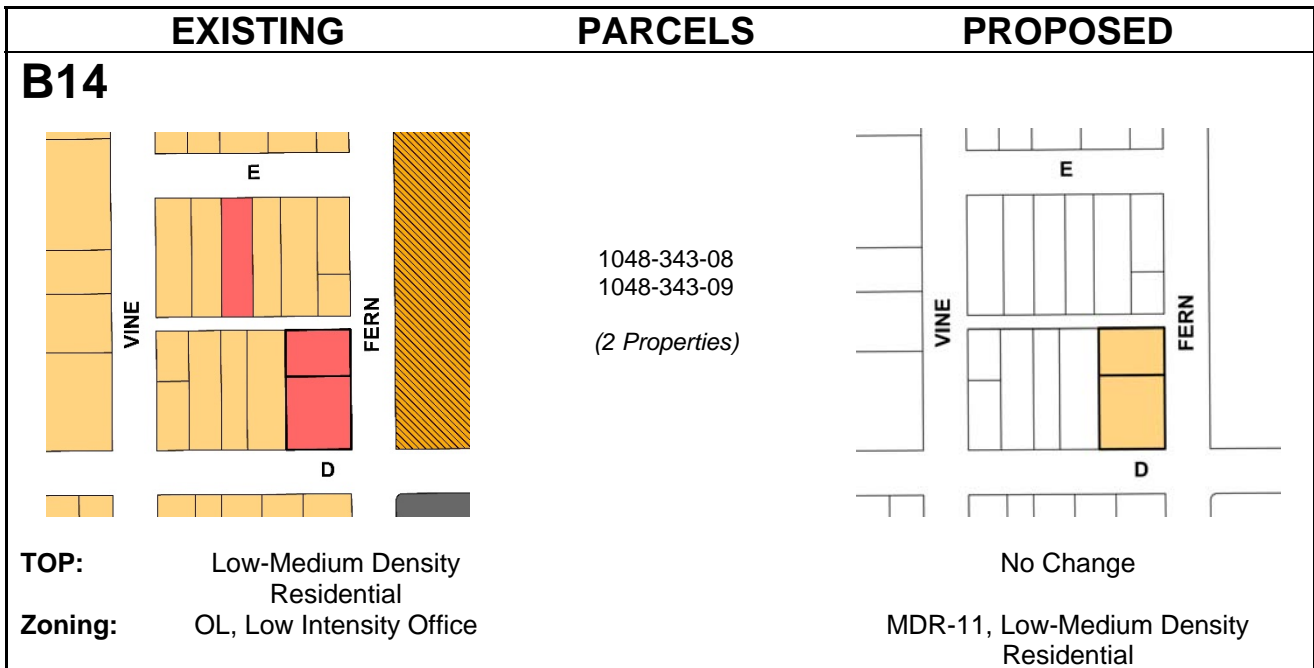
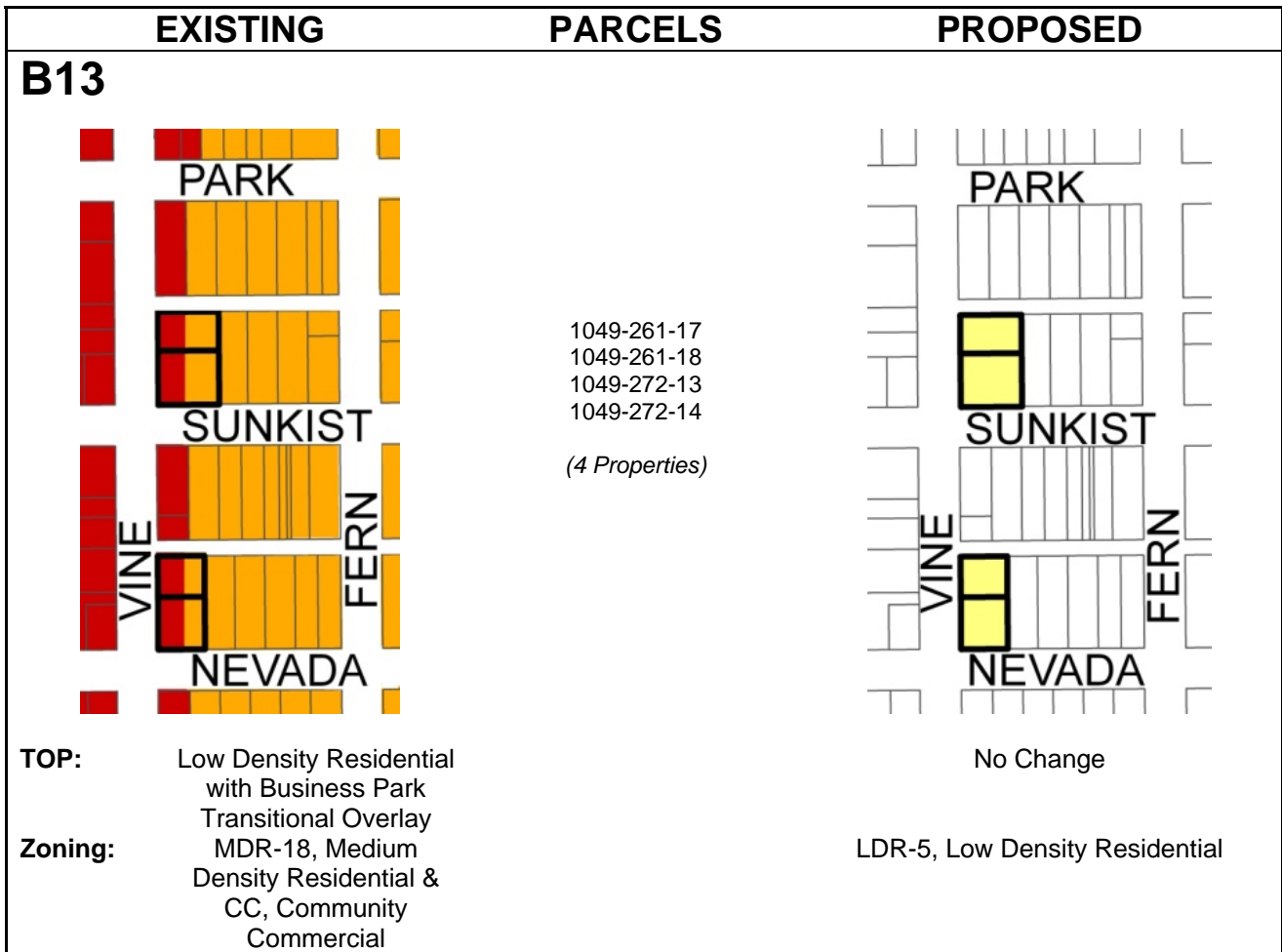
TOP: Low Density Residential with Business
Park Transitional Overlay

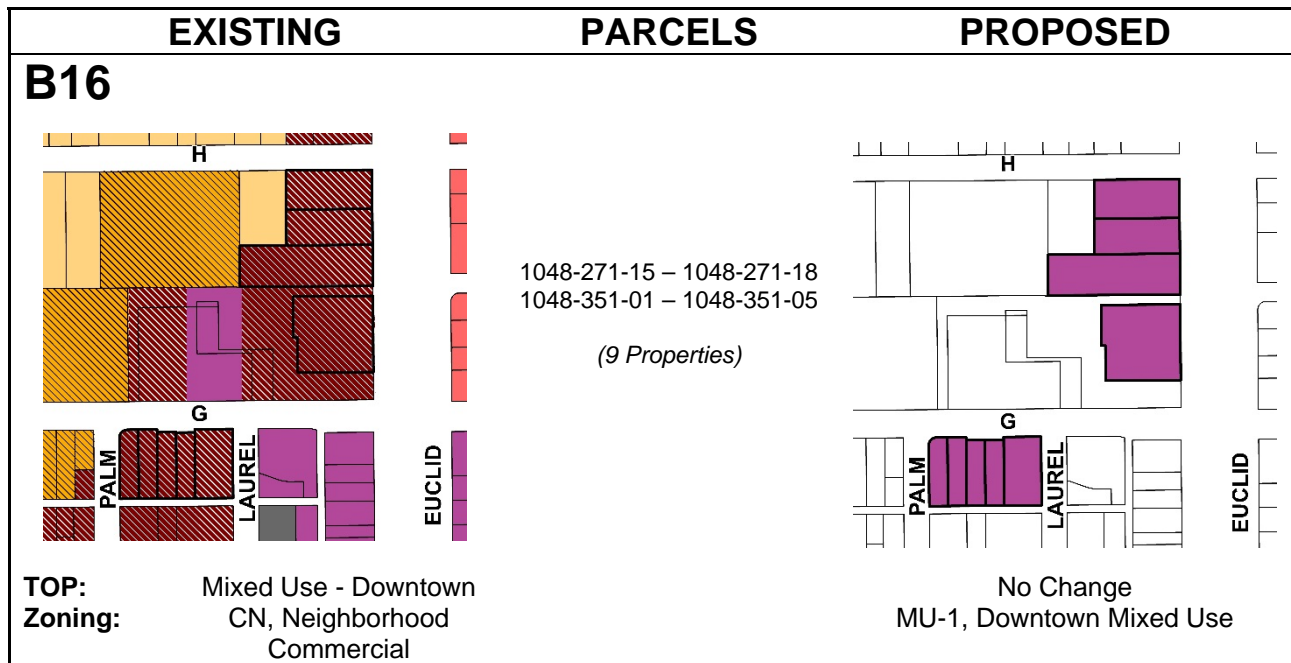
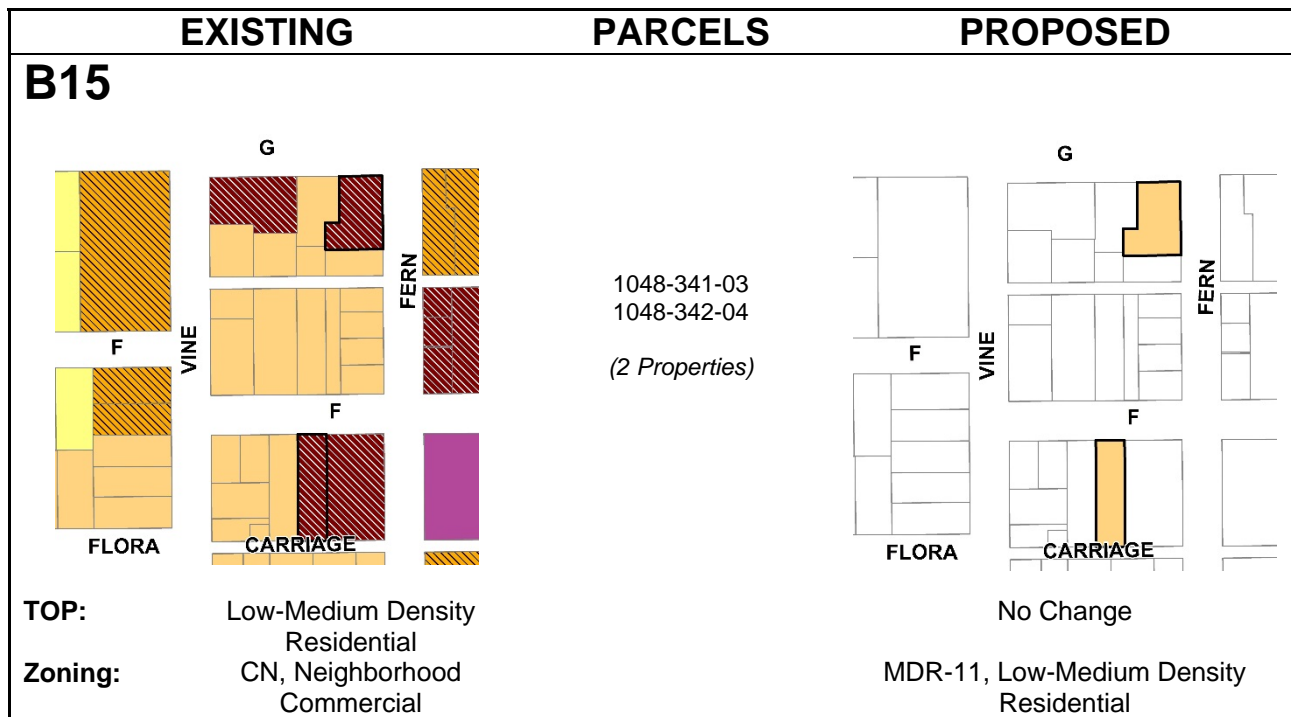
No Change

Zoning: MDR-18, Medium Density Residential

LDR-5, Low Density Residential

EXISTING	PARCELS	PROPOSED
<p>B11</p>  <p>1049-267-08 – 1049-267-14 1049-278-08 – 1049-278-13</p> <p><i>(13 Properties)</i></p> <p>TOP: Low Density Residential with Business Park Transitional Overlay</p> <p>Zoning: MDR-25, Medium-High Density Residential</p>		 <p>No Change</p> <p>LDR-5, Low Density Residential</p>

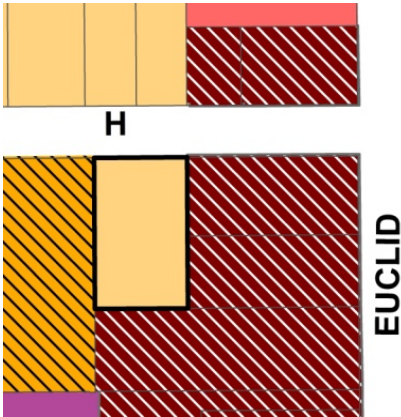
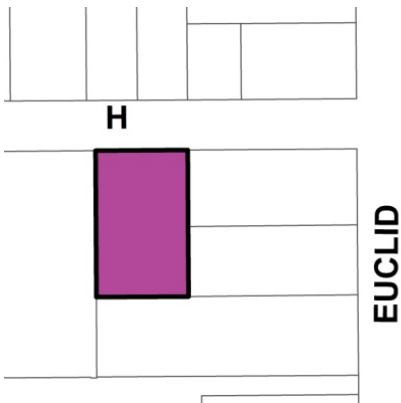




EXISTING	PARCELS	PROPOSED
B17		
	<p>1048-271-19 1048-271-20 1048-271-22</p> <p>(3 Properties)</p>	
<p>TOP: Mixed Use - Downtown</p> <p>Zoning: CN, Neighborhood Commercial & MU-1, Downtown Mixed Use</p>		<p>No Change</p> <p>MU-1, Downtown Mixed Use</p>

EXISTING	PARCELS	PROPOSED
B18		
	<p>1048-356-12 1048-575-04</p> <p>(2 Properties)</p>	
<p>TOP: Mixed Use - Downtown</p> <p>Zoning: P1, Off-Street Parking</p>		<p>No Change</p> <p>MU-1, Downtown Mixed Use</p>

EXISTING	PARCELS	PROPOSED
B19		
	<p>1048-566-09 1049-057-01 1049-059-14</p> <p>(3 Properties)</p>	
TOP: Mixed Use - Downtown Zoning: CIV, Civic		No Change MU-1, Downtown Mixed Use

EXISTING	PARCELS	PROPOSED
B20		
	<p>1048-271-14</p> <p>(1 Property)</p>	
TOP: Mixed Use - Downtown Zoning: MDR-11, Low-Medium Density Residential		No Change MU-1, Downtown Mixed Use

B21

EXISTING



PROPOSED



Parcels: (23 Properties)

1048-575-01 – 1048-575-03
1048-575-05 – 1048-575-06

1048-575-15 – 1048-575-16
1048-591-35

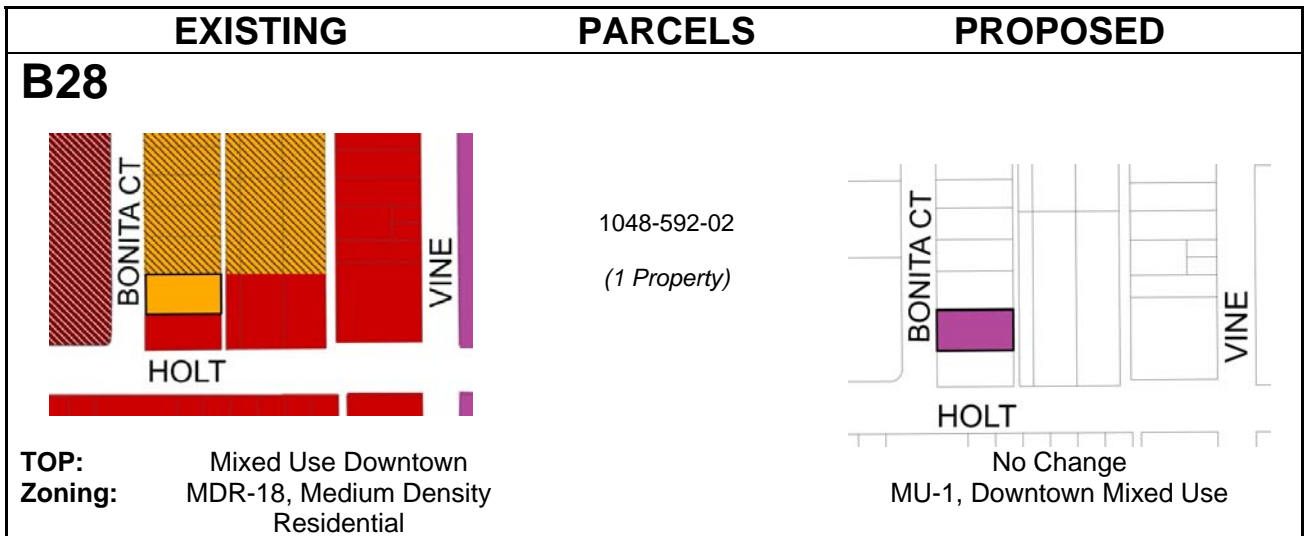
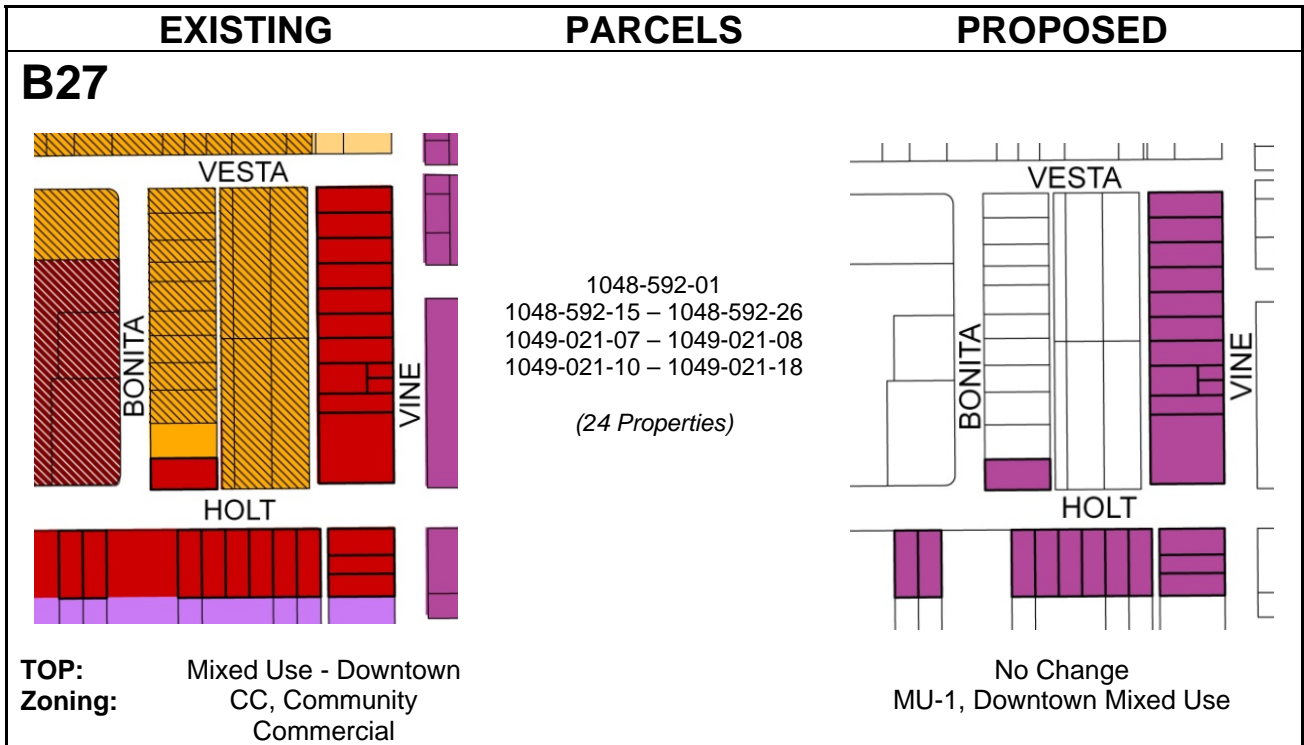
1048-592-03 – 1048-592-14
1048-592-27 – 1048-592-29

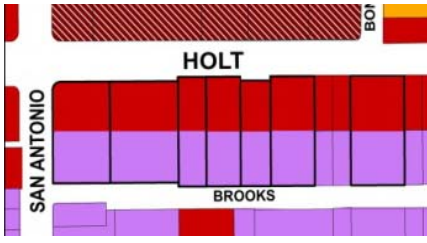
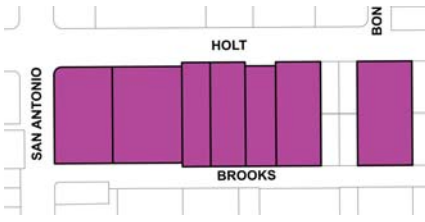
EXISTING

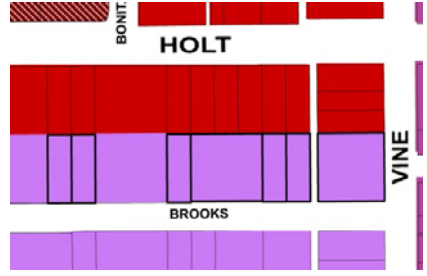
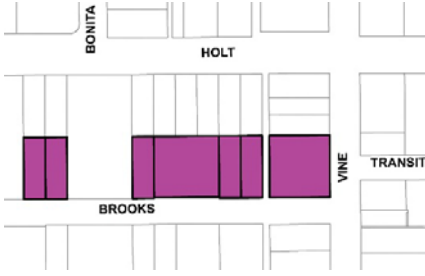
TOP: Mixed Use – Downtown
Zoning: MDR-25, Medium-High Density Residential

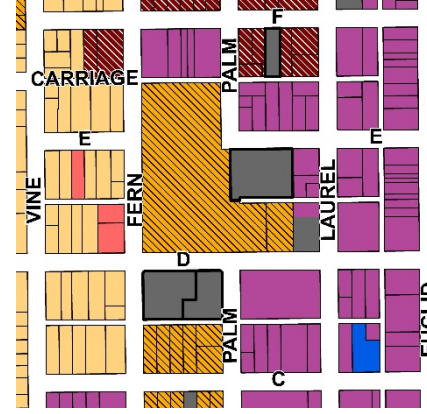
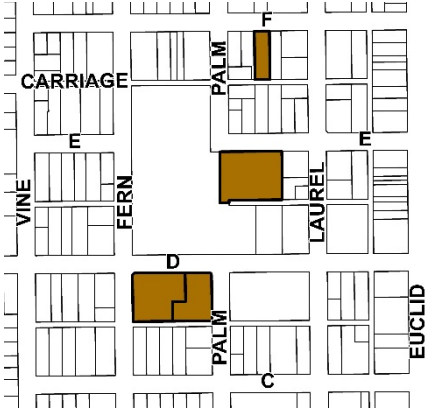
PROPOSED

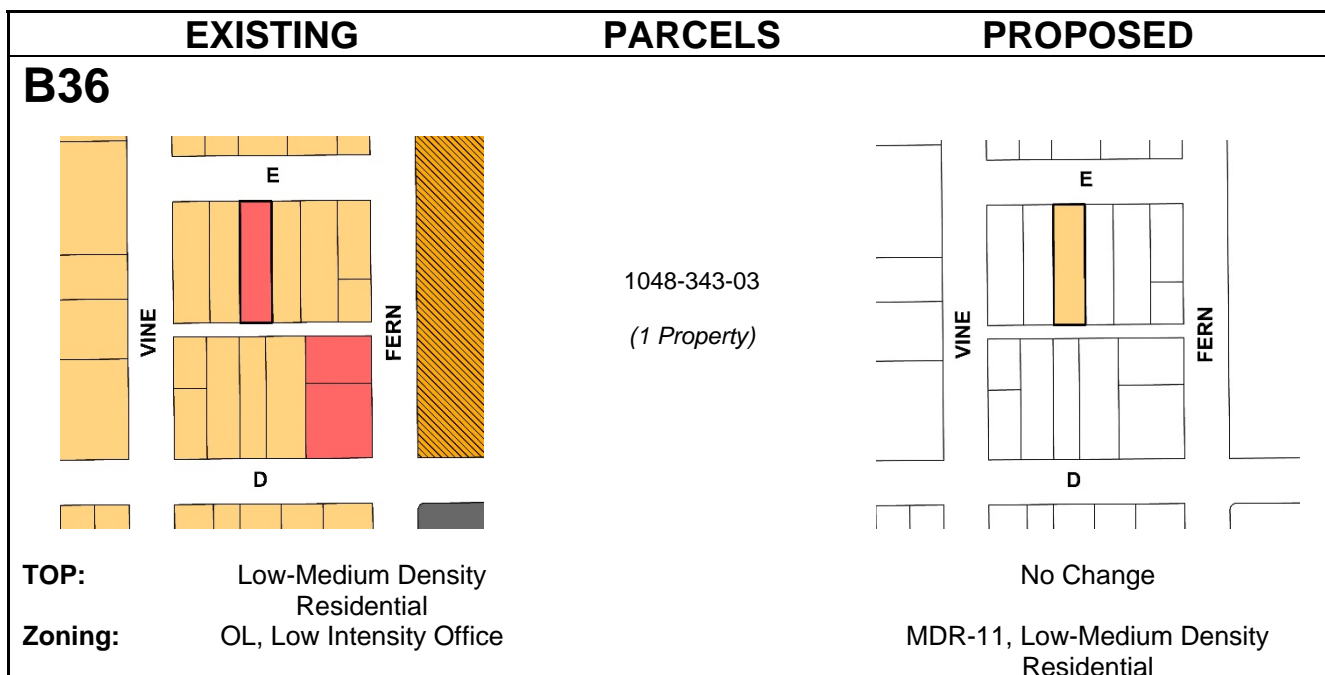
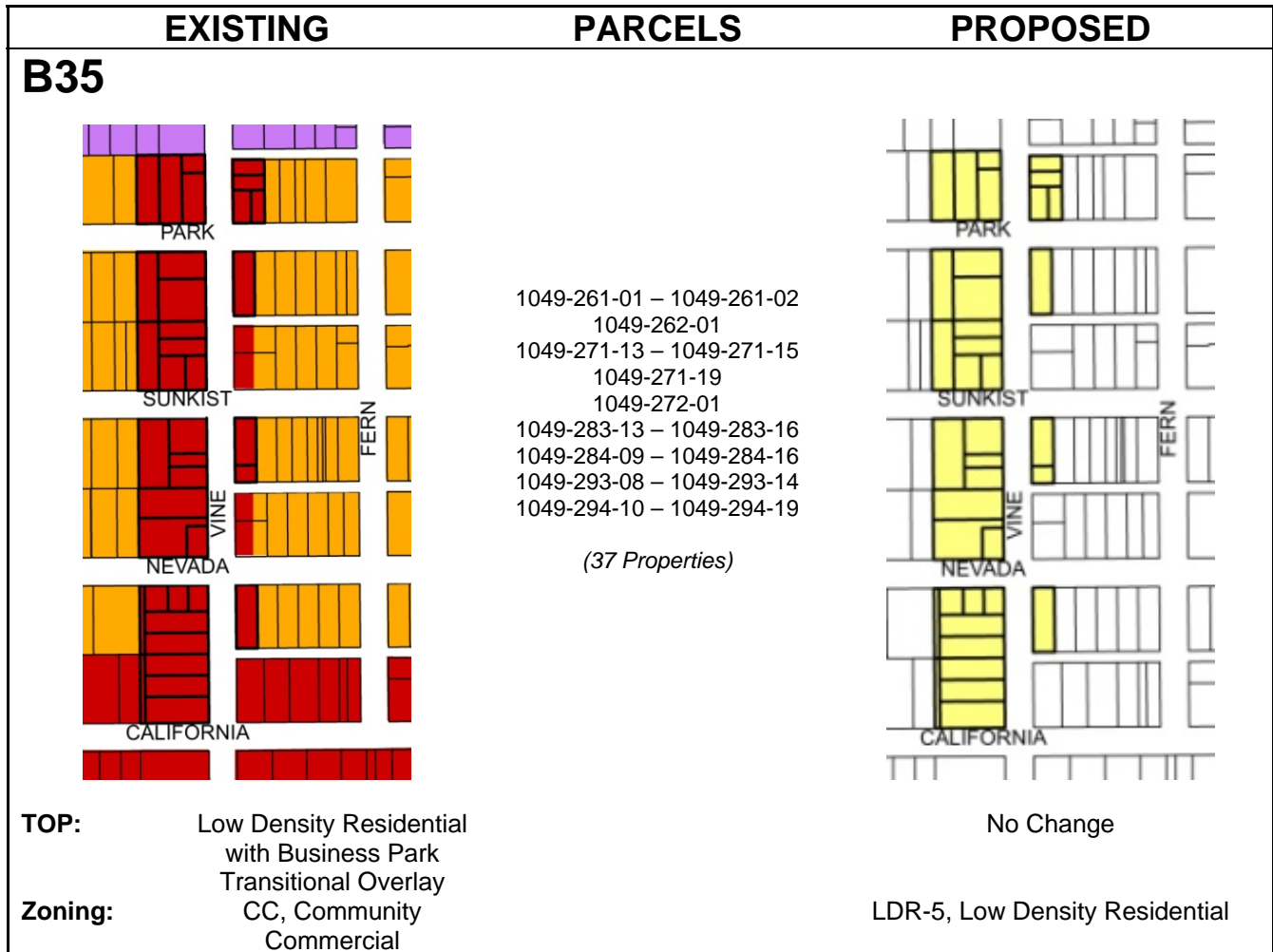
No Change
MU-1, Downtown Mixed Use

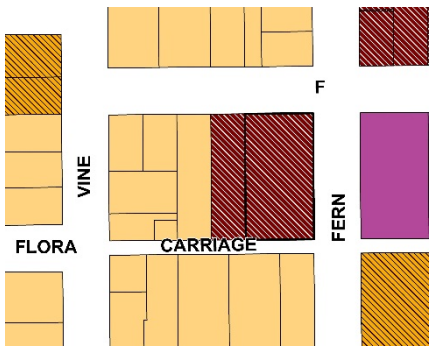
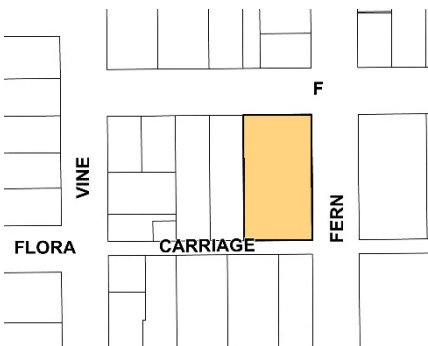


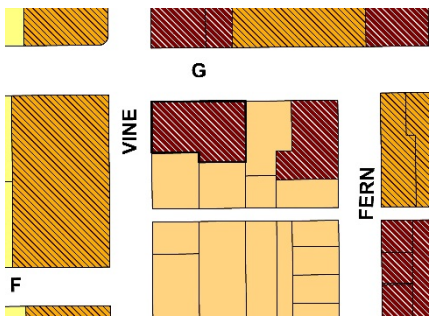
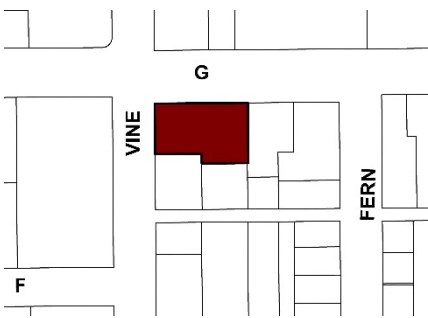
EXISTING	PARCELS	PROPOSED
B29		
	<p>1049-021-03 – 1049-021-06 1049-021-09 1049-021-28 – 1049-021-29</p> <p>(7 Properties)</p>	
TOP: Mixed Use - Downtown Zoning: CC, Community Commercial & IL, Light Industrial		<p>No Change MU-1, Downtown Mixed Use</p>

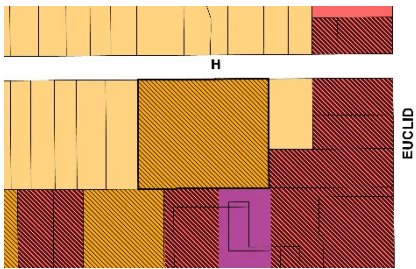
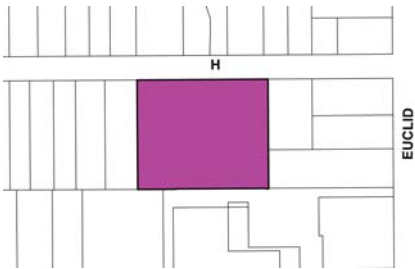
EXISTING	PARCELS	PROPOSED
B32		
	<p>1049-021-19 – 1049-021-21 1049-021-24 – 1049-021-26 1049-021-30</p> <p>(7 Properties)</p>	
TOP: Mixed Use - Downtown Zoning: IL, Light Industrial		<p>No Change MU-1, Downtown Mixed Use</p>

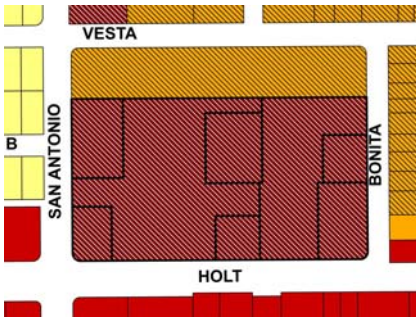
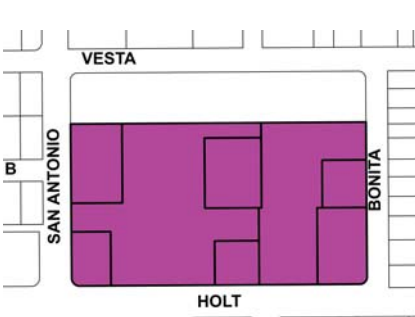
EXISTING	PARCELS	PROPOSED
B34		
	<p>1048-352-03 1048-353-14 1048-576-01 1048-576-02</p> <p>(4 Properties)</p>	
TOP: High Density Residential Zoning: P1, Off-Street Parking		<p>No Change HDR-45, High Density Residential</p>

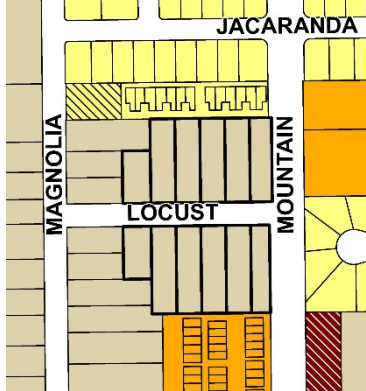
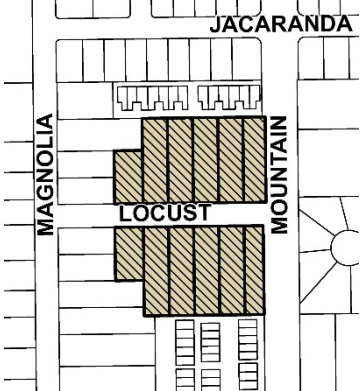


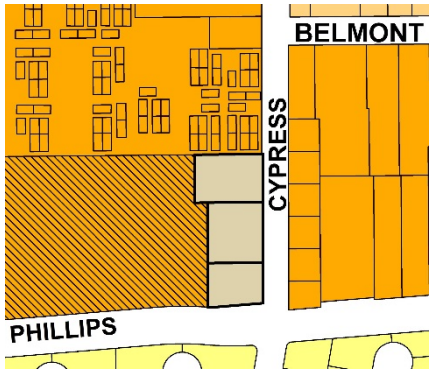
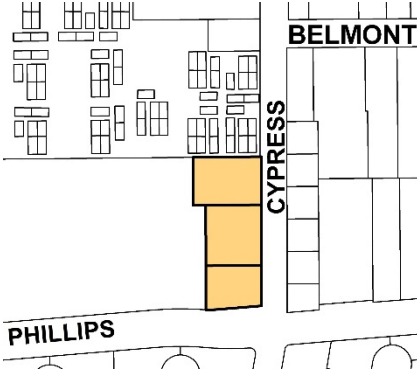
EXISTING	PARCELS	PROPOSED
B37		
	<p>1048-342-05 (1 Property)</p>	
TOP: Low-Medium Density Residential Zoning: CN, Neighborhood Commercial		<p>No Change</p> <p>MDR-11, Low-Medium Density Residential</p>

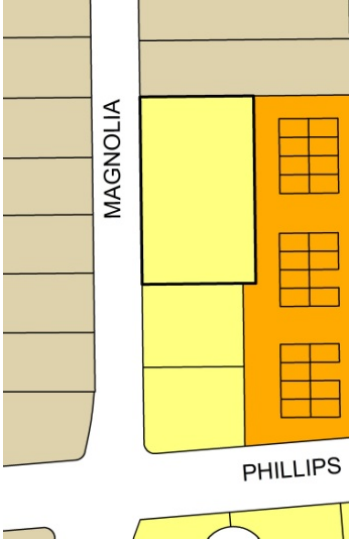
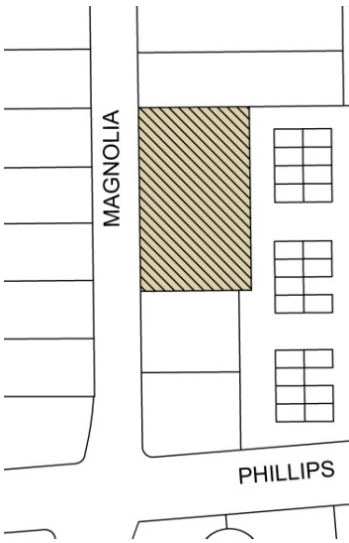
EXISTING	PARCELS	PROPOSED
B38		
	<p>1048-341-01 (1 Property)</p>	
TOP: Low-Medium Density Residential Zoning: CN, Neighborhood Commercial		<p>Neighborhood Commercial</p> <p>CS, Corner Store</p>

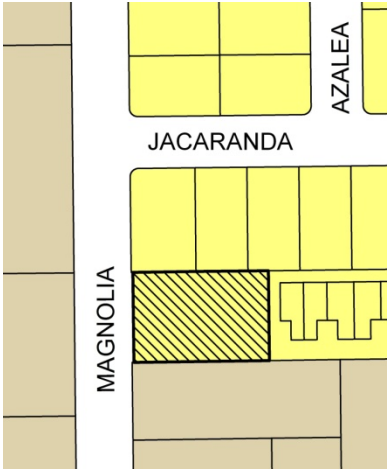

EXISTING	PARCELS	PROPOSED
B40		
	<p>1048-271-46</p> <p>(1 Property)</p>	
<p>TOP: Mixed Use – Downtown</p> <p>Zoning: MDR-25, Medium-High Density Residential</p>		<p>No Change</p> <p>MU-1, Downtown Mixed Use</p>

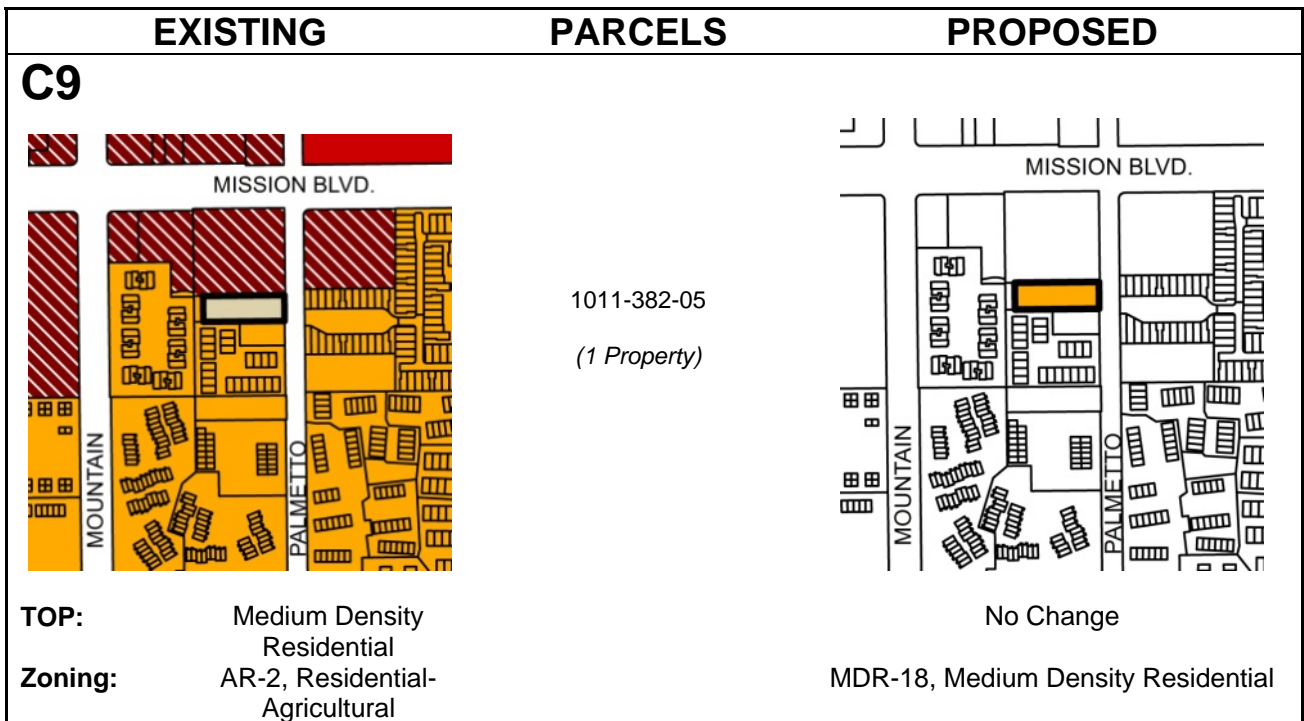
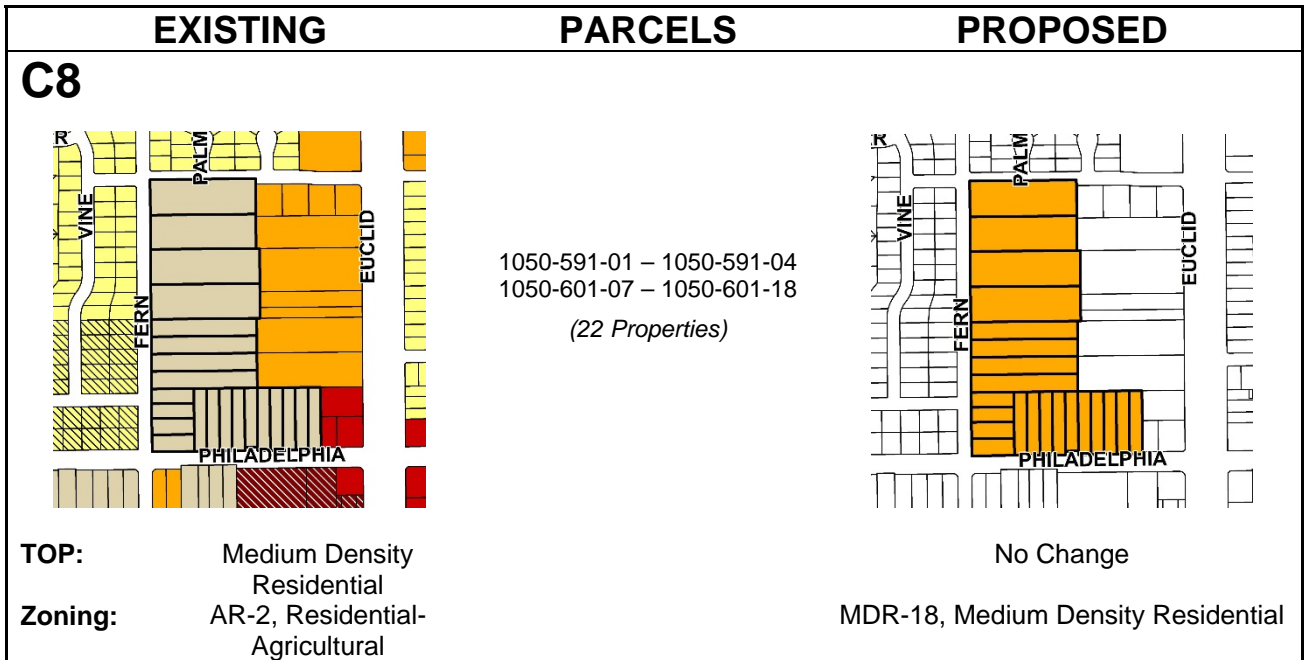
EXISTING	PARCELS	PROPOSED
B44		
	<p>1048-591-27 – 1048-591-34</p> <p>(8 Properties)</p>	
<p>TOP: Mixed Use - Downtown</p> <p>Zoning: CN, Neighborhood Commercial</p>		<p>No Change</p> <p>MU-1, Downtown Mixed Use</p>

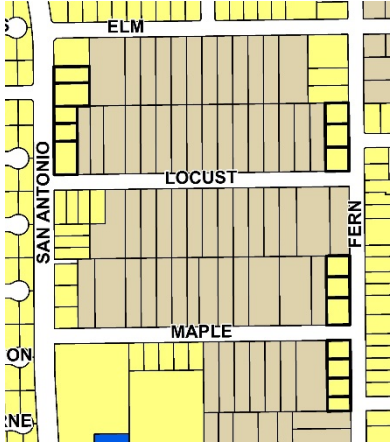
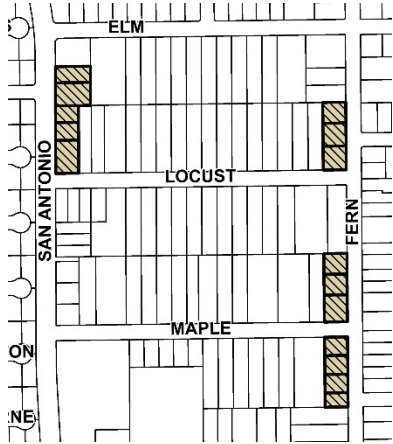
EXISTING	PARCELS	PROPOSED
<p>C1</p>  <p>TOP: Low Density Residential</p> <p>Zoning: AR-2, Residential-Agricultural</p>	<p>1014-201-02 – 1014-201-07 1014-202-02 – 1014-202-07</p> <p><i>(12 Properties)</i></p>	 <p>Rural Residential</p> <p>RE-2, Rural Estate</p>



EXISTING	PARCELS	PROPOSED
<p>C2</p>  <p>TOP: Low-Medium Density Residential</p> <p>Zoning: AR-2, Residential-Agricultural</p>	<p>1011-561-01 - 1011-561-03</p> <p><i>(3 Properties)</i></p>	 <p>No Change</p> <p>MDR-11, Low-Medium Density Residential</p>


EXISTING	PARCELS	PROPOSED
C4		
	<p>1011-571-10</p> <p>(1 Property)</p>	
<p>TOP:</p> <p>Zoning:</p>	<p>Rural Residential LDR-5, Low Density Residential</p>	<p>No Change RE-2, Rural Estate</p>

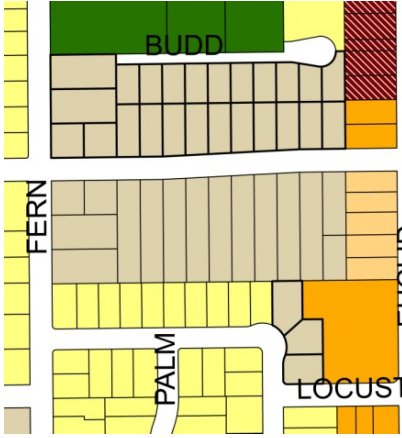
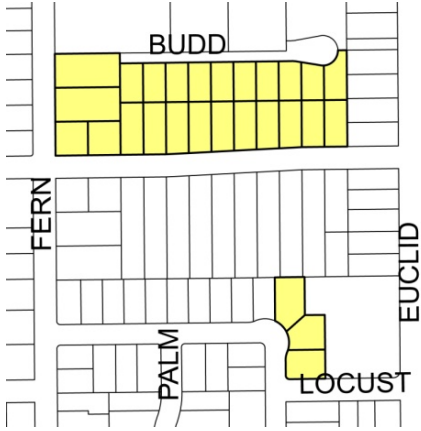
EXISTING	PARCELS	PROPOSED
C6		
	<p>1014-201-11</p> <p>(1 Property)</p>	
<p>TOP:</p> <p>Zoning:</p>	<p>Rural Residential RE-4, Residential Estate</p>	<p>No Change RE-2, Rural Estate</p>

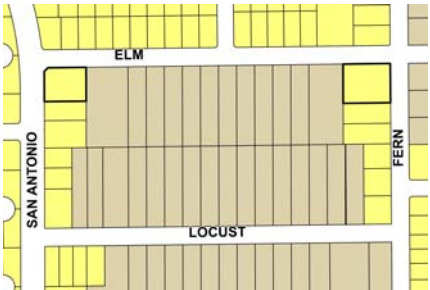
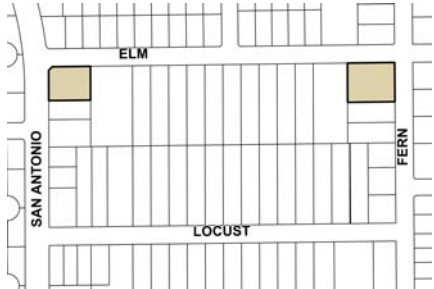


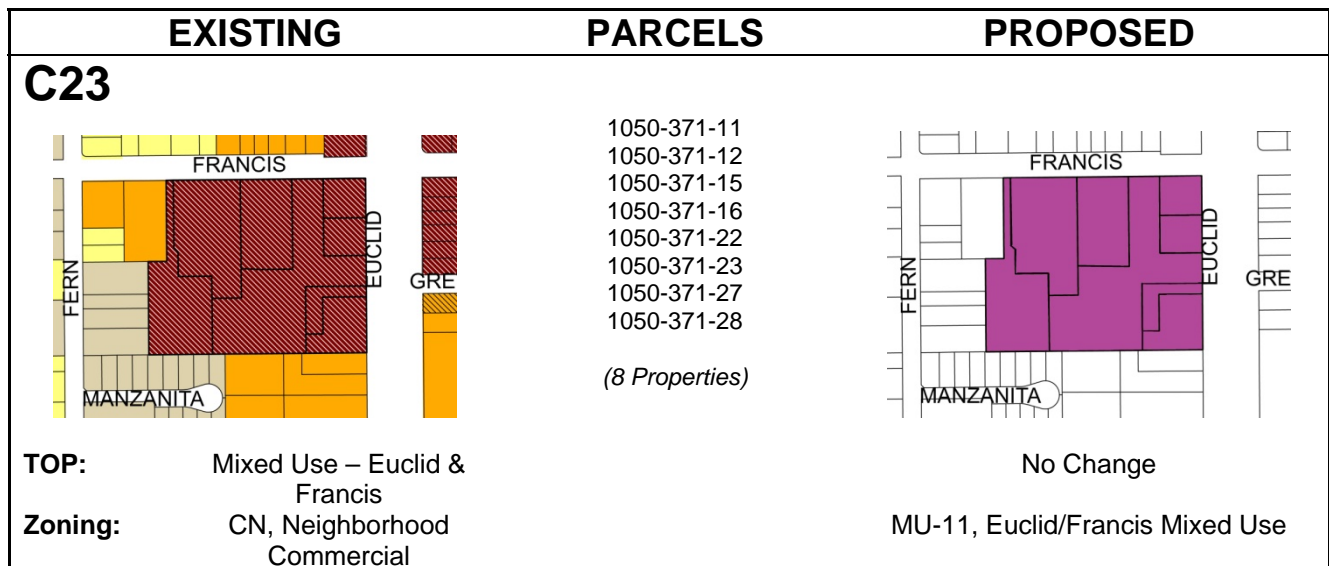
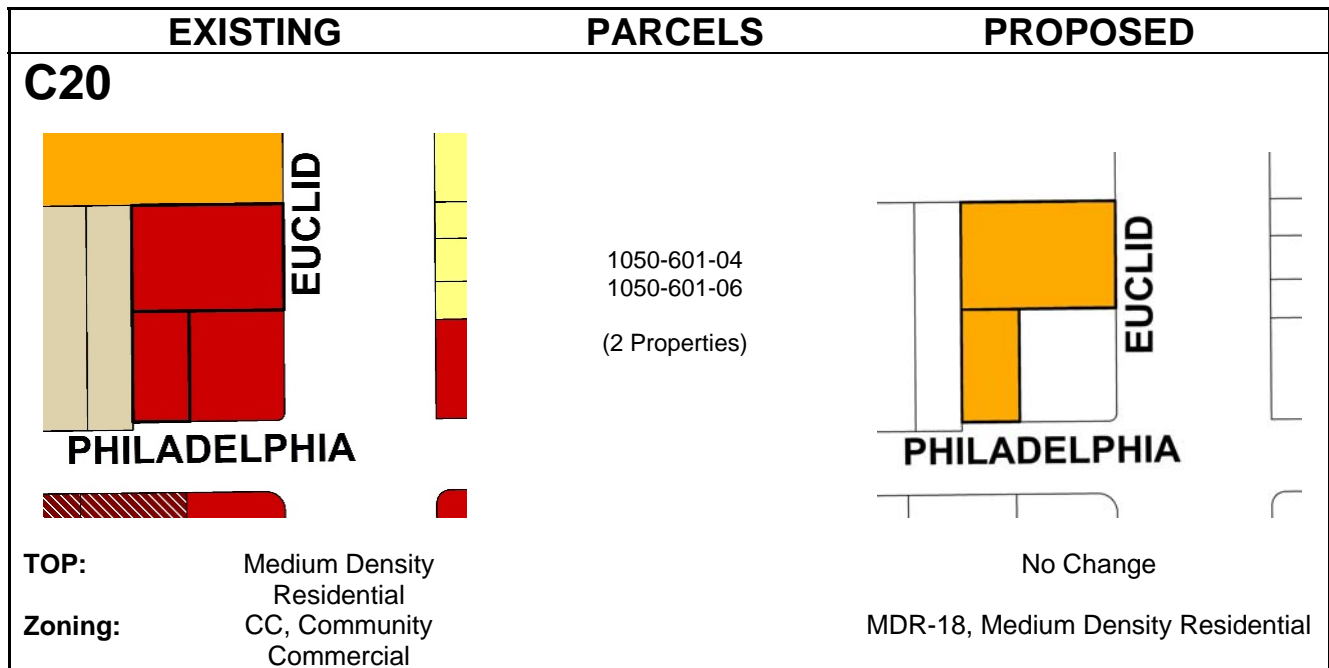
EXISTING	PARCELS	PROPOSED
C10		
	<p>1050-031-16 – 1050-031-18 1050-031-36 1050-031-38 – 1050-031-40 1050-031-44 1050-291-10 – 1050-291-13 1050-301-39 – 1050-301-41</p> <p><i>(15 Properties)</i></p>	
TOP: Low Density Residential Zoning: LDR-5, Low Density Residential		Rural Residential RE-2, Rural Estate

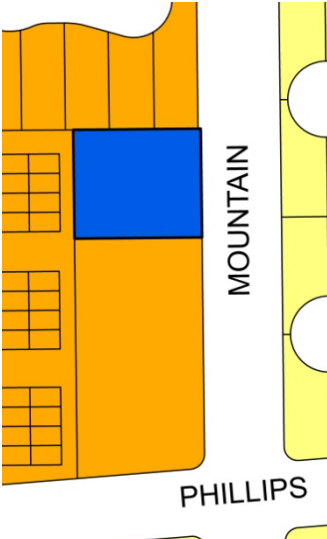
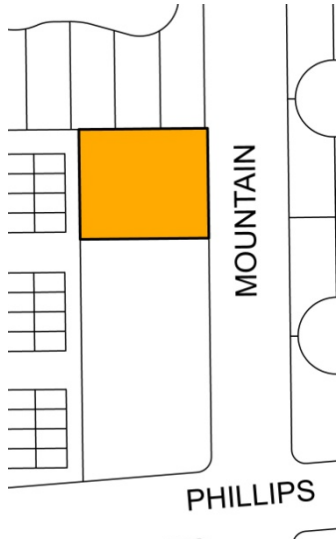
EXISTING	PARCELS	PROPOSED
C12		
	<p>1050-351-23 – 1050-351-24 1050-351-27 1050-361-03 – 1050-361-05</p> <p><i>(6 Properties)</i></p>	
TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural		Rural Residential RE-2, Rural Estate

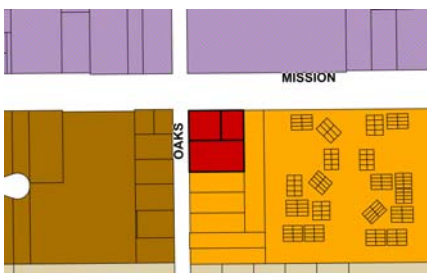

EXISTING	PARCELS	PROPOSED
C13		
	<p>1051-051-11 1051-051-17 1051-051-71 1051-051-72</p> <p><i>(4 Properties)</i></p>	
TOP: General Commercial Zoning: CN, Neighborhood Commercial		No Change CC, Community Commercial

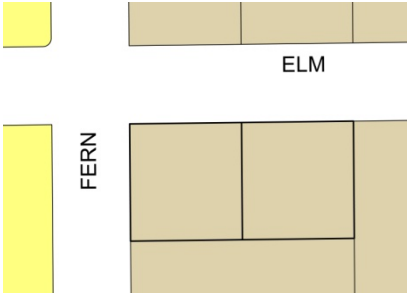
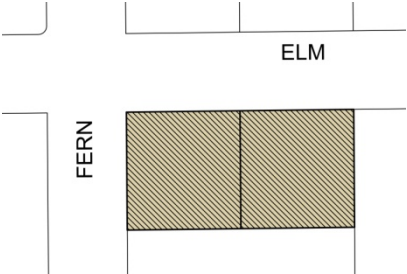
EXISTING	PARCELS	PROPOSED
C18		
	<p>1050-051-08 – 1050-051-14 1050-051-17 – 1050-051-29 1050-051-34 – 1050-051-37 1050-061-43 1050-061-45 – 1050-061-46</p> <p><i>(27 Properties)</i></p>	
TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural		<p>No Change LDR-5, Low Density Residential</p>

EXISTING	PARCELS	PROPOSED
C19		
	<p>1050-031-13 1050-031-43</p> <p><i>(2 Properties)</i></p>	
TOP: Rural Residential Zoning: LDR-5, Low Density Residential		<p>No Change AR-2, Residential-Agricultural</p>



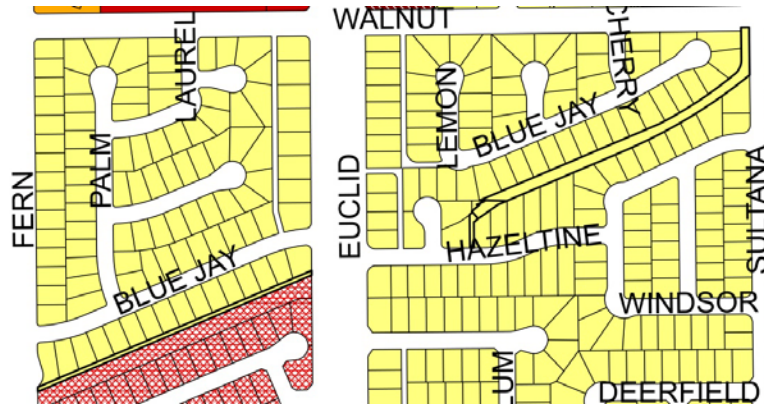
EXISTING	PARCELS	PROPOSED
C24		
 <p>TOP: Medium Density Residential Zoning: CIV, Civic</p>	<p>1011-571-14 (1 Property)</p>	 <p>No Change MDR-18, Medium Density Residential</p>

EXISTING	PARCELS	PROPOSED
C25		
 <p>TOP: Medium Density Residential Zoning: CC, Community Commercial</p>	<p>1011-371-06 – 1011-371-08 (3 Properties)</p>	 <p>No Change MDR-18, Medium Density Residential</p>

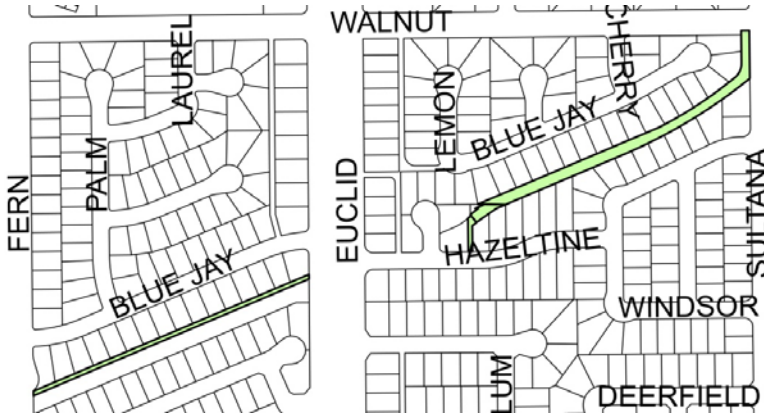
EXISTING	PARCELS	PROPOSED
<div><div>C27</div><div></div><div><div>TOP: Zoning:</div><div>Low Density Residential AR-2, Residential- Agricultural</div></div></div>	<div><div>1050-061-04 1050-061-05 <i>(2 Properties)</i></div></div>	<div><div></div><div><div>Rural Residential RE-2, Rural Estate</div></div></div>

C28

EXISTING



PROPOSED



Parcels: (4 Properties)

1051-411-07

1051-411-40

EXISTING

TOP: Open Space-Non Recreation
Zoning: LDR-5, Low Density Residential

1051-421-63

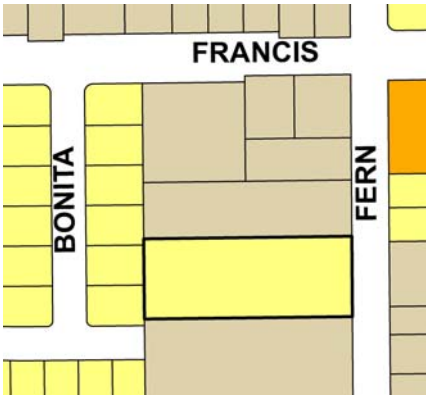
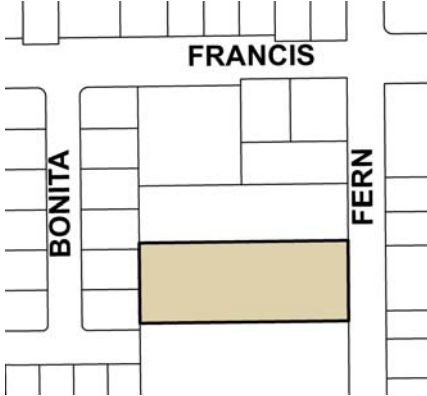
1051-441-04

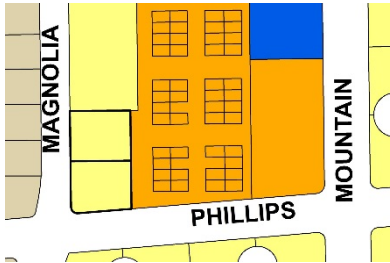
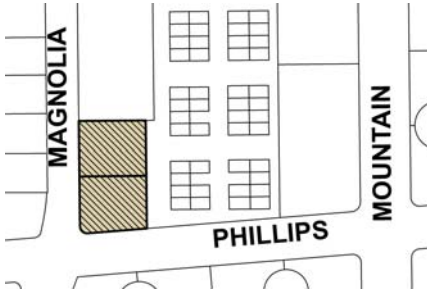
PROPOSED

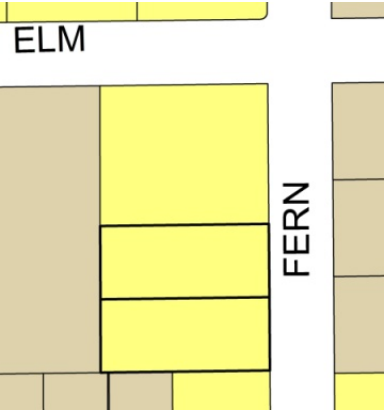
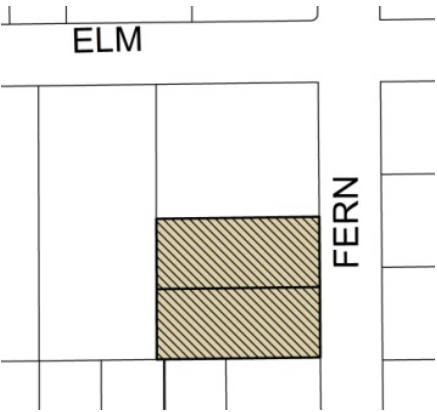
No Change
UC, Utilities Corridor

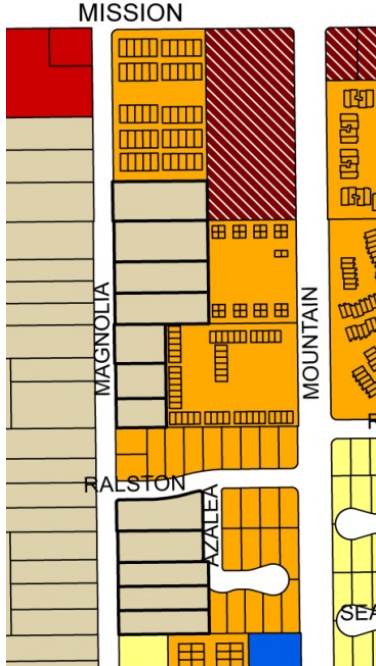

EXISTING	PARCELS	PROPOSED
C29		
	<p>1014-201-08 – 1014-201-10 1014-202-01 1014-202-20</p> <p>(5 Properties)</p>	
TOP: Rural Residential Zoning: AR-2, Residential-Agricultural		No Change RE-2, Rural Estate

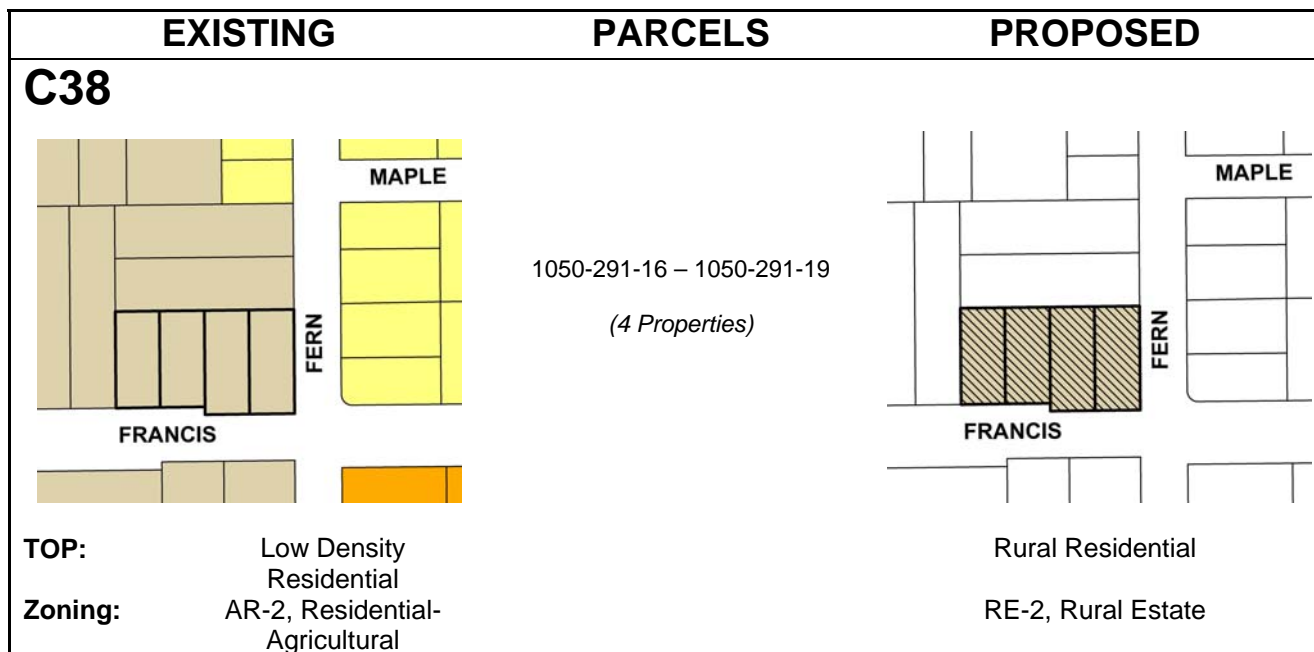
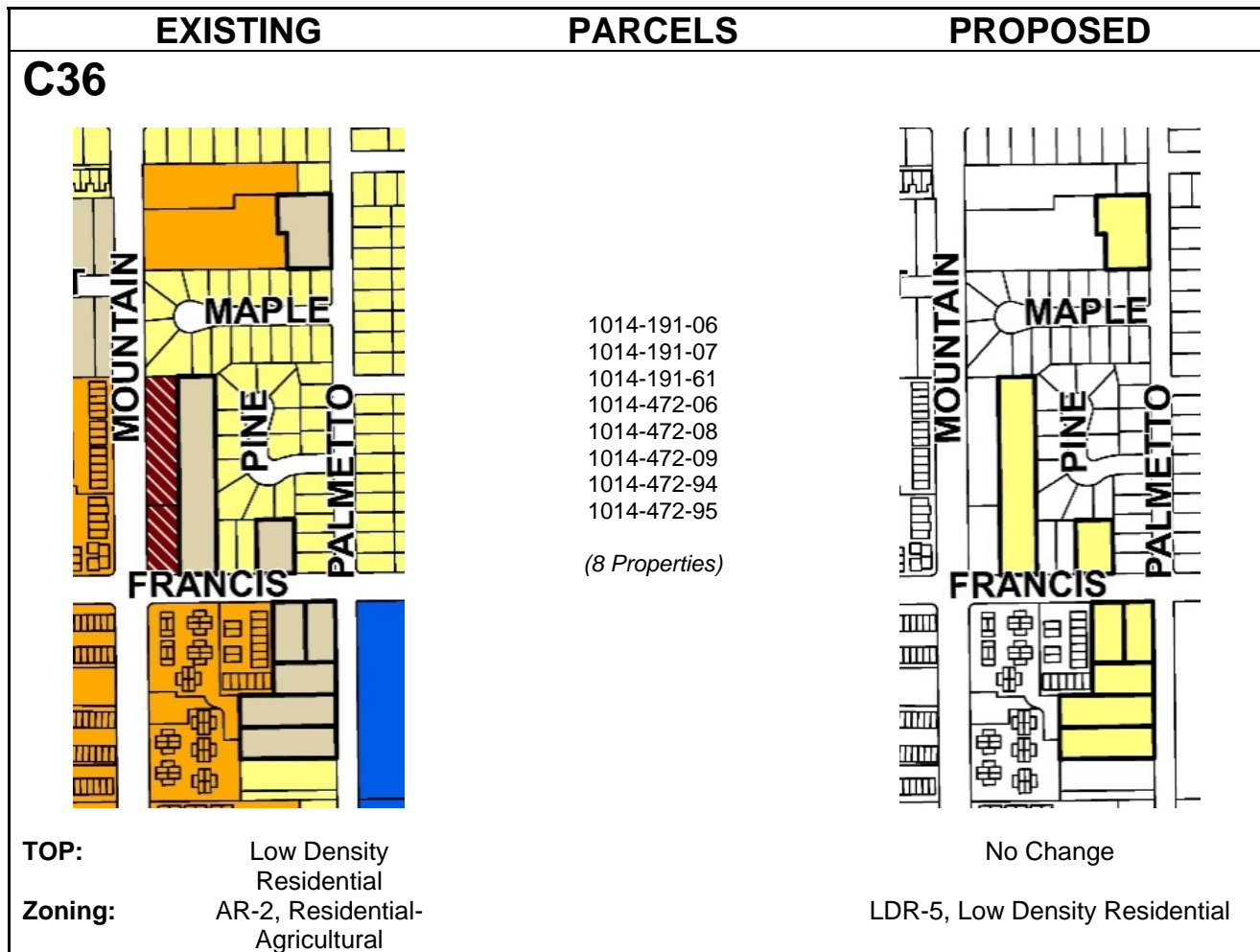
EXISTING	PARCELS	PROPOSED
C30		
	<p>1051-051-02 – 1051-051-05</p> <p>(4 Properties)</p>	
TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural		Medium Density Residential MDR-18, Medium Density Residential

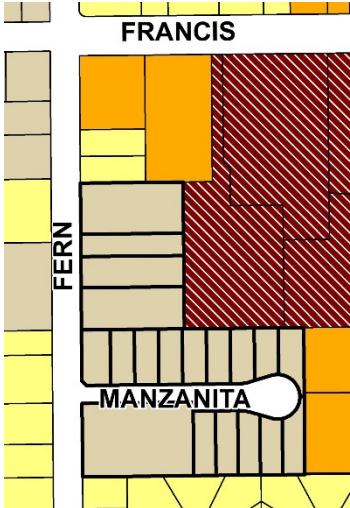
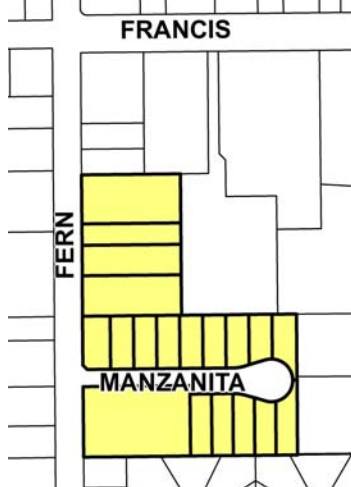
EXISTING	PARCELS	PROPOSED
C32		
	<p>1050-361-07 (1 Property)</p>	
TOP: Zoning	<p>Low Density Residential LDR-5, Low Density Residential</p>	<p>Rural Residential AR-2, Residential-Agricultural</p>



EXISTING	PARCELS	PROPOSED
C33		
	<p>1011-571-61 1011-571-62 (2 Properties)</p>	
TOP: Zoning	<p>Rural Residential LDR-5, Low Density Residential</p>	<p>No Change RE-2, Rural Estate</p>

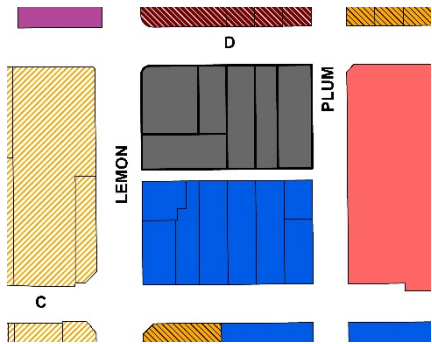

EXISTING	PARCELS	PROPOSED
C34		
	<p>1050-031-14 1050-031-15</p> <p>(2 Properties)</p>	
TOP: Zoning	Rural Residential LDR-5, Low Density Residential	No Change RE-2, Rural Estate

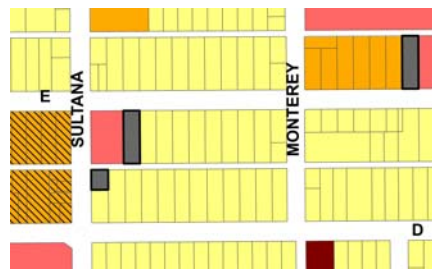

EXISTING	PARCELS	PROPOSED
C35		
	<p>1011-381-01 1011-411-02 – 1011-411-05 1011-411-07 1011-411-45 1011-541-04 – 1011-541-06 1011-541-12 – 1011-541-13</p> <p>(12 Properties)</p>	
TOP: Zoning:	Rural Residential AR-2, Residential- Agricultural	No Change RE-2, Rural Estate

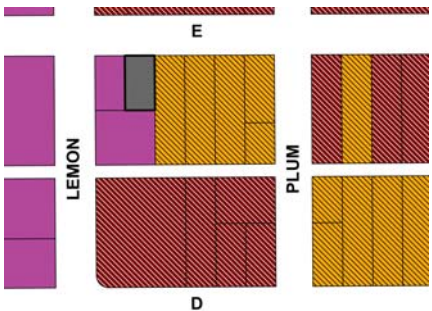
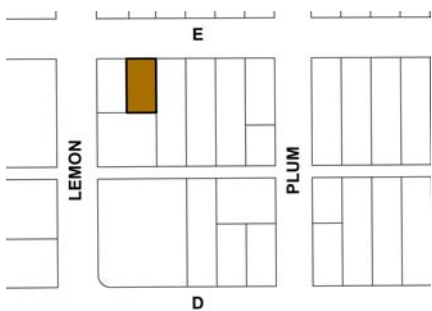


EXISTING	PARCELS	PROPOSED
C39		
	<p>1050-371-01 – 1050-371-04 1050-381-34 1050-381-38 - 1050-381-51</p> <p>(19 Properties)</p>	
TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural		<p>No Change LDR-5, Low Density Residential</p>

EXISTING	PARCELS	PROPOSED
C40		
	<p>1014-511-04 – 1014-511-11 1014-513-31 – 1014-513-35 1014-532-04 1050-641-04 - 1050-641-08 1050-641-11 1050-641-19</p> <p>(21 Properties)</p>	
TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural		<p>No Change LDR-5, Low Density Residential</p>

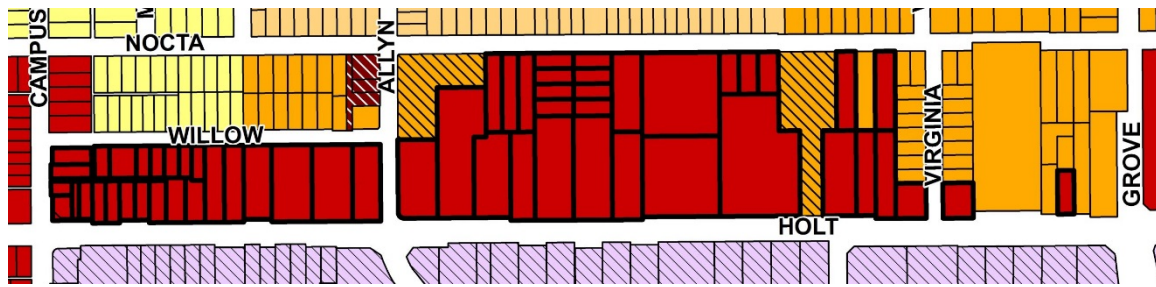
EXISTING	PARCELS	PROPOSED
D15		
	<p>1048-556-01 – 1048-556-05 1048-556-14</p> <p>(6 Properties)</p>	
TOP: Public Facility Zoning: P1, Off-Street Parking		No Change CIV, Civic

EXISTING	PARCELS	PROPOSED
D21		
	<p>1048-392-06 1048-393-02 1048-393-25</p> <p>(3 Properties)</p>	
TOP: Office Commercial Zoning: P1, Off-Street Parking		No Change OL, Low Intensity Office

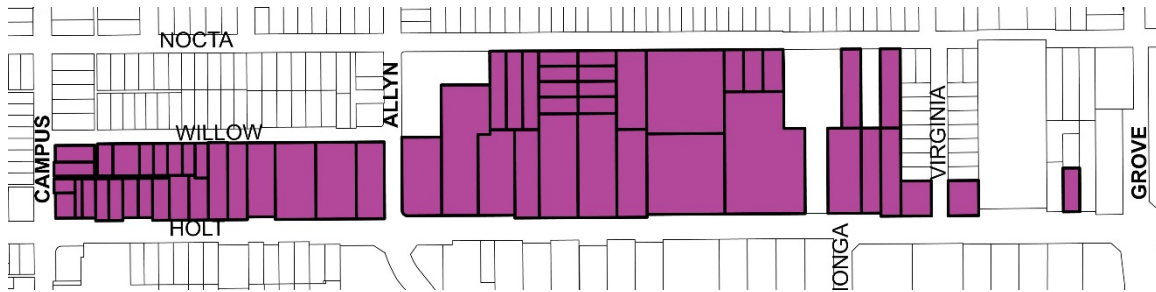
EXISTING	PARCELS	PROPOSED
D35		
	<p>1048-364-02</p> <p>(1 Property)</p>	
TOP: High Density Residential Zoning: P1, Off-Street Parking		No Change HDR-45, High Density Residential

E7

EXISTING



PROPOSED



Parcels: (59 Properties)

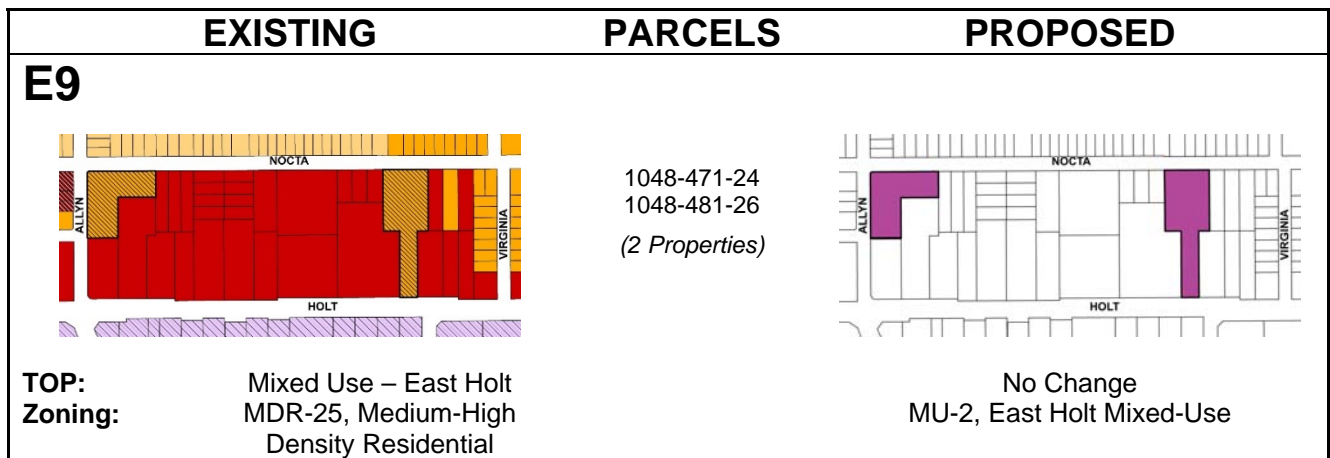
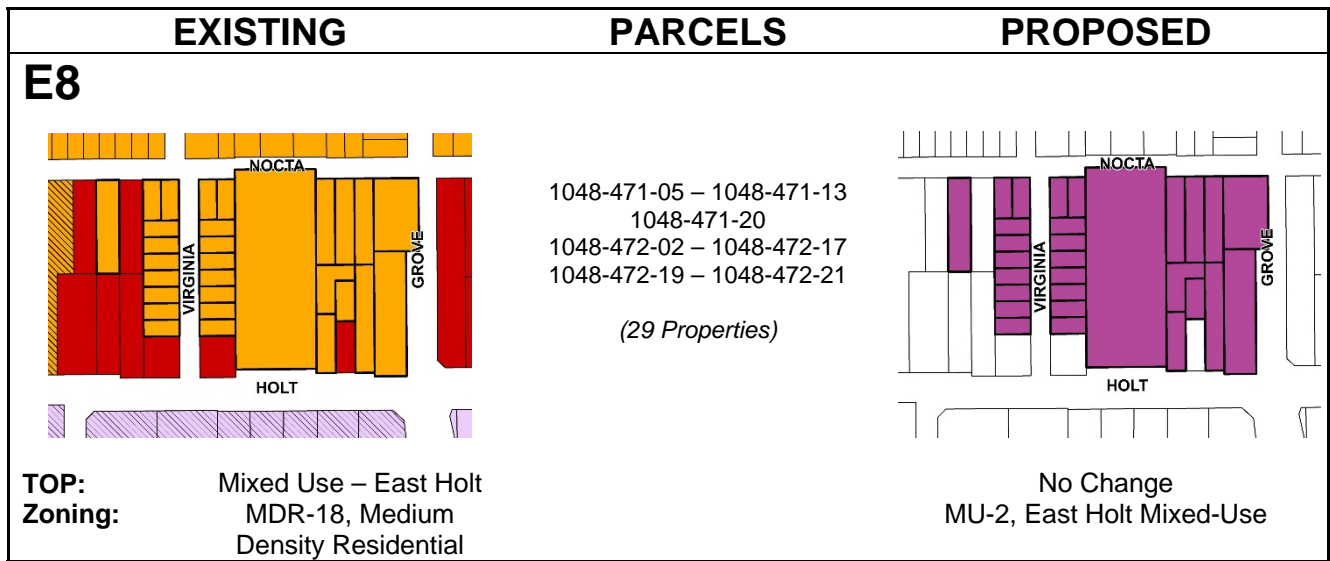
1048-471-02	1048-472-01	1048-481-10 – 1048-481-25
1048-471-04	1048-472-18	1048-481-27 – 1048-481-29
1048-471-14 – 1048-471-15	1048-481-01 – 1048-481-03	1048-512-01 – 1048-512-26
1048-471-22 – 1048-471-23	1048-481-06 – 1048-481-08	

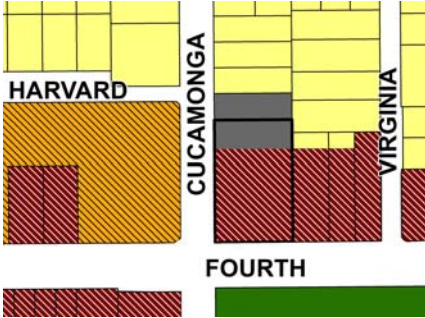
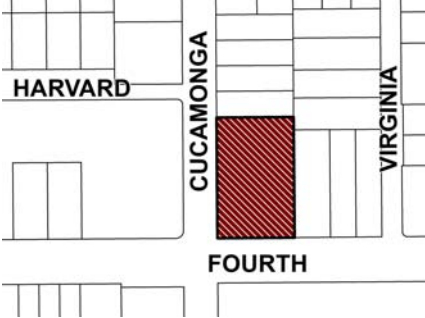
EXISTING

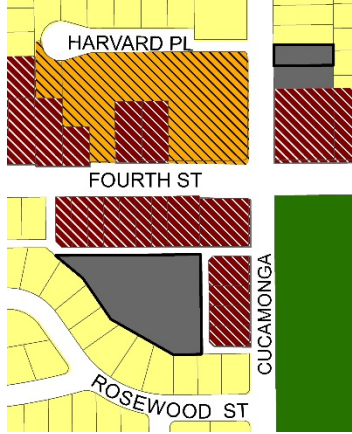

TOP: Mixed Use – East Holt
Zoning: CC, Community Commercial

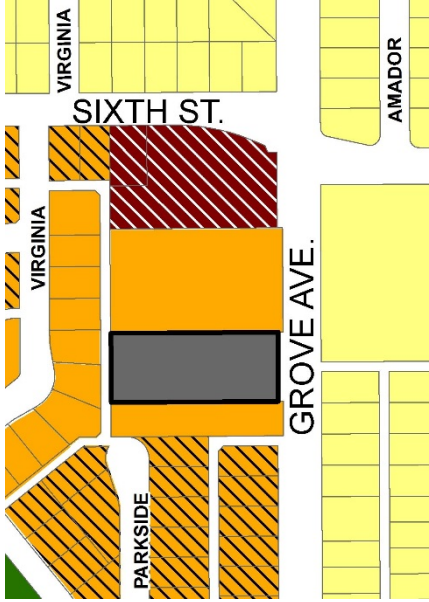

PROPOSED

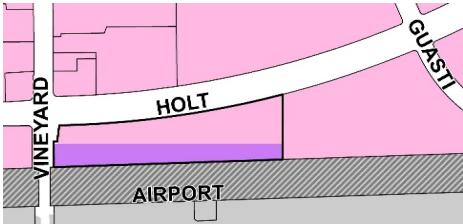
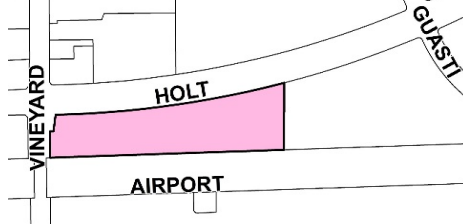
TOP: No Change
Zoning: MU-2, East Holt Mixed-Use

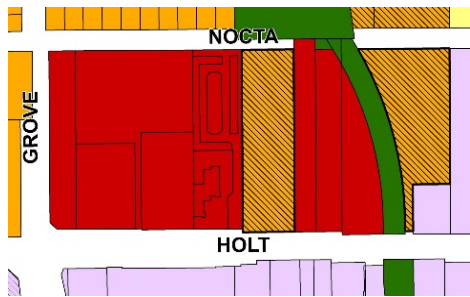
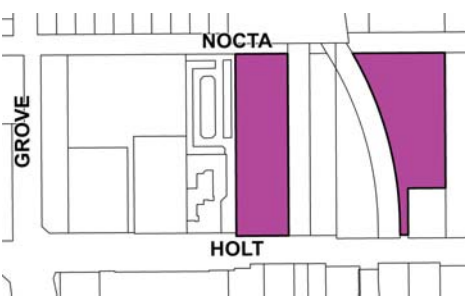


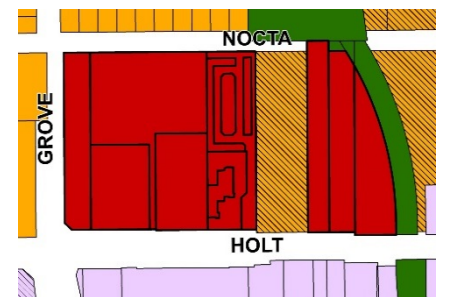
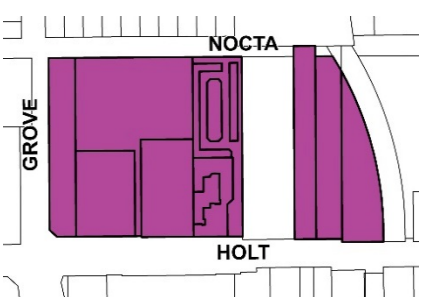
EXISTING	PARCELS	PROPOSED
E21		
	<p>1047-461-20</p> <p>(1 Property)</p>	
<p>TOP: Medium Density Residential</p> <p>Zoning: CN, Neighborhood Commercial & P1, Off-Street Parking</p>		<p>Neighborhood Commercial</p> <p>CN, Neighborhood Commercial</p>

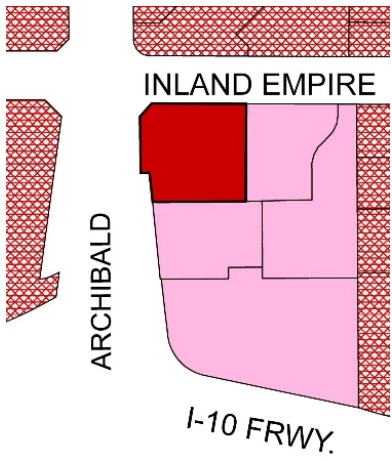

EXISTING	PARCELS	PROPOSED
E22		
	<p>1047-461-02</p> <p>1048-131-52</p> <p>(2 Properties)</p>	
<p>TOP: Medium Density Residential</p> <p>Zoning: P1, Off-Street Parking</p>		<p>No Change</p> <p>MDR-18, Medium Density Residential</p>

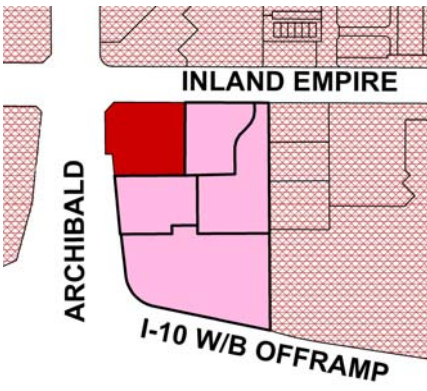
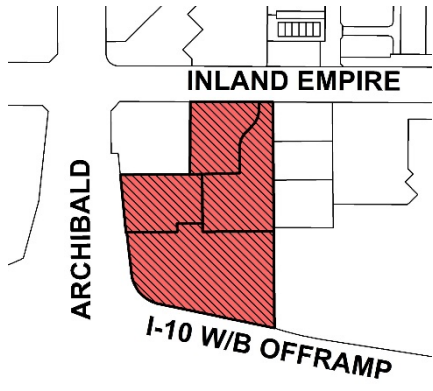
EXISTING	PARCELS	PROPOSED
F6		
	<p>1047-433-16</p> <p>(1 Property)</p>	
TOP: High Density Residential Zoning: P1, Off-Street Parking		TOP: No Change Zoning: HDR-45, High Density Residential

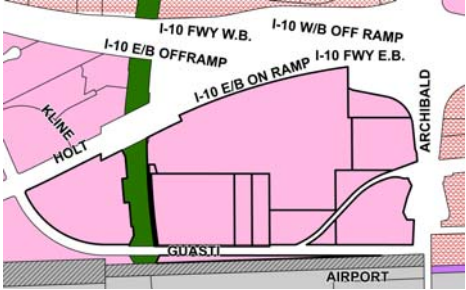
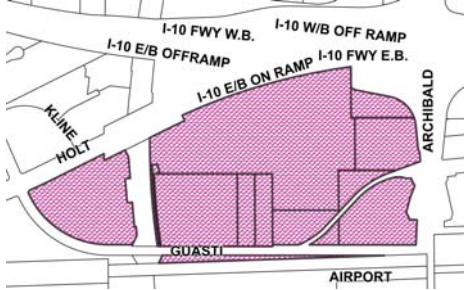
EXISTING	PARCELS	PROPOSED
H8		
	<p>0110-322-34</p> <p>(1 Property)</p>	
TOP: Hospitality Zoning: CCS, Convention Center Support Commercial & IL, Light Industrial		TOP: No Change Zoning: CCS, Convention Center Support Commercial

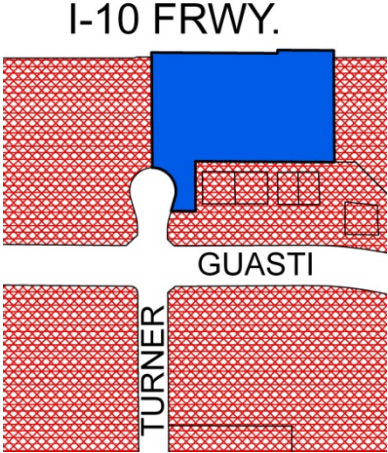

EXISTING	PARCELS	PROPOSED
H10		
	<p>0110-061-23 0110-061-24</p> <p>(2 Properties)</p>	
TOP: Mixed Use – East Holt Zoning: MDR-25, Medium-High Density Residential		<p>No Change MU-2, East Holt Mixed-Use</p>

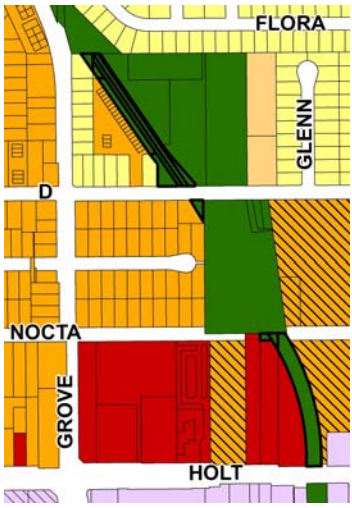
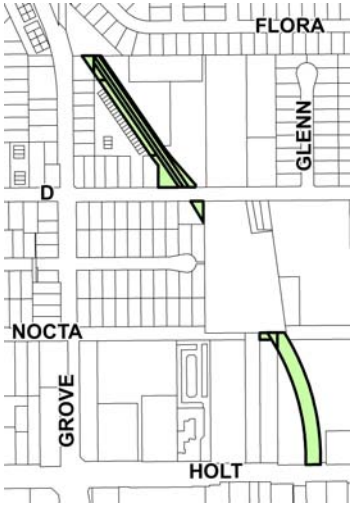
EXISTING	PARCELS	PROPOSED
H11		
	<p>0110-061-04 0110-061-10 0110-061-15 0110-061-18 0110-061-21 0110-061-22 0110-061-25 – 0110-061-31</p> <p>(13 Properties)</p>	
TOP: Mixed Use – East Holt Zoning: CC, Community Commercial		<p>No Change MU-2, East Holt Mixed-Use</p>


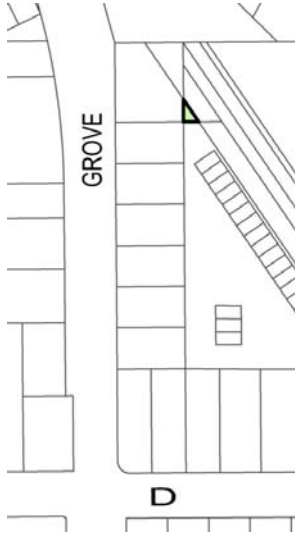
EXISTING	PARCELS	PROPOSED
H12  <p>INLAND EMPIRE</p> <p>ARCHIBALD</p> <p>I-10 FRWY.</p> <p>TOP: Office/Commercial CC, Community Commercial</p> <p>Zoning:</p>	<p>0210-191-24 (1 Property)</p>	 <p>INLAND EMPIRE</p> <p>ARCHIBALD</p> <p>I-10 FRWY</p> <p>No Change OH, High Intensity Office</p>


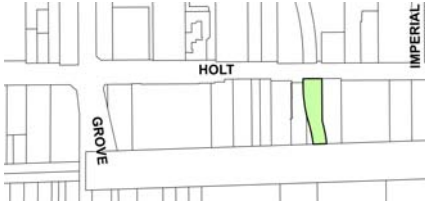
EXISTING	PARCELS	PROPOSED
H13  <p>INLAND EMPIRE</p> <p>ARCHIBALD</p> <p>I-10 W/B OFFRAMP</p> <p>TOP: Office/Commercial CCS, Convention Center Support Commercial</p> <p>Zoning:</p>	<p>0210-191-29 – 0210-191-32 (4 Properties)</p>	 <p>INLAND EMPIRE</p> <p>ARCHIBALD</p> <p>I-10 W/B OFFRAMP</p> <p>No Change OH, High Intensity Office</p>

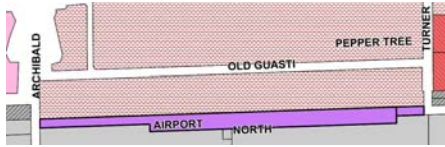
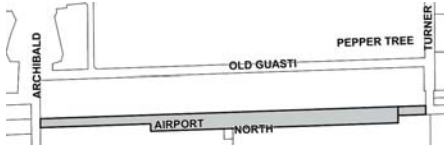
EXISTING	PARCELS	PROPOSED
H14		
	<p>0110-322-08 0110-322-17 – 0110-322-18 0110-322-21 – 0110-322-22 0110-322-25 0110-322-28 – 0110-322-31 0110-322-33 0110-323-05</p> <p>(11 Properties)</p>	
TOP: Zoning:	Mixed Use – Multi Modal Mixed Use CCS, Convention Center Support Commercial	No Change SP, Specific Plan with MTC, Multimodal Transit Center Overlay

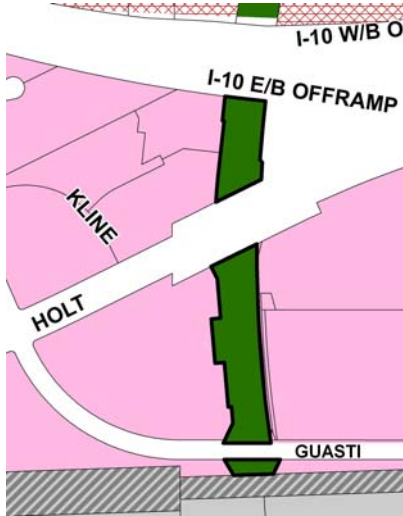
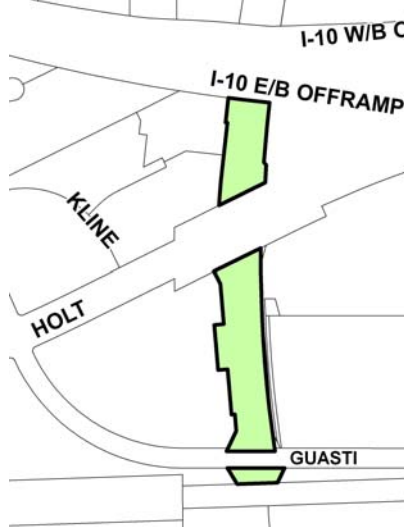
EXISTING	PARCELS	PROPOSED
H17		
	<p>0210-551-01</p> <p>(1 Property)</p>	
TOP: Zoning:	Office/Commercial CIV, Civic	No Change OH, High Intensity Office

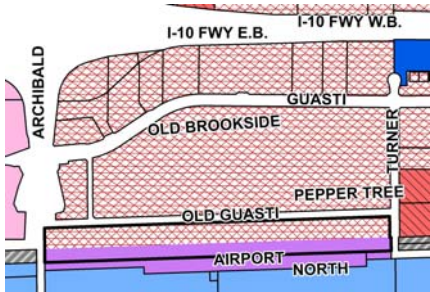
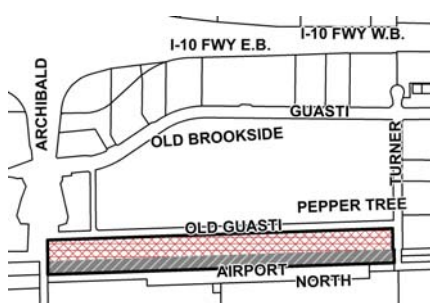
EXISTING	PARCELS	PROPOSED
<p>H19</p>  <p>TOP: Open Space – Non Recreation</p> <p>Zoning: OS-R, Open Space-Recreation</p>	<p>0110-013-07 – 0110-013-13 0110-051-12 0110-061-00 0110-061-17 0110-061-19</p> <p><i>(11 Properties)</i></p>	 <p>No Change</p> <p>UC, Utilities Corridor</p>

EXISTING	PARCELS	PROPOSED
H20		
	<p>0110-013-27</p> <p>(1 Property)</p>	
<p>TOP: Open Space – Non Recreation</p> <p>Zoning: LDR-5, Low Density Residential</p>		<p>No Change</p> <p>UC, Utilities Corridor</p>

EXISTING	PARCELS	PROPOSED
H21		
	<p>0110-131-22</p> <p>(1 Property)</p>	
<p>TOP: Business Park & Open Space – Non Recreation</p> <p>Zoning: OS-R, Open Space - Recreation</p>		<p>Open Space – Non Recreation</p> <p>UC, Utility Corridor</p>

EXISTING	PARCELS	PROPOSED
H22		
	0211-201-04 0211-201-06 (2 Properties)	
TOP: Right-of-Way		Airport
Zoning: IL, Light Industrial		ONT, Ontario International Airport

EXISTING	PARCELS	PROPOSED
H23		
	0110-321-30 0110-322-27 0110-323-02 (3 Properties)	
TOP: Open Space – Non Recreation		No Change
Zoning: OS-R, Open Space-Recreation		UC, Utilities Corridor

EXISTING	PARCELS	PROPOSED
H24		
	0211-201-15 (1 Property)	
TOP: Mixed Use/Rail		No Change
Zoning: SP, Specific Plan & IL, Light Industrial		SP, Specific Plan & RC, Rail Corridor

EXISTING	PARCELS	PROPOSED
I6		
	<p>1051-321-55</p> <p>(1 Property)</p>	
<p>TOP: Neighborhood Commercial</p> <p>Zoning: P1, Off-Street Parking</p>		<p>No Change</p> <p>CN, Neighborhood Commercial</p>

EXISTING	PARCELS	PROPOSED
L5		
	<p>0238-052-11</p> <p>(1 Property)</p>	
<p>TOP: Industrial</p> <p>Zoning: IH, Heavy Industrial</p>		<p>No Change</p> <p>IG, General Industrial</p>