

## **2.0 PROJECT DESCRIPTION**

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### 2.1 SETTING

The Project site consists of approximately 88 acres of vacant land located at the northerly boundary of the eastern portion of the City of Ontario, south of Fourth Street, between Haven Avenue and Milliken Avenue, and less than one-quarter mile north of Interstate 10 (I-10). The subject site is located within a rapidly developing portion of the City, and is one of the few remaining available parcels of substantial size within the Ontario Center Specific Plan.

Regional access to the Project site and vicinity is provided by the I-10 and Interstate 15 (I-15) freeways, which converge approximately one mile southeasterly of the subject site. Local access to I-10 is provided at Milliken and Haven Avenues, and access to I-15 is available from Fourth Street. Supplementing freeway and surface street access, a Metrolink transit station is located approximately 1.5 miles northerly of the subject site, west of Milliken Avenue at Eighth Street.

#### 2.1.1 SURROUNDING LAND USES

Figure 2-1 provides an aerial view of the Project site and surrounding land uses. Local context of the Project is described below.

Fourth Street, which forms the site's northerly boundary, is also the corporate boundary dividing the cities of Ontario and Rancho Cucamonga. Multi-family residential uses (apartments) and a small retail/restaurant development are located northerly of the Project site across Fourth Street, in Rancho Cucamonga.



NOT TO SCALE

Source: Panattoni Development, Applied Planning, Inc.



Figure 2-1  
Aerial View of the Project Site and Vicinity

To the east, across Milliken Avenue, is the Ontario Mills Shopping Center, comprised of a central mall surrounded by free-standing commercial, entertainment, and restaurant uses. A recently opened commercial center, anchored by a Kohl's department store, is located between the Project site and Milliken Avenue, at the southwest corner of Milliken and Fourth Street.

To the southeast, across Concours, additional existing retail uses are located adjacent to Milliken Avenue. Directly south of the Project site, between Public Street "A" and Concours, is a currently vacant 26-acre parcel, which parcel has been designated for the development of the Ontario Community Events Center (OCEC) and supporting facilities.

To the west, on both sides of Duesenburg Drive between Fourth Street and Concours, is the recently-approved 800-unit Fairfield/Sares-Regis multi-family residential project.

## **2.2 PROJECT CHARACTERISTICS**

The Piemonte Project development concept fosters interaction and mutual support between the Project's various residential, commercial/retail, office, and specialty land uses. To these ends, the design and composition of the Piemonte Project will provide its residents the opportunity to live, work, shop, and take advantage of various entertainment venues without the need to drive a car. Similarly, Project employees and visiting patrons are provided retail, dining, and entertainment opportunities without the need for multiple trips.

### **2.2.1 DEVELOPMENT CONCEPT**

The Piemonte Project Development Concept is illustrated at Figure 2-2. The overall design concept for the Project depicts a complementary, pedestrian-oriented development, with an emphasis on wide, landscaped sidewalks, outdoor seating and dining areas, and an Italianate influence throughout. Typical design elements to be employed throughout the Project site are identified within Figure 2-2.



NOT TO SCALE

Source: EPT Design, February 2006.



Figure 2-2  
Illustrative Site Plan

The central corridor or spine of the Project development concept is established by an east/west roadway (Main Street or Private Street "D") that is parallel to, and south of, Fourth Street. Main Street is anchored by residential uses to the west and major retail uses to the east, and will incorporate varied landscape/hardscape features and pedestrian-oriented activity areas. Building mass and placement along Main Street will be used to create interesting spaces, to include courtyards and outdoor seating areas. In so doing, the Main Street development concept will provide a visually and spatially varied streetscape.

The central portion of Main Street is designed to emphasize dining and entertainment opportunities, and will be delineated by decorative pavement and other defining landscape/hardscape treatments. This central core area is also designed to encourage visitors to move in a north/south direction, thereby fostering interaction with proposed hotel use and office uses to be located in the south/ central portion of the Project site. These hotel and office uses will be complemented by a central formal pedestrian esplanade within Verduzzo Way (Private Street "B"), which will transition to a northerly connection to the central Main Street core area.

The various land use components within the Project will be connected by a series of defined pedestrian walkways. Pedestrian links have also been designed to allow workers, residents, and visitors to move through the site and to the proposed OCEC, to be located immediately south of the Project.

The Project also provides a variety of urban recreational opportunities, as conceptually presented at Figure 2-3. As indicated in this Figure, an improved public park will be constructed southeasterly of existing and proposed residential uses in the central portion of the Project site. This park will serve residents of the Piemonte Project and the adjacent Sares-Regis residential development, and will also be available to visitors to the Piemonte site. Recreational opportunities provided by the Project are also realized as public and private courtyards.

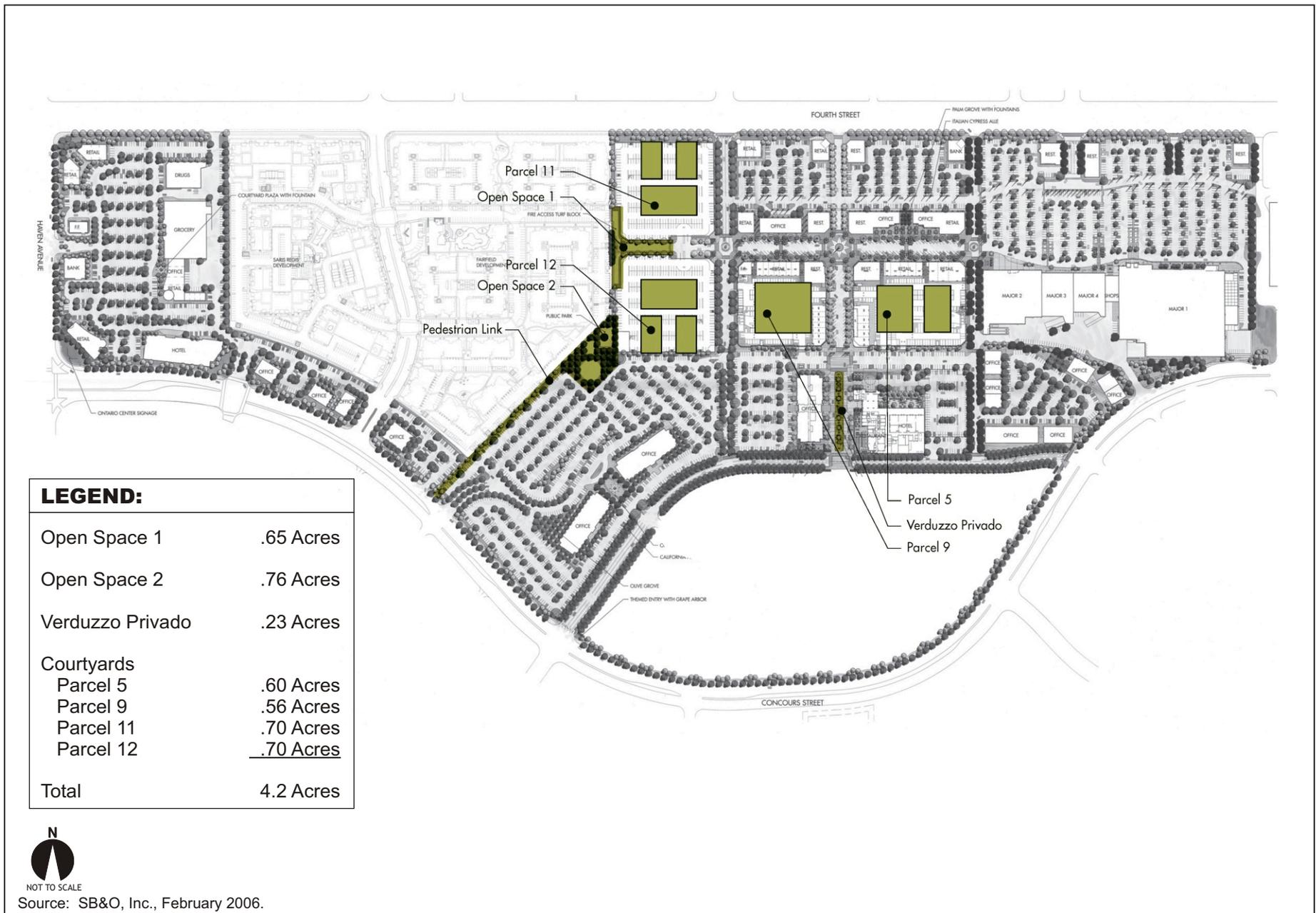


Figure 2-3  
Urban Recreation Locations Concept

Complementing the previously described recreational/open space amenities, Plaza Areas to be implemented throughout the site will provide further entertainment/recreation opportunities, establish focal points of interest and orientation, and create informal meeting places. Plaza Area concept locations are presented at Figure 2-4.

## **2.3 LAND USE AND DEVELOPMENT**

### **2.3.1 PIEMONTE LAND USES AND DEVELOPMENT COMPONENTS**

At completion, the Project will realize more than one million square feet of development, as summarized at Table 2-1.

### **2.3.2 DEVELOPMENT INTENSITY**

The Piemonte Project will be implemented within Statistical Areas “D” and “E” of the Ontario Center Specific Plan. Under the adopted OCSP, these Statistical Areas could accommodate up to 2,840,000 square feet of development intensity.<sup>1</sup> Of the maximum 2,840,000 square feet of development intensity allowed within Statistical Areas D and E, an estimated 1,068,000 square feet currently exists, or is anticipated under other development proposals.<sup>2</sup> The remaining approximately 1,772,000 square feet of allowable development intensity provides a baseline for comparison of development intensities that could be realized under the current Ontario Center Specific Plan, vis-a-vis development that is proposed under the Project.

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<sup>1</sup> Ontario Center Specific Plan, Page 15, Table 3-A “Development Intensity.”

<sup>2</sup> Approximately 108,000 s.f. is developed as “Khol’s”; an estimated 530,000 s.f. in development intensity is allocated for the 32-acre Fairfield/Sares-Regis residential project; and an estimated 430,000 s.f. is allocated for the 28.85-acre future OCEC project. Assumes an average 0.38 FAR over aggregated Statistical Areas D and E, based on maximum allowable development intensity of 2.86 million square feet on approximately 153.25 acres.

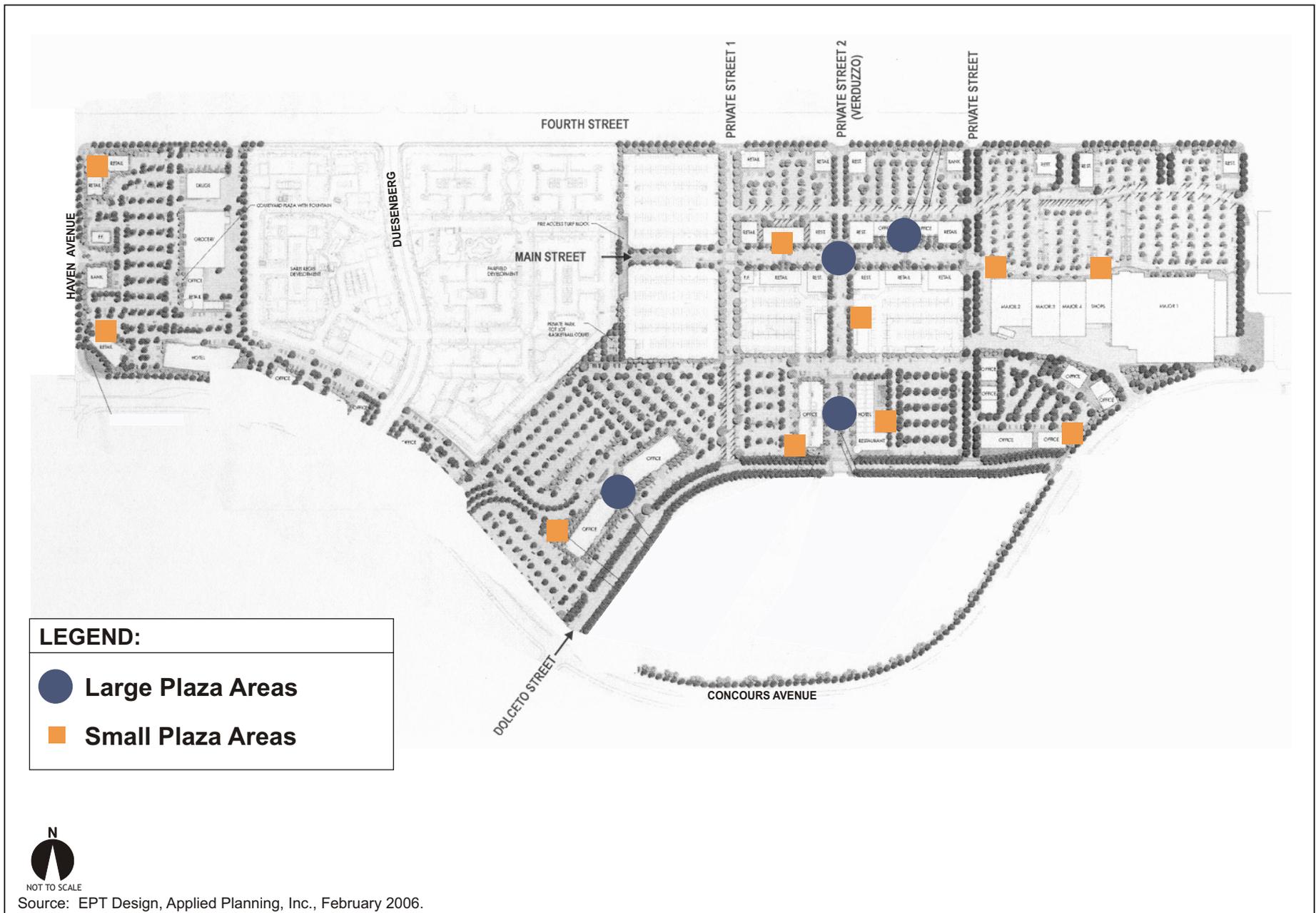


Figure 2-4  
Plaza Area Locations Concept



**Table 2-1  
Piemonte Land Use Summary**

Land Use/Occupancy	Maximum Size	Maximum Units	Parking Spaces Required	Parking Spaces Provided
Retail	148,400 sq. ft.	n/a	594	704
Retail	77,300 sq. ft.	n/a	309	350
Fast Food Restaurant	2,700 sq. ft.	n/a	27	
Office	38,000 sq. ft.	n/a	152	159
Office	55,000 sq. ft.	n/a	220	225
Office	10,200 sq. ft.	n/a	41	530
Retail/Bank	42,800 sq. ft.	n/a	172	
Restaurant	28,500 sq. ft.	n/a	285	
Multi-Family Residential (condominiums)	n/a	240 units **	***	***
Hotel (236 rooms)	180,000 sq. ft.	n/a	236	291
Office	10,000 sq. ft.	n/a	40	394
Retail	42,100 sq. ft.	n/a	169	
Restaurant	16,500 sq. ft.	n/a	165	
Multi-Family Residential (condominiums)	n/a	188 units **	***	***
Office	125,685 sq. ft.	n/a	503	535
Multi-Family Residential (condominiums)	n/a	189 units **	***	***
Multi-Family Residential (condominiums)	n/a	189 units **	***	***
Office	251,370 sq. ft.	n/a	1,006	1,074
Office	18,000 sq. ft.	n/a	72	73
Office	24,800 sq. ft.	n/a	99	96
Retail/Bank	86,013 sq. ft.	n/a	344	682
Office	21,300 sq. ft.	n/a	85	
Fast Food Restaurant	3,000 sq. ft.	n/a	30	
Hotel (100 rooms)	110,400 sq. ft.	n/a	100	
<b>PROJECT TOTAL</b>	<b>1,292,068 sq. ft.</b>	<b>806 units **</b>	<b>4,649 Spaces; Plus Residential Parking ***</b>	<b>5,113 Spaces; Plus Residential Parking ***</b>

\*\* Up to 10 percent of residential unit count may be transferred between Parcels, provided that total unit count of 806 is not exceeded, and all other Piemonte Specific Plan Amendment (SPA) Design Guidelines and Development Regulations are realized.

\*\*\* Residential Parking to be provided consistent with SPA Residential Parking Standards, as follows:

- Studio Unit – 1 space per unit, within structured parking.
- One bedroom unit – 1 space per unit within structured parking.
- Two bedroom unit – 2 spaces per unit within structured parking.
- Three or more bedroom unit – 2 spaces per unit within structured parking.
- Residential guest parking – 0.2 space per unit. Guest parking shall be accommodated within the host lot/building, or in common parking areas along abutting private roads.

Source: Piemonte at Ontario Center Project Site Plan Concept, February 2006.

As currently envisioned, the Piemonte Project would realize approximately 1,292,068 square feet of mixed retail, commercial, office, and hotel uses; and up to 806 condominium/apartment units. Excluding the Project's proposed residential uses, the approximately 1,292,068 square feet of mixed commercial/office/hotel uses that would be realized under the Project are consistent with uses envisioned under the Ontario Center Specific Plan, and would comprise 479,932 square feet less than the calculated 1,772,000 square feet of remaining allowable maximum development intensity for Statistical Areas D and E. Therefore, if the 806 condominium/apartment units proposed by the Project are determined to be no more intense than the 479,932 square foot balance referenced above, it can be reasonably anticipated that the Project in total would not exceed the remaining allowable maximum development intensity for Statistical Areas D and E.

An approximation of relative development intensity can be discerned by comparing defining characteristics of land uses, such as traffic generation, water demand, and wastewater generation rates. These factors are particularly appropriate when assessing the Project's relative development intensity, in that the upper limit of development intensity defined for the Ontario Center Specific Plan is founded largely on estimated roadway and water/sewer carrying capacities. Traffic generation rates and water/sewer demands of the Project, as compared to traffic generation and water/sewer demands resulting from correlating maximum buildout of urban commercial uses per the adopted Ontario Center Specific Plan are summarized below. Please refer also to detailed comparative analyses presented within the complementary *Piemonte at Ontario Center Project, Addendum to the Ontario Center EIR* (Piemonte Addendum). The Piemonte Addendum is available through the City of Ontario Planning Department.

As discussed within The Piemonte Addendum, total average daily traffic that would be generated by the Project is approximately 70 percent less than would otherwise result under buildout of the subject site per the maximum development intensities allowed under the Ontario Center Specific Plan. Morning peak-hour traffic generation is similar to correlating projections for the adopted OCSP, and evening peak-hour traffic generation under the Project is approximately 61 percent less than would be realized under the adopted OCSP. Development intensity of the Project, as characterized by traffic

generation, is therefore substantially reduced when compared to maximum allowable development intensities identified under the Ontario Center Specific Plan. This reduction in traffic generation rates is due largely to the fact that the Project will implement an integrated residential component, which would result in substantially reduced daily, and p.m. peak-hour trip generation rates compared to trip generation rates that would result from maximum allowable commercial intensities on the same acreage.

While relative traffic generation rates would be substantially reduced because of the Project's residential component, the proposed residential uses would also tend to substantially increase water demands and wastewater generation rates when compared to maximum allowable commercial intensities on the same acreage. More specifically, it is anticipated that 806 condominium/apartment units would result in mean annual water demands of approximately 346,580 gallons per day (GPD). In contrast, if the same acreage was developed with commercial uses at the maximum allowable development intensity of 479,932 square feet, water demands would be approximately 231,807 GPD.<sup>3</sup> As wastewater generation is a direct function of water consumption, it can be anticipated that the Project's residential component would similarly result in greater wastewater generation than would result under maximum development of the same acreage with commercial uses.

If considered independently then, the Project's residential uses would result in increased water/sewer demands compared to maximum development of the same acreage with commercial uses. When considered in the context of the total Project however, the calculated incremental increases in water and sewer demands resulting from the Project residential land uses are offset by relatively lower development intensities realized throughout the remainder of the Project area. That is, maximum development of the Project area as permitted under the approved Ontario Center Specific Plan would result in approximately 1,772,000 square feet of commercial uses. At a demand rate of 483 GPD/TSF, estimated water demands of these commercial uses is 855,876 GPD. As proposed under the Project development concept, approximately 1.3 million square feet

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<sup>3</sup> Commercial water demand rate of 483 GPD/thousand square feet (TSF) derived from *Final Environmental Impact Report #88-2 for the Ontario Center* (P&D Technologies) October 1990, SCH #890410009, Table III-6, "Domestic Water Consumption Ultimate Development," Page III.

of mixed commercial, hotel, and office uses, as well as up to 806 condominium/apartment units would be implemented. Total water demands of these uses is estimated at 727,888 GPD, or a 127,988 GPD (15 percent) reduction when compared to correlating water demands that would be realized under maximum commercial development of the subject site per the adopted OCSP. Total water demands of the Project land uses are summarized at Table 2-2.

**Table 2-2**  
**Estimated Water Demand**  
**Piemonte at Ontario Center Project**

Land Use <sup>1</sup>	Units	Demand Factor <sup>2</sup>	Total Demand
General Commercial	447.313 TSF	483 GDP/TSF	216,052 GPD
Office	554.355 TSF	164 GDP/TSF	90,914 GPD
Hotel	290.4 TSF	256 GDP/TSF	74,342 GPD
Residential	806 DU	430 GDP/DU	346,580 GPD
<b>Total Water Demand</b>			<b>727,888 GPD</b>

**Sources:**

<sup>1</sup> Land uses from: Piemonte at Ontario Center Development Concept, February 2006.

<sup>2</sup> Water demand rates from *Preliminary Sewer and Water Demand Study for Rancho Piemonte* (SB&O, Inc.) January 2006.

Maximum allowable building coverage for the subject site under the adopted OCSP is 60 percent, as averaged over the net area of each urban commercial planning area.<sup>4</sup> The Piemonte Site Plan Concept evidences approximately 25 percent building coverage within the Project area.

Based on the preceding discussions, development intensities realized under the Piemonte at Ontario Center Project would be no greater than those anticipated under the adopted OCSP. Further, related environmental effects of the Piemonte Project would be no greater than, and would likely be reduced, when compared to anticipated environmental effects that would result under commercial development of the site envisioned under the adopted OCSP.

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<sup>4</sup> *Ontario Center Specific Plan*, Page 96.

## **2.4 CIRCULATION PLAN CONCEPT**

The Project will implement a private circulation system and establish design standards for vehicular and pedestrian movement. Following are summary descriptions of both the vehicular and pedestrian circulation systems.

### **2.4.1 VEHICULAR CIRCULATION**

The Project Vehicular Circulation Plan Concept is presented at Figure 2-5. Primary access to the Project is provided by public roadways that border the Project site, including Haven Avenue to the west, Conours and Public Street "A" to the south, and Fourth Street to the north. Within the Project site, access to individual uses will be provided by privately owned and maintained streets. Private streets within the Project site will provide for and incorporate necessary access/public utilities easements. Along the Project perimeter, public streets will accommodate public utilities improvements to be implemented by the Project.

Figure 2-5 identifies representative street cross-sections within and adjacent to the Project, which cross-sections are presented subsequently at Figures 2-6.1 through 2-6.4. Consistent with City requirements, private streets identified within these Figures will be clearly identified as such on the Project development plans, construction drawings, and property descriptions. To the satisfaction of the City Engineering Department, public access and utilities easements will be provided within private streets.

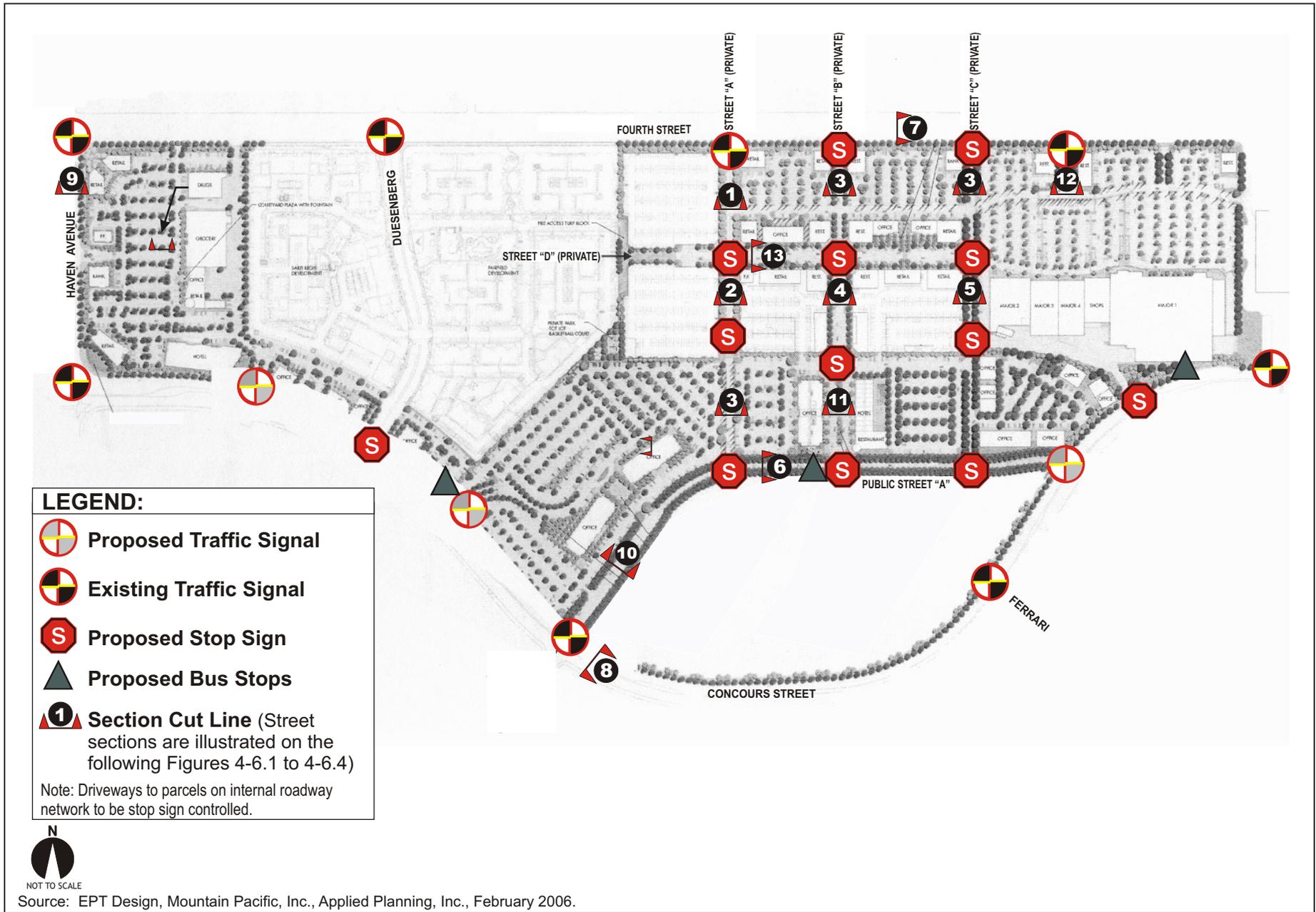
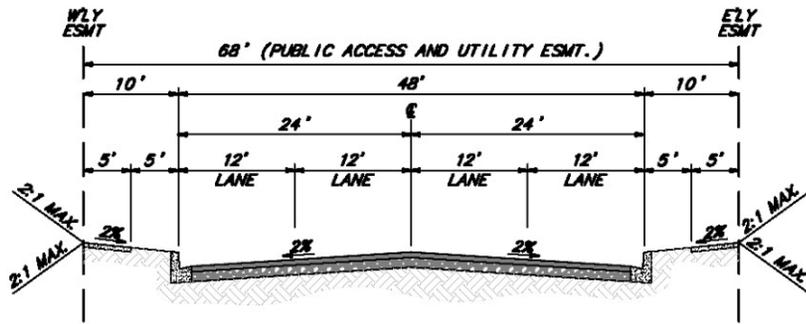
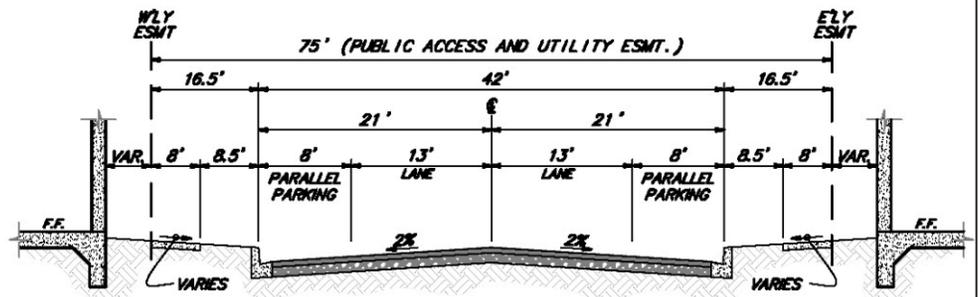


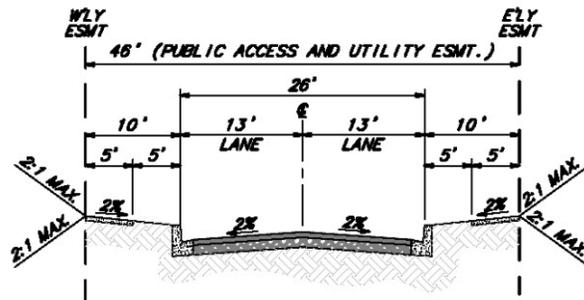
Figure 2-5  
Circulation Plan



**1. STREET "A" (PRIVATE) - NORTH SECTION**



**2. STREET "A" (PRIVATE) - MIDDLE SECTION**

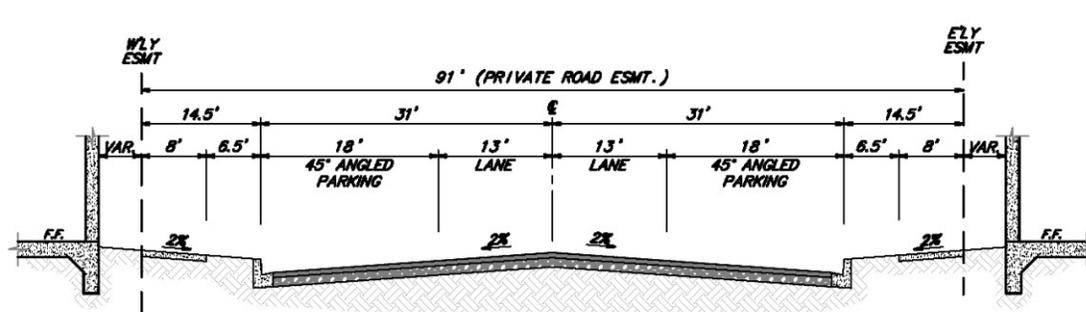


**3. STREET "A" (PRIVATE) - SOUTH SECTION  
STREET "B" (PRIVATE) - NORTH SECTION  
STREET "C" (PRIVATE) - NORTH SECTION**

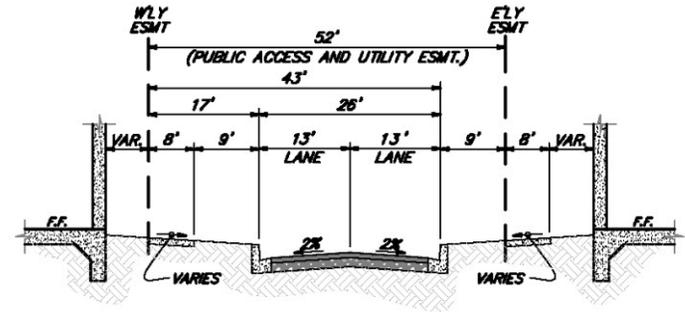
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Source: SB&O, Inc.



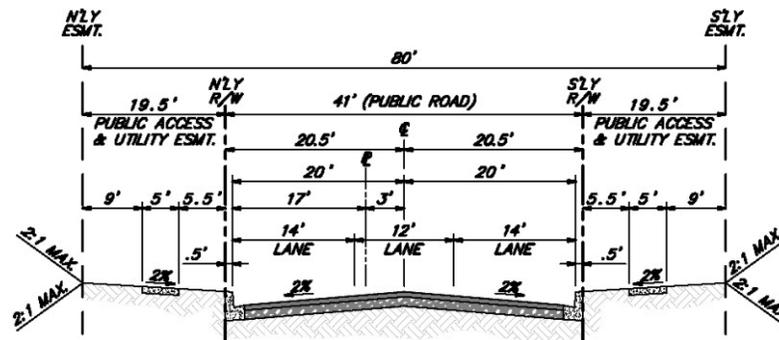
Figure 2-6.1  
Roadway Network Cross Sections



**4. STREET "B" (PRIVATE)  
MIDDLE SECTION**



**5. STREET "C" (PRIVATE)  
MIDDLE SECTION**

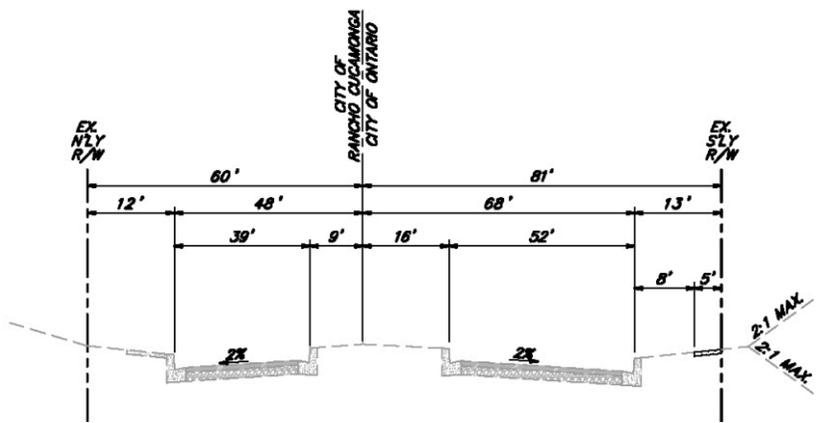


**6. PUBLIC STREET "A"**

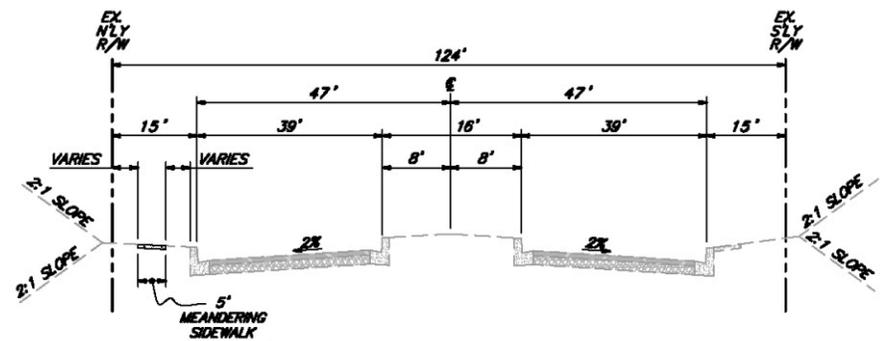
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Source: SB&O, Inc.

Figure 2-6.2  
Roadway Network Cross Sections

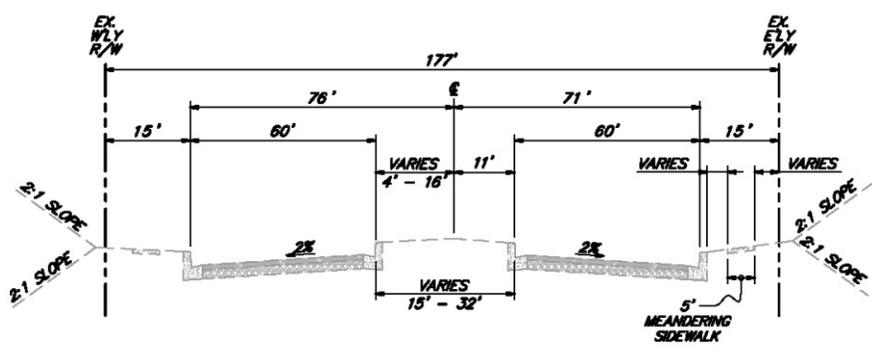




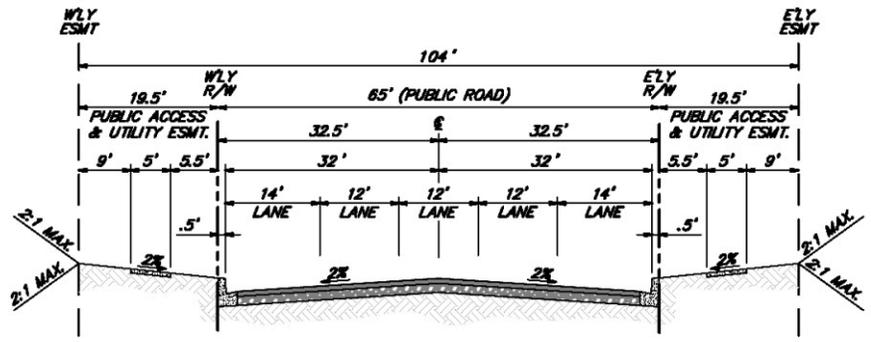
**7. FOURTH STREET**



**8. CONCOURS STREET**



**9. HAVEN AVENUE**



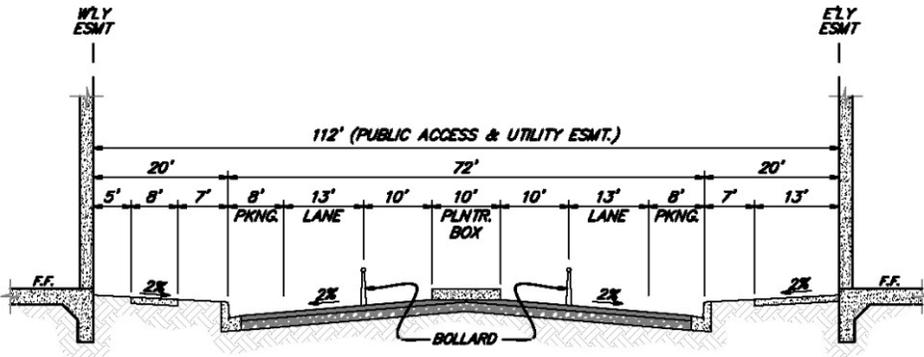
**10. PUBLIC STREET "A" - WEST ENTRANCE**

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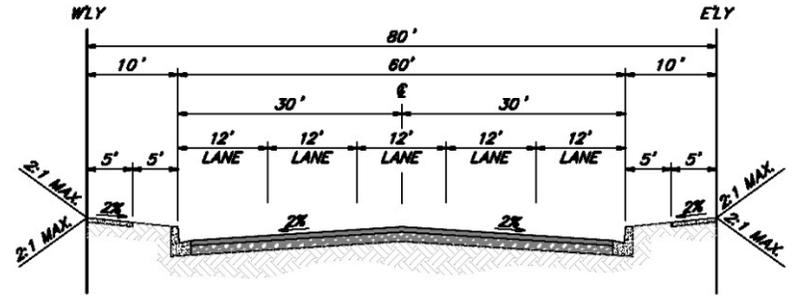
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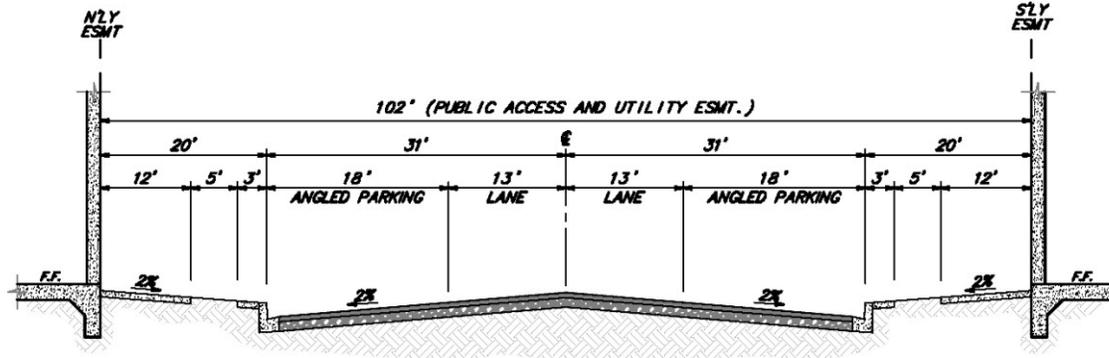
Figure 2-6.3  
Roadway Network Cross Sections



**11. STREET "B" (PRIVATE)  
SOUTH SECTION**



**12. EMPIRE COURT/  
TARGET DRIVEWAY**



**13. STREET "D" (PRIVATE)**

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Source: SB&O, Inc.

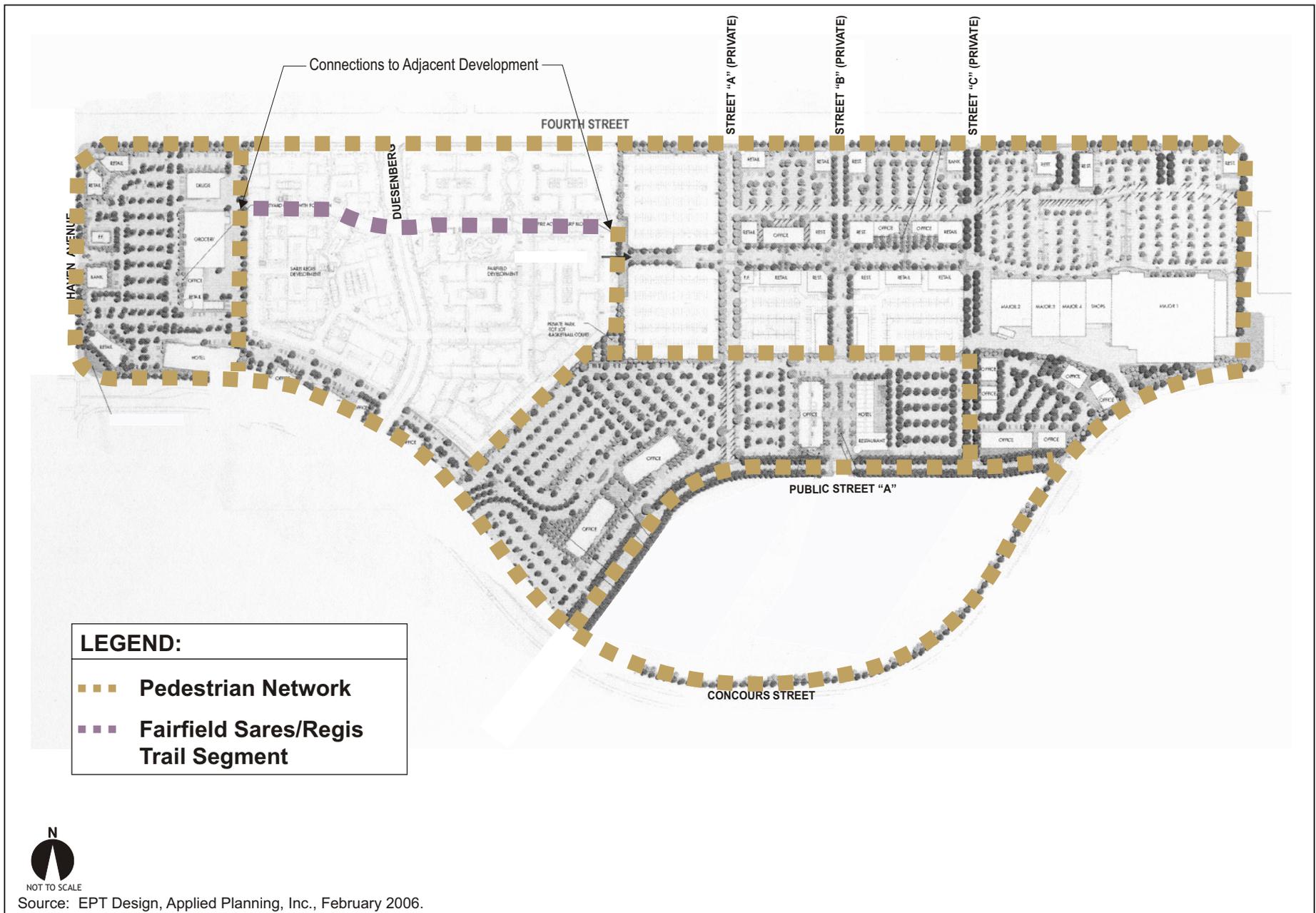


Figure 2-6.4  
Roadway Network Cross Sections

## 2.4.2 PEDESTRIAN CIRCULATION

As illustrated at Figure 2-7, the Piemonte Project incorporates a pedestrian network which provides connections to, and supports interaction between, the various Project land uses. The Project pedestrian network largely parallels the serving roadway network, with additional internal pedestrian linkages providing connections between the Project land uses. Defined connections are also provided where the Project pedestrian network connects to the adjacent Sares-Regis pedestrian path.

The proposed pedestrian network will incorporate design features characteristic of the Piemonte Project, examples of which include enhanced paving/surface treatments, monumented entries, and overreaching pergolas and arbors. Typical pedestrian walkway enhancements to be included at Project entrances will include arbors/pergolas with climbing grapevines, acting to identify and define entrances to the Piemonte site, while differentiating the Project area from other surrounding urban uses. Entrance archways will be emphasized by adjacent plantings of specimen trees. Landscaping along pedestrian walkways will typically include ornamental grasses, groundcover, and shrubs, all of which are thematically employed throughout the Project site. Walkways along public streets will be canopied by planting of adjacent street trees.



**LEGEND:**

- ■ ■ Pedestrian Network
- ■ ■ Fairfield Sares/Regis Trail Segment

Figure 2-7  
Pedestrian Network Concept



## 2.5 LANDSCAPE CONCEPT

The Illustrative Site Plan Concept (previous Figure 2-2) provides a sense of landscaping features and their locations within the Piemonte Project. The Project landscape concept draws from Ontario's vineyard heritage and influences from the Italian region of Piemonte, as represented in the selection of plant materials and planting schemes employed along streets, within open space areas, and in parking areas. For example, linear tree plantings, hedge rows, and tree allées will be employed through the Project area, echoing the architectural form of vineyards. Planting materials within the Piemonte Project are derived primarily from an arid palette, and those found in Italian gardens, including olives, cypress, lavender, and rosemary. Other characteristic landscape/hardscape features will include potted plantings, previously-described pedestrian amenities, and water elements. Where appropriate, the Project will also introduce areas of turf.

## 2.6 INFRASTRUCTURE

Extensive utility infrastructure surrounds, and is available to, the Project site. In general, the existing infrastructure serving the Piemonte site and vicinity has been sized to accommodate anticipated future development of the area, and is adequately sized to serve the Project.

This section describes the existing backbone infrastructure system available to the subject site, and identifies the improvements necessary to accommodate the Piemonte Project. Infrastructure systems described within this section include wastewater collection/treatment, potable water distribution, recycled water distribution, and stormwater management/treatment. Please refer also to infrastructure descriptions and analyses presented within: *Piemonte Preliminary Sewer Study*, *Piemonte Water System Summary*, *Piemonte Reclaimed Water Summary*, and *Piemonte Storm Drain System Summary*, (SB&O, Inc.) January 2006. These documents are available through the City of Ontario Planning Department.

### **2.6.1 WASTEWATER**

Wastewater treatment services for the City of Ontario and other nearby communities are provided by Inland Empire Utilities Agency (IEUA). This Agency is responsible for treatment of wastewater generated by the Project. Wastewater will be transported to IEUA Regional Plant No. 1 (RP-1) via the City of Ontario wastewater collection and conveyance system. IEUA Regional Plant No. 1 is located south of the Pomona Freeway (SR-60) and west of Archibald Avenue.

The backbone sanitary sewer system for the Project site and vicinity is schematically presented at Figure 2-8. Delineation of private/public sewer system components are also identified at Figure 2-8. Along the Project perimeter, public streets will accommodate sewer system improvements to be implemented by the Project.

A 24-inch IEUA sewer interceptor exists in Fourth Street along the northerly boundary of the Project site. This interceptor captures all wastewater from north of Fourth Street within Rancho Cucamonga and transfers it west along Fourth Street. Therefore, the Project area does not accept any off-site wastewater from the north. All wastewater flows generated by the Project will be transported via 8-to-10- inch sewer lines to Concours. At Concours, these lines will connect to the existing 8-to-12- inch sewer mains. These mains currently connect to an 18-inch main, that in turn connects to the Inland Empire Boulevard sewer main to the south.

The collection sewer main to the south of the Project site, originally called the Ontario Motor Speedway Outfall, was sized to handle flows from the site. This outfall line ultimately flows west along Inland Empire Boulevard then proceeds south beneath I-10. Sanitary sewer facilities constructed south of I-10 have previously been upgraded and sized to adequately handle development of the Project site and surrounding area.

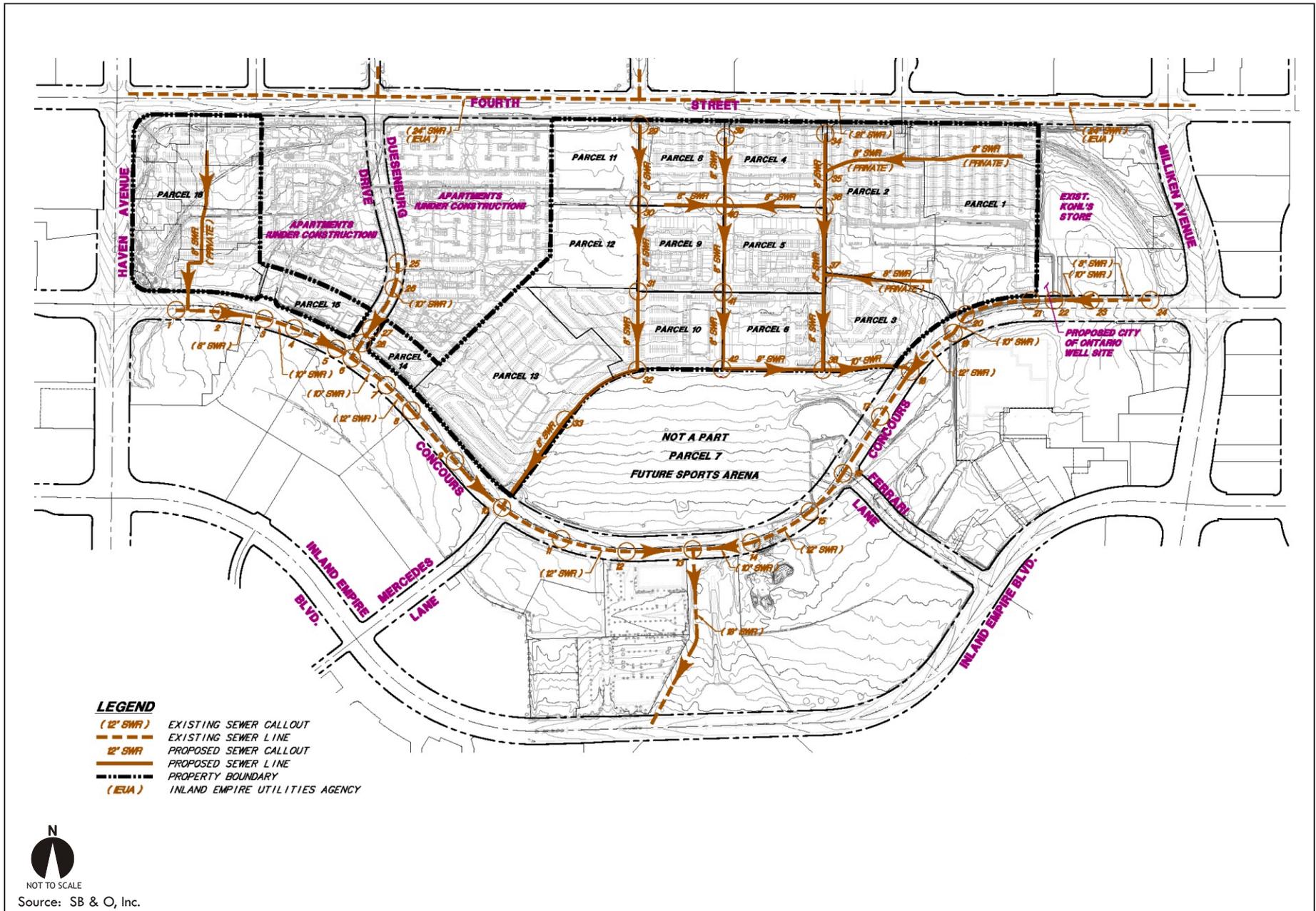


Figure 2-8  
Wastewater Facilities

With regard to Project-related wastewater system requirements, based on information presented in the *Preliminary Sewer Study for Piemonte* (SB&O, Inc.) January 25, 2006, (*Sewer Study*) the existing receiving wastewater transmission facilities within Concours have enough overall capacity to adequately convey wastewater generated by the Project. More specifically, as concluded in the *Sewer Study*, the depth to diameter (d/D) design standard of 0.50 for these transmission facilities will be maintained even with the addition of wastewater generated by the Project.

It is further noted that the *Sewer Study* conservatively assumes 2.7 persons per dwelling unit within the Piemonte Project, with a calculated wastewater generation rate of 100 gpd/person, or 270 gpd/dwelling unit. However, approximately one-half of the Project dwelling units will be of single bedroom configuration(s), and as such would likely result in reduced overall resident populations with correlating reductions in wastewater generation when compared to the *Sewer Study* assumptions.

## **2.6.2 WATER SERVICE**

Water service to the Project site is provided by the City of Ontario. Existing water facilities include mains located in both Fourth Street and Concours. A 12-inch main in Fourth Street serves properties north of the Project site, in Rancho Cucamonga. An existing City of Ontario 18-inch main located in Fourth Street will serve the Project site. Fourth Street also contains a 36-inch City of Ontario transmission main. Additionally, Concours contains a 16-inch water main that will be used to serve the Project. Water demands by use and for the entire Project are contained within *Preliminary Sewer and Water Demand Study for Rancho Piemonte* (SB&O, Inc.) August 8, 2005. This Study is available for review at the City of Ontario Planning Department.

The Study identifies the water demands for the Project's various uses, and acknowledges that use-specific fire flow requirements are the controlling factor in evaluating the hydraulic adequacy of a water distribution system. Based on the highest fire flow demand (hotel and high density residential at 3,500 gpm requirement), the Study concludes that the existing water system infrastructure surrounding the site is adequate to serve the Piemonte Project. The proposed on-site water system is schematically presented at Figure 2-9. Figure 2-9 also indicates private/public water system lines and components.

### **2.6.2.1 Recycled/Reclaimed Water System**

#### **Overview**

The use of recycled water is regulated through the California Code of Regulations (CCR). Pertinent excerpts from Titles 17 and 22 of the CCR statutes are compiled in the California Health Laws related to Recycled Water, also referred to as "The Purple Book," which was updated in June 2001. The California Water Code (Section 13550) states that use of potable water in instances where non-potable water applications are appropriate and feasible is "a waste of water if recycled water is of adequate quality and is available for these (non-potable) uses, and can be furnished at a reasonable cost to the user."

Use of recycled water is also feasible and recommended if it "is not detrimental to public health and will not adversely affect downstream water rights, degrade water quality, and is not injurious to plant life, fish, and wildlife." In this regard, regulations and guidelines for recycled water and recycled water purveyors have been established by the California Department of Health Services (DHS) and are published in the CCR. These regulations and guidelines establish recycled water treatment requirements, quality standards, and source reliability criteria, thereby ensuring protection and preservation of the public health and welfare. The IEUA provides reclaimed water to the City of Ontario.

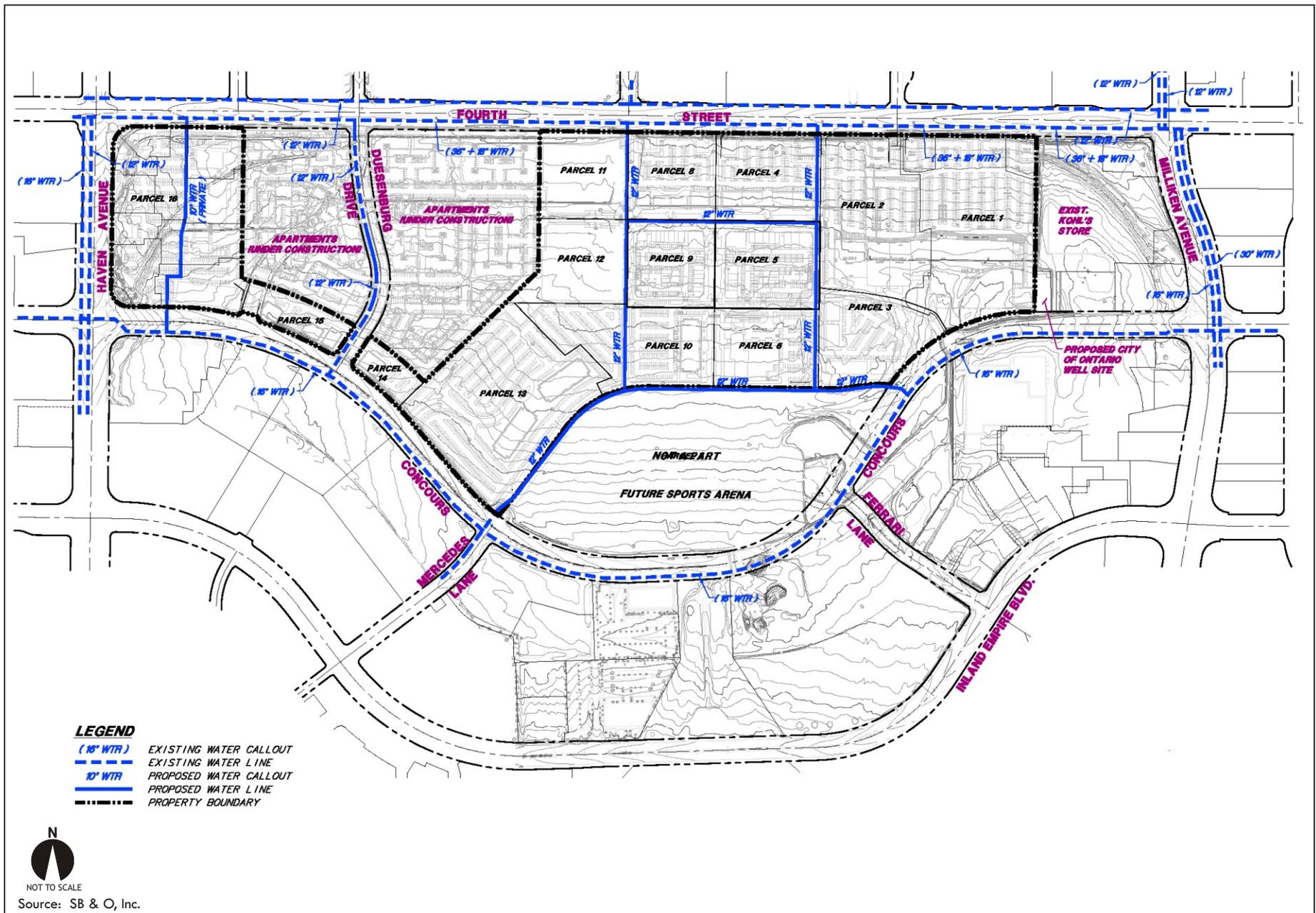


Figure 2-9  
Water Utilities Plan



Water demands (potable and non-potable) are expected to increase in the City of Ontario concurrent with on-going and increasing development pressures. Accordingly, and to release potable water supplies for applications where it is required, reclaimed water should increasingly replace use of potable water where use of non-potable water is determined to be feasible and appropriate. Non-potable water applications typically include irrigation, recreation lakes and ponds, cooling towers, air conditioners, evaporative condensers, flushing toilets, decorative fountains, commercial laundries, commercial car washes, washing down roads or sidewalks, and fire fighting. The IEUA treats its wastewater to tertiary treatment standards including disinfections at four treatment plants.

### **Existing Reclaimed Water System**

Nearest to the Project are the IEUA reclaimed water main which is installed in Sixth Street; a short segment of reclaimed water line in Haven Avenue between Sixth and Fourth Streets; with another segment located within Fourth Street west of Haven Avenue. More specifically, a 30-inch reclaimed water main exists in Haven Avenue, turning west in Fourth Street. A 12-inch reclaimed water lateral exists in Milliken that terminates near Fourth Street. An 8-inch dry reclaimed water line has been installed in the east portion of Concour, from station 65+09.72 near Founder's Park extending to Milliken Avenue. This dry reclaimed water line was installed as part of the Concour street improvements in 2002.

### **Project-Related Reclaimed Water System Improvements**

The Piemonte Project will construct new reclaimed water facilities within the Project site, as well as construct the remaining planned connecting segment(s) in Milliken, Concour and Haven. Reclaimed water system improvements realized under the Project are illustrated at Figure 2-10, and will include the following:

- Construct an extension of the reclaimed water lateral from Milliken Avenue and Fourth Street, connecting to the dry reclaimed water line in Concour.
- Construct the remaining portion of the reclaimed water main in Concour from Haven Avenue, extending to station 65+09.72 near Founder's Fountain.

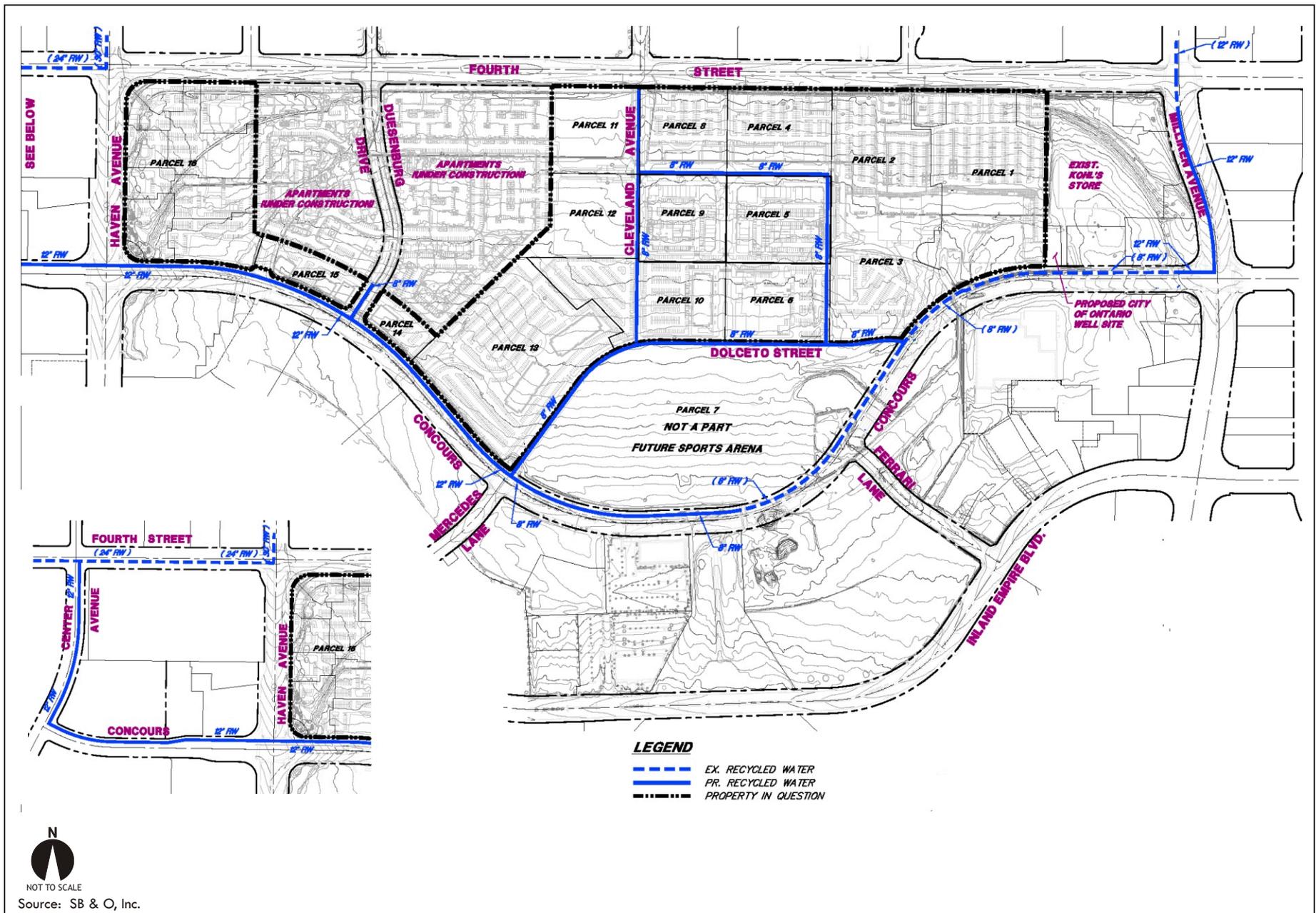


Figure 2-10  
Reclaimed Water Plan



- Complete the reclaimed water loop by constructing a segment from Haven Avenue and Fourth Street extending to Concour.
- Construct a reclaimed water loop in Public Street "A" to each intersection of Concour.
- Reclaimed water distribution lines will be extended northerly from Concour into the Project site and will be located within Street "A" and Street "C."

Reclaimed water lines within public streets will be maintained by the City of Ontario. The ownership and maintenance of common reclaimed water system components and lines within the Project site will be the responsibility of the Piemonte at Ontario Center Property Owners Association, established pursuant to the Piemonte CC&R's.

### **2.6.3 STORMWATER MANAGEMENT**

The following discussions describe existing stormwater management facilities serving the Project area, and identify stormwater conveyance facilities and storm water quality treatment systems and management practices required of the Project. As a general note, Project-related improvements and connections located within public streets will be maintained by the City. However, the ownership and maintenance of common stormwater system components and lines, as well as water quality treatment facilities within the Project site, will be the responsibility of the Piemonte at Ontario Center Property Owners Association, established pursuant to the Piemonte CC&R's.

#### **2.6.3.1 Stormwater Collection and Conveyance Facilities**

The Piemonte Project comprises the central portion of the encompassing Ontario Center Specific Plan. Drainage in the area flows in a generally north to south direction. North of the Project site, an existing storm drain is located in Fourth Street. This storm drain collects and transports all drainage flows from the north and west to Guasti Park. As such, the Project will not have to accommodate stormwater flows from the north. Stormwater runoff from the Project site will drain southerly to Concour. Receiving reinforced concrete pipe (rcp) drainage facilities are located within Concour, and range in size from 48-inches in

diameter to 72-inches in diameter. Flows from these Concourses facilities empty into a 9-foot by 6-foot reinforced concrete box (rcb). Flows then continue southerly toward Inland Empire Boulevard, then westerly to Mercedes Lane, and then southerly beneath I-10 in a 12-foot by 7-foot rcb to Lower Deer Creek Channel. Lower Deer Creek Channel confluences with Cucamonga Creek Channel and flows to the Prado Basin.

The *Storm Drain System Summary for Piemonte* (SB&O, Inc.) January 30, 2006 concludes that the existing storm drainage facilities serving the Project site and vicinity have been previously sized to accommodate the proposed development. The Project will construct additional internal drainage system improvements, which will connect to the existing area-wide drainage system. Connection points to the existing system will be located so as to take full advantage of available carrying capacities. Existing and proposed stormwater management facilities and conveyance systems are schematically presented at Figure 2-11. Figure 2-11 also delineates public/private storm drain system components.

### **2.6.3.2 Stormwater Treatment/Water Quality Management Plan (WQMP)**

In addition to construction of required stormwater conveyance facilities described above, the City of Ontario and the governing Regional Water Quality Control Board (RWQCB) require that the Project incorporate certain stormwater quality treatment facilities and water quality management practices, as discussed below.

#### **Overview**

The Santa Ana Regional Water Quality Control Board (RWQCB), under Order Number R8-2002-0012, NPDES Permit No. CAS618036, requires post-construction Best Management Practices (BMPs) to be implemented for new development and significant redevelopment, for both private and public agency projects. The purpose of a Water Quality Management Plan (WQMP) is to develop and implement a program, including application of BMPs, which minimizes the potential detrimental effects of urban stormwater runoff on the beneficial uses of receiving waters, including potential effects of increased pollutant loads and changes in hydrology.

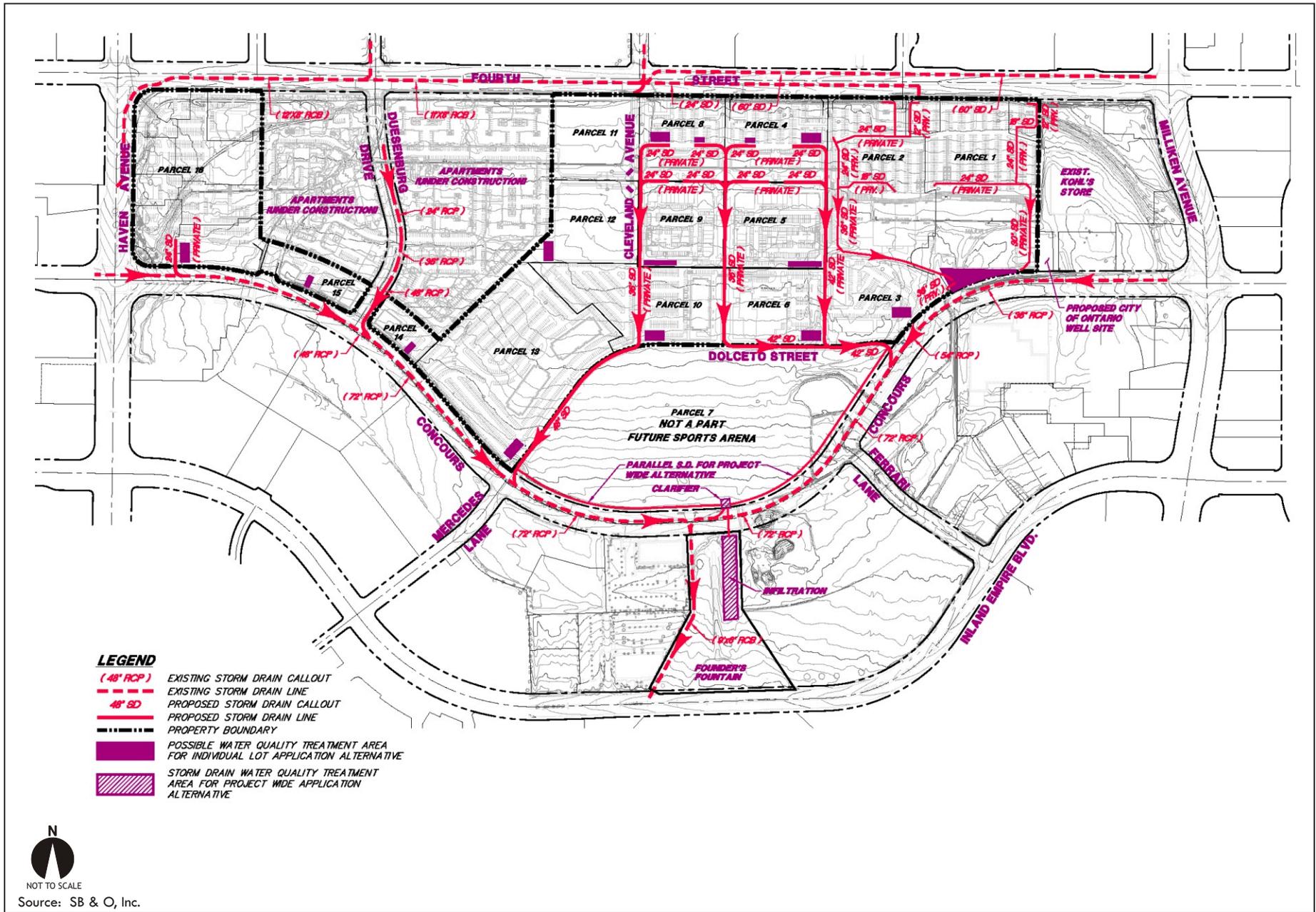


Figure 2-11  
Storm Drain System Concept



Potentially adverse effects on receiving waters may be minimized through the implementation of site designs which minimize impervious surface areas and maximize onsite infiltration, resulting in corollary reductions in total stormwater runoff discharge volumes and rates and associated pollutant transport. Potential impacts to receiving waters are further reduced through implementation of source control BMPs, on-site structural treatment control BMPs, and participation in regional or watershed based structural treatment control BMPs.

Development realized under the Piemonte Project meets applicable RWQCB criteria for preparation and implementation of a WQMP. In this regard, the Piemonte Project is required to incorporate any combination of site designs, source controls, and/or treatment control BMPs. Stormwater quality and treatment requirements may also be realized through Project participation in a regionally-based treatment program which addresses all identified pollutants and hydrologic conditions of concerns.

### **Project-related Stormwater Treatment Requirements**

The Piemonte Project is located within the Santa Ana Basin, designated as Region 8 by the RWQCB, and is tributary to Lower Deer Creek, the Chris Basin, Cucamonga Creek Flood Control Channel, Mill Creek, the Prado Flood Control Basin, and finally the Santa Ana River. In accordance with the Clean Water Act, the State of California maintains a list of impaired water bodies and the pollutant causing the impairment. The Cucamonga Creek Flood Control Channel is included on the State's list of impaired water bodies because of high coliform content. Mill Creek is also included on the impaired water body's list for nutrients, suspended solids, and pathogens. Because these receiving waters (which are tributary to the Project) are impaired, the Project must incorporate Best Management Practices that are rated high to medium in effectiveness for reducing the impairments. This assures a no net loading on the affected tributaries, and ensures that there are no additional pollutants added to the already impaired water bodies.

## **Project-Related Stormwater Treatment Improvements**

The Piemonte Project will accomplish mandated storm water quality standards and mitigate pollutants of concern through the use of storm water clarifiers and underground infiltration systems on each individual parcel, a Project-wide clarifier/infiltration system to be constructed in Founder's Park, or a combination thereof. All proposed treatment facilities will be designed and implemented consistent with City and RWQCB requirements. General locations and configurations of proposed stormwater treatment facilities are presented at the previous Figure 2-11.

## **2.7 PROJECT PHASING AND CONSTRUCTION SEQUENCE**

### **2.7.1 BUILDINGS AND FACILITIES**

Pursuant to the requirements of the Purchase Agreement between the City Redevelopment Agency and the Project proponent(s), the proposed office building and hotel sites located in the southerly portion of the Project, proximate to the OCEC site, will be developed during the first phase of Project construction. Concurrent with the office and hotel development, overall Project implementation is anticipated to occur on a north to south basis. The residential and specialty commercial uses located along Main Street (Street "D") will be developed concurrently, and are also anticipated to be part of the initial Project development stages. Subsequent development will occur throughout the Project area, consistent with market demands.

### **2.7.2 UTILITIES AND INFRASTRUCTURE**

To the satisfaction of the City, all main-line utilities systems serving the Project shall be completed/modified in the first phase of development. Locations and sizes of these main-line utilities systems are schematically presented in the Project Water System, Wastewater System, Storm Drain System/Stormwater Treatment Facilities, and Recycled Water System design concepts. All roadway improvements (public and private), as illustrated in the Project Circulation Plan Concept and accompanying Roadway Cross-Sections, together with related traffic controls and access improvements, shall be completed in the first phase of development. Perimeter elements of the pedestrian network system, as depicted in the Project Pedestrian Network Concept, shall be completed during the first phase of

construction, concurrent with completion of other circulation system elements. Where the pedestrian network is internal to a Project parcel or land use, e.g. in the westerly portion of the Project site, that portion of the network will be completed concurrent with development of the accommodating parcel or land use. Public Street "A" Street which separates the Piemonte Project from the adjoining OCEC site, will be constructed to City standards in the first phase of development, and will be dedicated as a public road. Use and tenant-specific infrastructure connections, as well as development-specific amenities, and Project-specific landscaping/streetscaping will be completed concurrent with each increment of development.

Design and construction of all area-wide or common improvements as outlined above will be privately financed through formation of an assessment district for the Project, or other financing mechanism acceptable to the City.

### **2.7.3 PARKS AND OPEN SPACE**

Public and private urban open space areas and park improvements within the Project will be completed concurrent with, and largely as a consequence of, completion of adjacent building and facilities within the Project area. In this sense, park improvements and open space areas will support and complement other aspects of the Project in a manner and fashion consistent with likely demands for, and use of, these facilities. The Piemonte public park site will be completed prior to issuance of the Project's 340th residential Certificate of Occupancy. In addition to the above open space and park improvements, the Project will comply with applicable City/OCSP park dedication/in-lieu fee payment requirements.