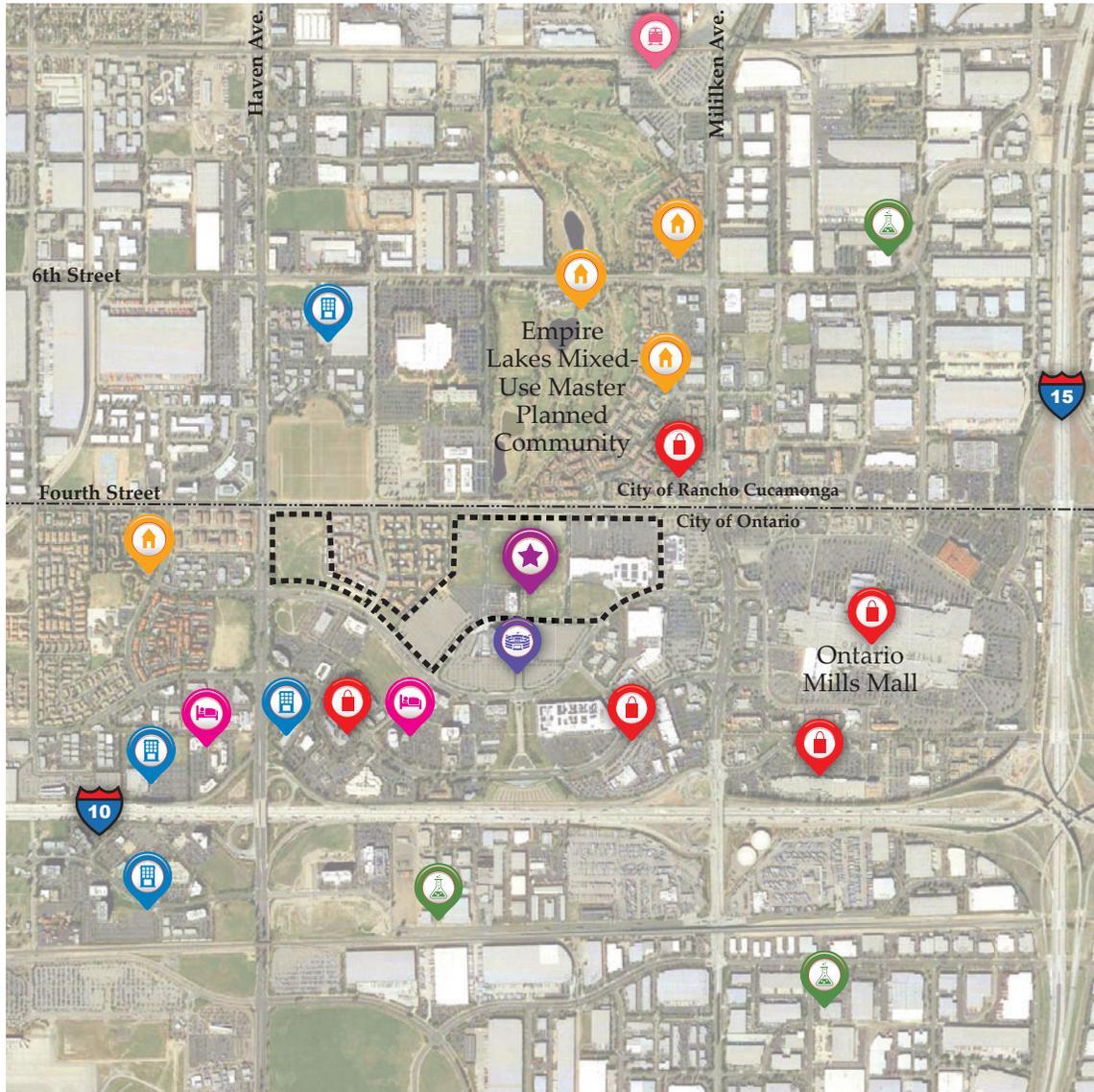


2.0 OVERLAY DESCRIPTION

2.1 SETTING

The Piemonte Overlay consists of approximately 92.4 acres of land located at the northerly boundary of the City of Ontario, south of Fourth Street, between Haven Avenue and west of Milliken Avenue, less than one-quarter mile north of Interstate 10 (I-10). The Piemonte Overlay is located within a rapidly developing portion of the City, and is one of the few remaining available parcels of substantial size within the OCSP.

Regional access to the Piemonte Overlay is provided by I-10 and Interstate 15 (I-15) freeways, which converge approximately one mile to the east. 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 Piemonte Overlay, west of Milliken Avenue at Eighth Street.



Legend

-----	Piemonte Overlay area		Industrial
	Site		Metrolink Station
	Commercial		Citizens Business Bank Arena
	Office		Interstate 10 Freeway
	Special Use		Interstate 15 Freeway
	Residential		NTS

Figure 2.1: Piemonte Overlay Context

2.1.1 Surrounding Land Uses

Figure 2.1: Piemonte Overlay Context provides an aerial view of the Overlay and surrounding land uses. Local context of the Overlay 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. Apartments, a small retail/restaurant development and a planned residential/mixed use development are located to the north across Fourth Street, in Rancho Cucamonga.

To the east is a commercial center, anchored by a Kohl's department store, located at the southwest corner of Milliken Avenue and Fourth Street. Further 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.

To the southeast, across Concours Street, additional existing retail uses are located adjacent to Milliken Avenue. Directly south across Ontario Center Parkway, is the Citizens Business Bank Arena. To the southwest across Concours Street are office buildings.

To the west, across Haven Avenue is multi-family housing and a low-rise office/retail complex.

In the middle of the Piemonte Overlay, and not a part of it, on both sides of Duesenberg Drive between Fourth Street and Concours Street, are the Vintage and Camden Landmark apartments.



Looking north to the Office land use from Concoors Street



Looking north along Via Asti

Figure 2.2: Site Photos

2.1.2 Ontario International Airport (ONT) Influence Area

The Airport Land Use Compatibility Plan (ALUCP) for ONT was adopted in April of 2011. The Piemonte Overlay is located within the ONT Airport Influence Area. Although the Overlay is located outside the noise and safety impact zones, the northern portion of the project site is located within the High Terrain Zone where building heights are limited to no more than 70 feet in height. Refer to ONT ALUCP for more information regarding height criteria and policies.

2.2 LAND USE AND DEVELOPMENT

2.2.1 Piemonte Land Uses and Development Components

The Piemonte Overlay Land Use designations shown on Table 2.1: OCSF Statistical Areas D & E Maximum Development allow for and encourage a mix of commercial, entertainment/retail, office, hotel, restaurant, entertainment, and residential land uses.

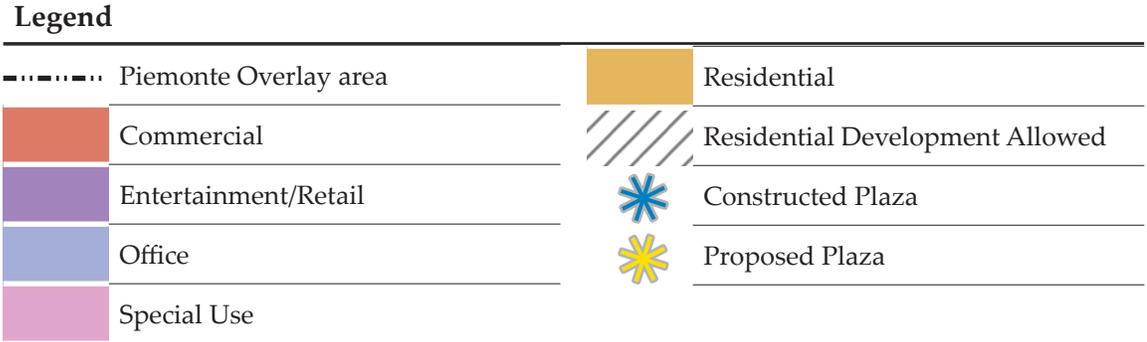
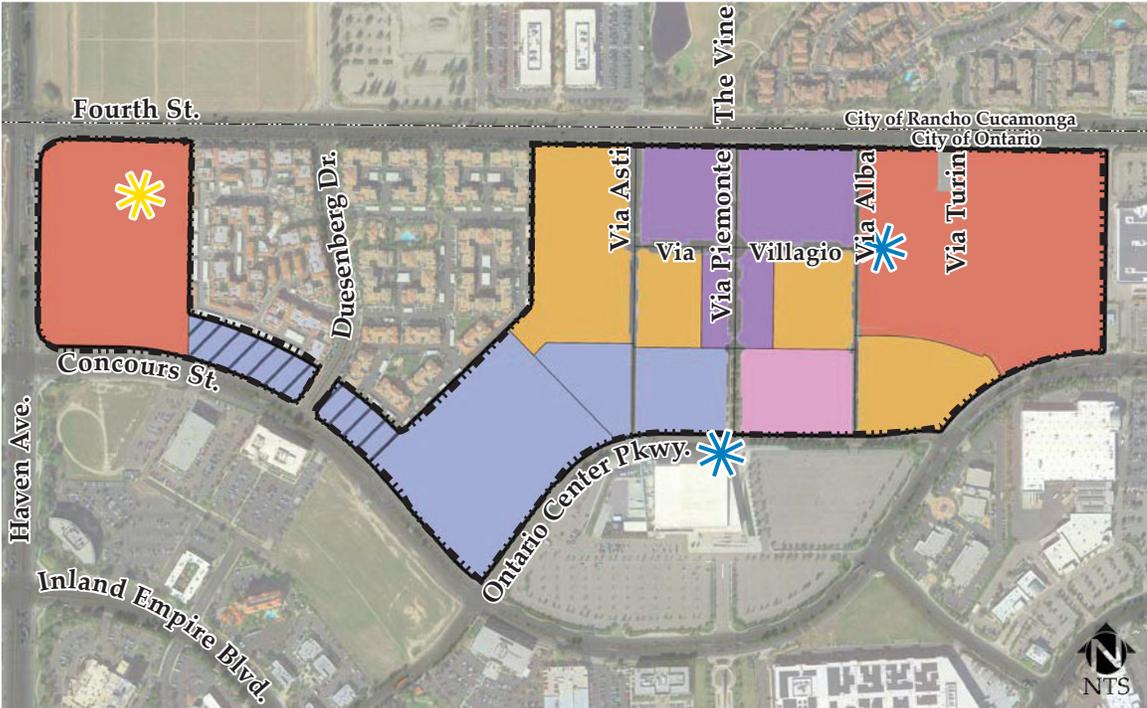


Figure 2.3: Piemonte Overlay Land Use Plan

2.2.2 Development Intensity

The Piemonte Overlay is located within Statistical Areas “D” and “E” of the OCSP that allows for up to 2,840,000 square feet of development intensity, including 1,606 residential units as shown in Table 2.1: OCSP Statistical Areas D & E Maximum Development. An estimated 1,457,512 square feet and 800 residential units currently exist within the Statistical Areas. See Appendix C for a list of the existing development within the OCSP Statistical Areas “D” and “E.” The 2006 Overlay permitted 1,292,068 square feet of development intensity, 90,420 square feet and 15 residential units less than what is permitted under the OCSP; refer to Table 2.2: Piemonte Overlay Development Intensity Allocation by Subarea.

Table 2.1: OCSP Statistical Areas D & E Maximum Development

	MAXIMUM GFA (IN SF)	MAXIMUM NO. OF DUs
Approved OCSP Development	2,840,000	1,606
Previously developed*	1,457,512	800**
Approved 2016 Overlay	1,292,068	806
Office/Retail	1,001,668	
Hotel 1 (236 rooms)	180,000	
Hotel 2 (100 rooms)	110,400	
Residential Units		791***
Remaining OCSP Allocation	90,420	15

* See Appendix C for list of developed properties

** Residential units replace office/retail gross floor area (GFA) at the rate of one dwelling unit for each 600 SF of office/retail GFA (based on equivalent traffic generation, water demand, and wastewater generation rates).

*** Only 791 residential units were studied in the traffic report prepared for the 2006 Overlay

In short, 1,292,068 square feet of commercial, entertainment/retail, office or hotel uses, and up to 806 residential units, could be developed under the Overlay. However the traffic study conducted in 2006 for the Piemonte Overlay Amendment used a lower unit count of 791 during its study.

It is anticipated that 571 dwelling units will be constructed in Subareas 5, 7, 12 and 15. Table 2.2: Piemonte Overlay Development Intensity Allocation by Subarea demonstrates the remaining allocation by Subarea.

Table 2.2: Piemonte Overlay Development Intensity Allocation by Subarea

SUB-AREAS	NET ACRES	LAND USE					MAXIMUM FLOOR AREA	MAXIMUM DWELLING UNITS
		Commercial	Entertainment/Retail	Special Use (Hotel)	Offices	Residential		
1	13.02	•	•					
2*	2.28				•	•	220	
3*	1.36				•	•		
4	12.35				•		251,370	
5	8.29					•	278	
6	3.20		•				92,584	
7	2.68					•	61	
8	0.76		•				25,300	
9**	5.16				•		125,685	
10	3.24			236 Rooms			180,000	
11	0.91		•				32,300	
12	2.49					•	94	
13	4.07		•		•		115,000	
14**	20.35	•			•		228,400	
15	4.27					•	138	
TOTALS	84.43						1,292,068	791

*Subarea allows for residential development if it is determined by the City Council that commercial development within the subarea is not feasible, thereby allowing additional residential development at the rate of one DU for each 600 SF of available floor area.

** Built-out Subarea

An approximation of comparative development intensity can be discerned by contrasting key characteristics of land uses, such as traffic generation, water demand, and wastewater generation rates. These factors are particularly appropriate since the upper limit of development intensity defined for the OCSP was founded largely on estimated roadway and water/sewer carrying capacities. Traffic generation rates and water/sewer demands of the Piemonte Overlay, as compared to traffic generation and water/sewer demands resulting from correlating maximum build-out of urban commercial uses per the adopted OCSP are summarized below and shown in Appendix D 2006 Overlay Land Use Allocation & Maximum Development Intensity Analyzed for Traffic Generation. Please refer also to a detailed comparative analyses presented within the *Piemonte Trip Generation Comparison and the Piemonte/Empire Lakes 4th Street Access Configuration* (Fehr & Peers, June 2016) found in Appendix E.

The traffic generated by the Piemonte Overlay is significantly less than would result under build-out of the Overlay area per the maximum development intensities allowed under the OCSP, and is less than that identified in the *Piemonte at Ontario Center Project Addendum to the Ontario Center EIR* (Applied Planning, February 2006).

The development concept for the undeveloped portion of the Piemonte Overlay shown on Figure 2.4: Piemonte Overlay Development Concept is projected to generate approximately 13,905 daily trips, 957 AM peak hour trips, and 1,357 PM peak hour trips. Specifically, as demonstrated on Table 3 of the Memorandum in Appendix E, the proposed development is expected to result in 6,616 fewer daily trips, 724 fewer AM peak hour trips, and 554 fewer PM peak hour trips.

While relative traffic generation rates would be substantially reduced because of the residential component, residential uses tend to substantially increase water demands and wastewater generation rates when compared to commercial intensities on the same acreage. When considered in the context of the total Piemonte Overlay, however, the calculated incremental increases in water and sewer demands resulting from the residential land uses are offset by relatively lower development intensities realized throughout the remaining OCSP area.

Based on the preceding discussions, development intensities under the Piemonte Overlay would be less than those anticipated under the adopted OCSP. Further, related environmental effects of any Overlay development would be no greater than, and would likely be reduced, when compared to anticipated environmental effects that would result under the non-residential development of the site envisioned under the adopted OCSP.

2.2.2.1 Development Equivalency Program

In an effort to maintain flexibility to respond to changing community needs and market conditions over the build-out of Piemonte, Chapter 4 Administration provides a land use conversion process that allows additional residential units to be developed over and above the 220 units of remaining capacity shown on the bottom of Table 2.2: Piemonte Overlay Development Intensity Allocation by Subarea by connecting 600 square feet of non-used commercial development intensity for each residential unit to be added.

For example, assume that 479 units could be built in Subareas 2 and 3 but there is only a 220-unit remaining capacity. Therefore, 259 units ($479 \text{ units} - 220 \text{ units} = 259 \text{ units}$) would have to be converted from the non-residential square footage. If the 259 units are added to residential capacity total, 155,400 square feet ($259 \text{ units} \times 600 \text{ square feet}$) of the remaining development must be converted to residential using the 600-square-foot conversion factor reducing the amount of non-residential development by that same square feet. This conversion is based on equivalent traffic generation, water demand, and wastewater generation rates. This 600-square-foot conversion factor does not require individual residential units to be 600 square feet or less.

2.3 DEVELOPMENT CHARACTERISTICS

The Piemonte Overlay concept promotes interaction between residential, commercial entertainment/retail, office, and specialty land uses. To these ends, the design and composition of development 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, employees and visiting patrons are provided retail, dining, and entertainment opportunities without the need for multiple trips.

2.3.1 Development Concept

The Piemonte Overlay Development Concept is illustrated in Figure 2.4: Piemonte Overlay Development Concept. The overall design concept depicts a complementary, pedestrian-oriented urban development, with an emphasis on wide, landscaped sidewalks, outdoor seating and dining areas, and contemporary design elements to be employed throughout the Overlay.

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

The central portion of Via Villagio 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 along Via Piemonte (a private drive), fostering interaction with the office use and proposed hotel located to the south. These hotel and office uses are complemented by a central formal pedestrian esplanade.



Note: The site design represented is conceptual in nature, and exemplifies one possible design scenario that has been developed in accordance with the design criteria of the Piemonte Overlay and may not represent ultimate building layout.



Figure 2.4: Piemonte Overlay Development Concept

The various land uses will be connected by a series of defined pedestrian walkways. Pedestrian links in the form of landscaped sidewalks have also been designed to allow workers, residents, and visitors to move through the Piemonte Overlay, and to the Citizens Business Bank Arena.

The OCSP requires three Plazas to be located within the Ontario Center area. Two Plazas have been constructed as shown on Figure 2.3: Piemonte Overlay Land Use Plan. An additional Plaza(s) will be constructed in SA1. These Plaza areas include the following elements, unless alternative designs are approved by the Planning Director:

- Minimum of 0.5 acre (could be in two separate areas).
- 50-foot minimum dimension, not including building or parking setbacks from streets, or roof overhangs, excepting entry canopies.
- Landscaping: 55 percent.
- Hardscape: 35 percent.
- Other amenities, such as water features: 10 percent.

Generally, Plazas are intended to provide an urban environment augmented by extensive use of shade trees and structures, such as benches, fountains, pergolas, arbors, etc.

2.4 CIRCULATION PLAN CONCEPT

A private circulation system and design standards for vehicular and pedestrian movement are established under the Piemonte Overlay. Following, are summary descriptions of both the vehicular and pedestrian circulation systems.

2.4.1 Vehicular Circulation

The Vehicular Circulation Plan Concept is presented on Figure 2.5: Piemonte Overlay Circulation Plan. Primary access is provided by public roadways that border the Overlay, including Haven Avenue to the west, Concours Street and Ontario Center Parkway to the south, and Fourth Street to the north. Within the Overlay, access to individual uses will be provided by privately owned and maintained drives. Private drives also provide for necessary access/public utilities easements. Along the perimeter, public streets will accommodate public utilities improvements.

Figure 2.5: Piemonte Overlay Circulation Plan also identifies representative street cross-sections locations within, and adjacent to, the Overlay, and the cross-sections are presented in subsequent Figures. Consistent with City requirements, private drives identified within these Figures will be clearly identified on 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 drives.

A proposed access from Fourth Street into the SA 1 will be permitted by the City Engineer if the proposed driveway is located as close as practicable to the east property line and the intersection is controlled with a traffic signal.

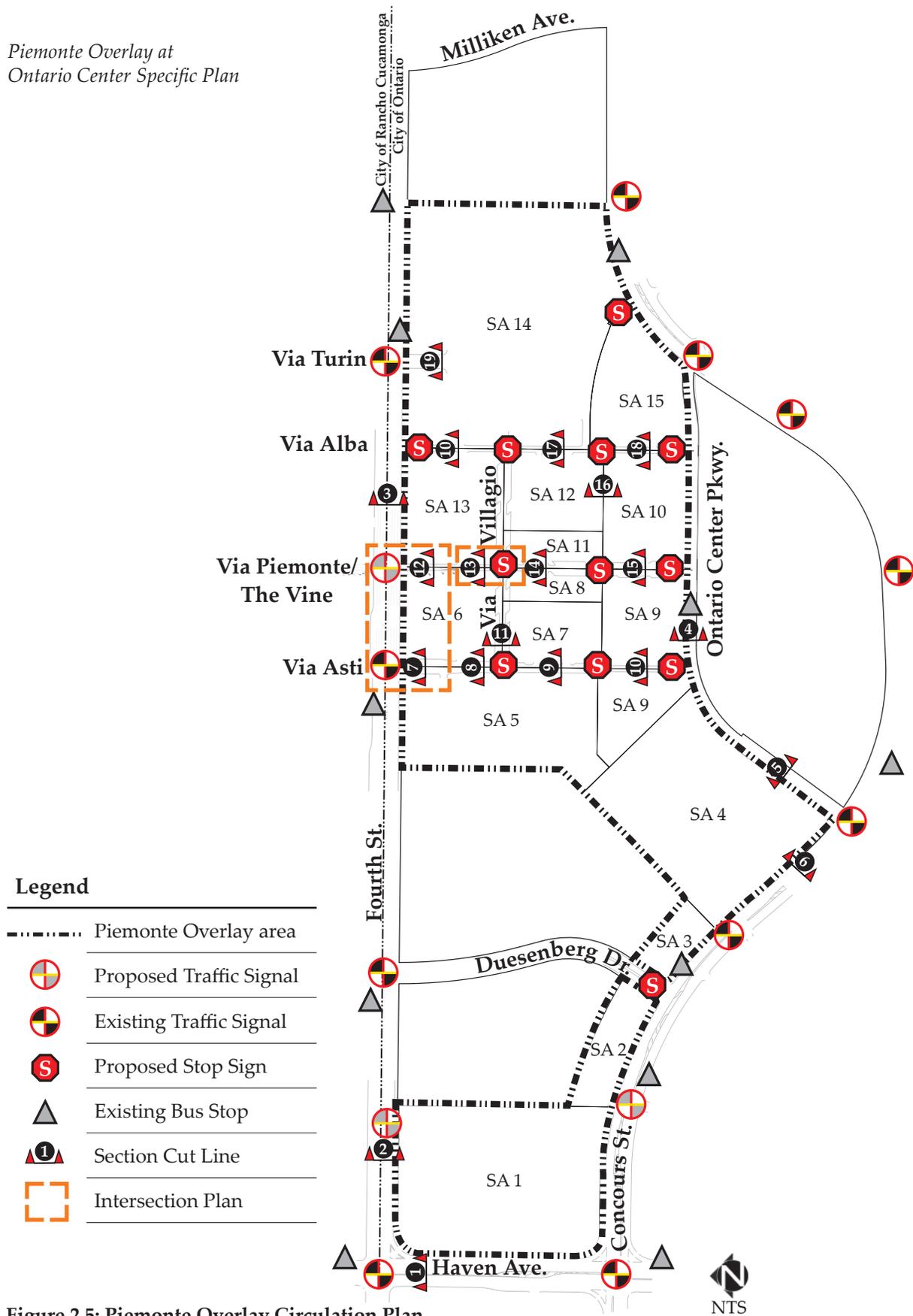


Figure 2.5: Piemonte Overlay Circulation Plan

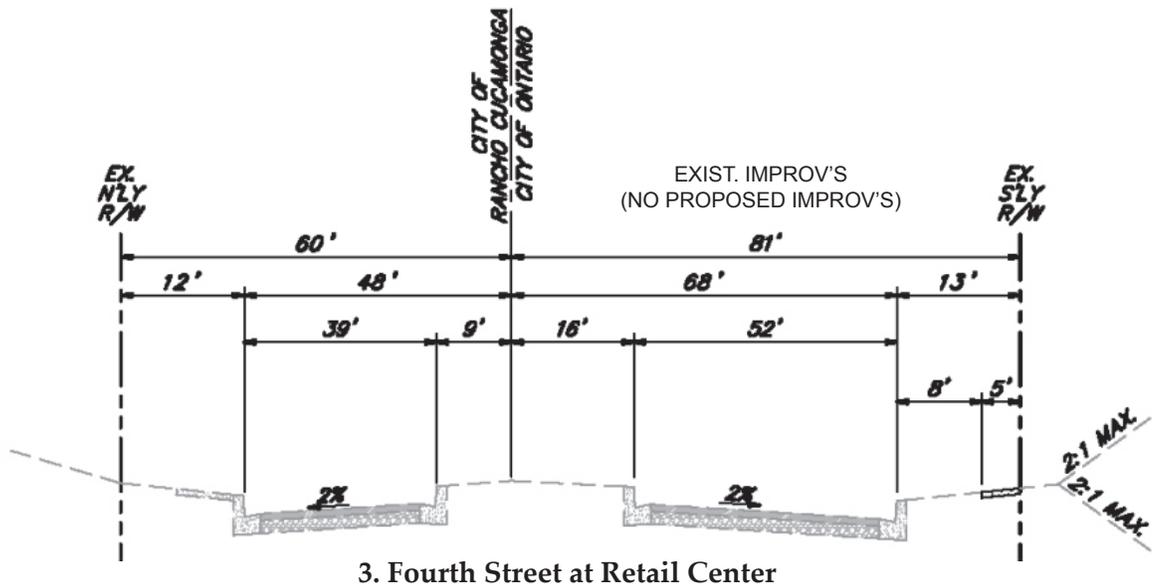
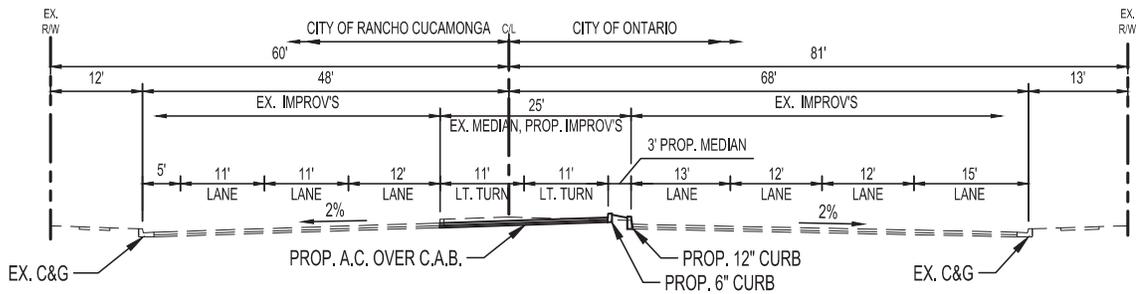
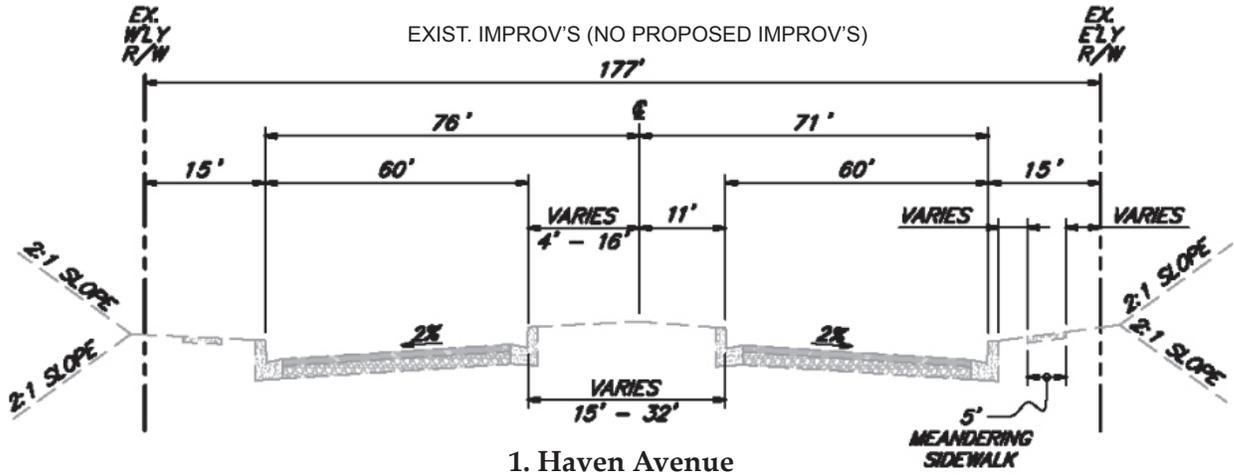
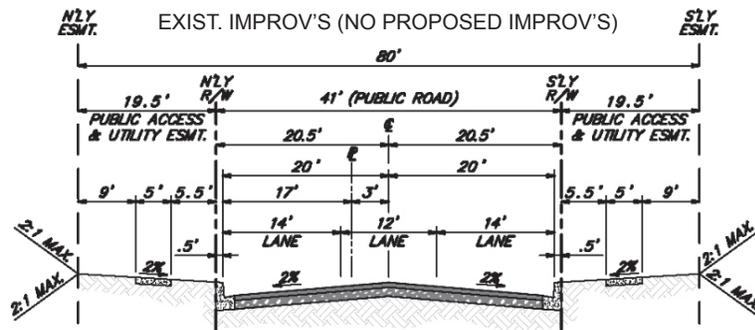
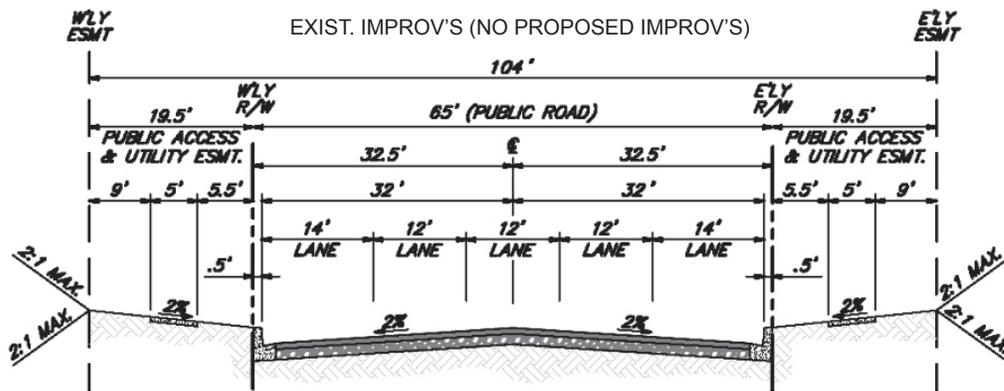


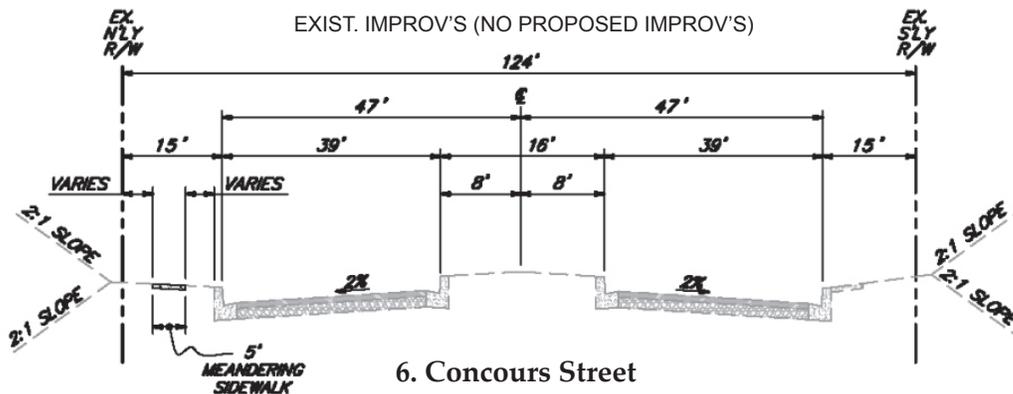
Figure 2.6a: Public Street Cross Sections



4. Ontario Center Parkway
(East of Via Asti)

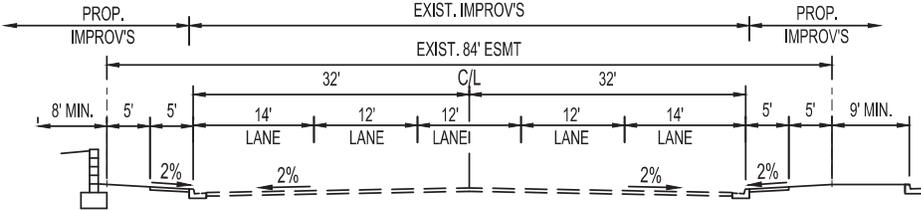


5. Ontario Center Parkway
(West of Via Asti)

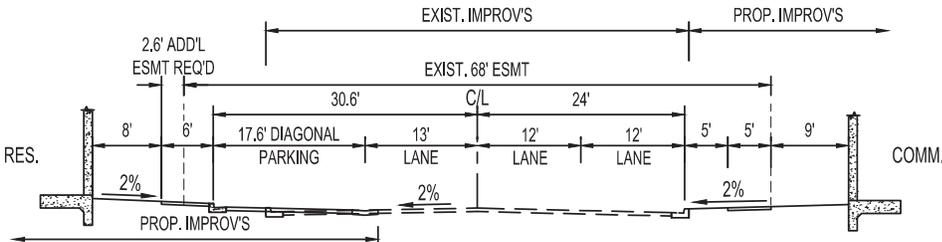


6. Concoors Street

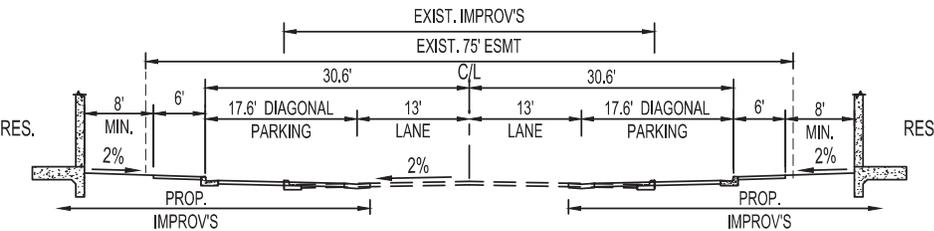
Figure 2.6b: Public Street Cross Sections



7. Via Asti - North Section (North Entrance)

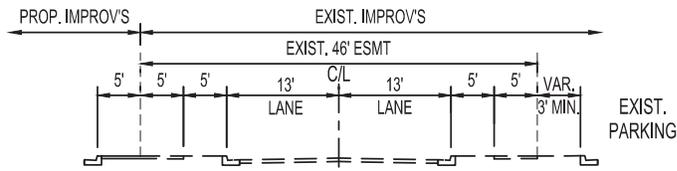


8. Via Asti - Middle Section (North of Via Villago)

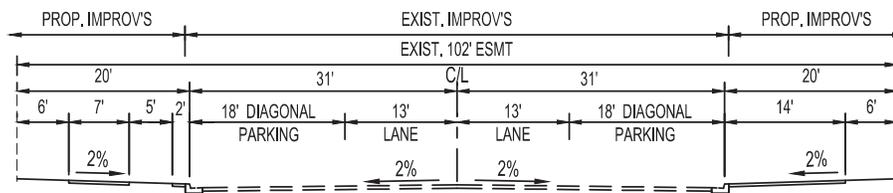


9. Via Asti - Middle Section (South of Via Villago)

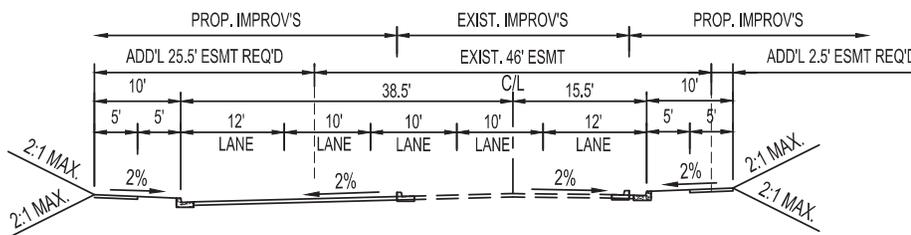
Figure 2.7a: Private Drive Cross Sections



**10. Via Asti - South Section (North of Ontario Center Parkway)
Via Alba - North Section (North of Via Villagio)**

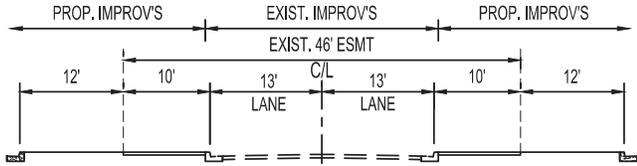


11. Via Villagio

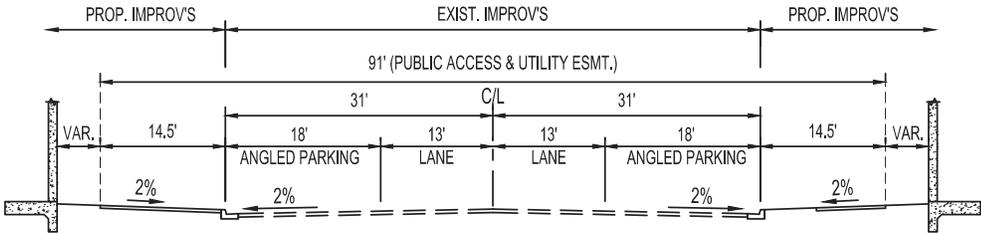


12. Via Piemonte - North Section (North Entrance)

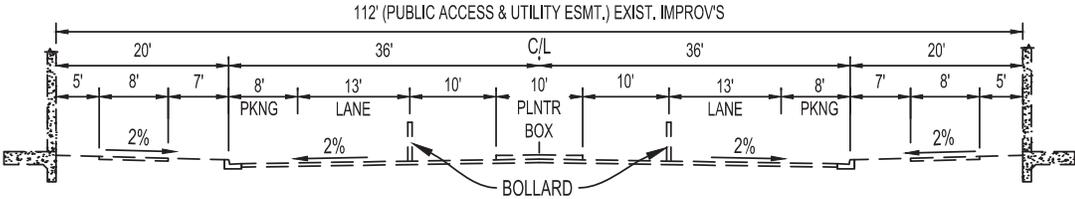
Figure 2.7b: Private Drive Cross Sections



13. Via Piemonte - North Section (North of Via Villago)

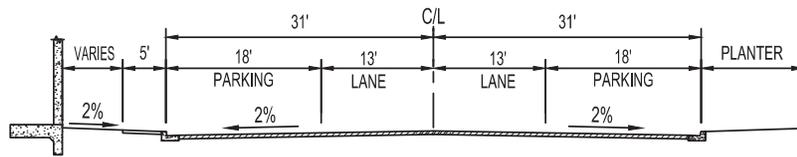


14. Via Piemonte - Middle Section (South of Via Villago)

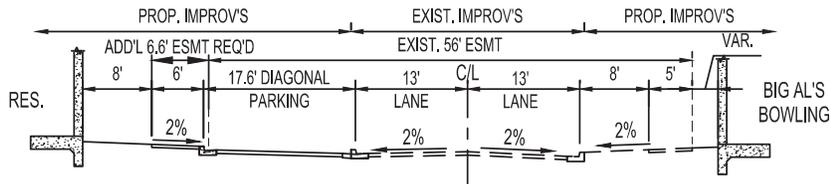


15. Via Piemonte - South Section - (South of Via Villago)

Figure 2.7c: Private Drive Cross Sections

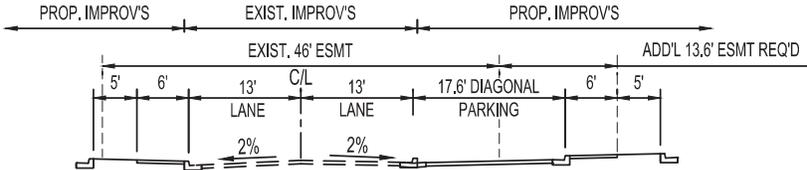


16. Shared Drive between SA 10, 11, & 12 (South of Via Villagio)

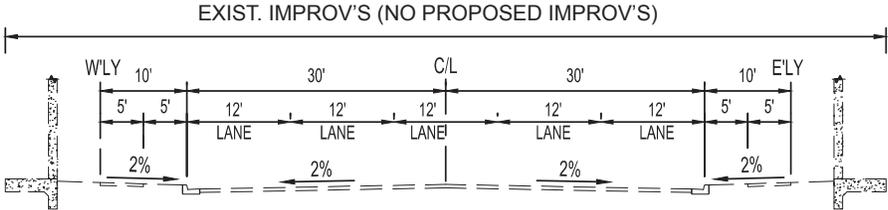


17. Via Alba - Middle Section (South of Via Villagio)

Figure 2.7d: Private Drive Cross Sections



18. Via Alba - South Section (North of Ontario Center Parkway)



19. Via Turin

Figure 2.7e: Private Drive Cross Sections

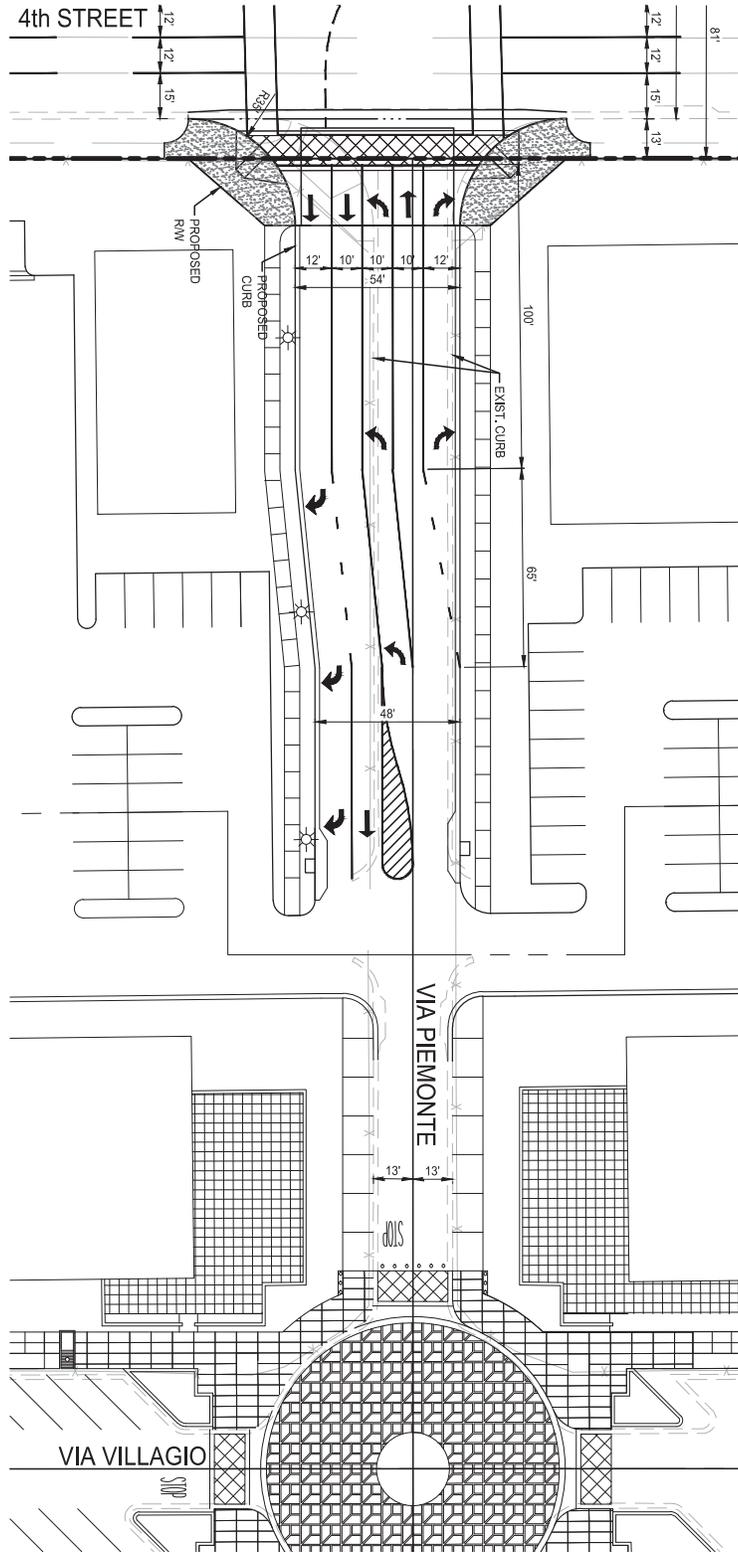


Figure 2.8b: Via Piemonte Plan

2.4.2 Pedestrian Circulation

As illustrated in Figure 2.9: Pedestrian Circulation, the Piemonte Overlay incorporates a pedestrian network which provides connections to, and supports interaction between, the various land uses. The pedestrian network largely parallels the roadway network.

The pedestrian network incorporates design features including enhanced paving/surface treatments and monumented entries. Typical pedestrian walkway enhancements in the Piemonte Overlay entries include the existing arbors/pergolas with climbing grapevines, acting to identify and define entrances, while differentiating the Overlay from surrounding urban uses. New, more urban, entries may also be provided with each development application for build-out of the residential and commercial uses. Entries will be emphasized by adjacent plantings of specimen trees. Landscaping along pedestrian walkways will typically include ornamental grasses, groundcover, and shrubs, thematically employed throughout. Walkways along public streets will be canopied by planting of adjacent street trees.



Figure 2.9: Pedestrian Circulation

2.5 LANDSCAPE CONCEPT

Figure 2.4: Piemonte Overlay Development Concept illustrates a contemporary urban landscape concept using clean simple forms, reinforcing Southern California's indoor/outdoor lifestyle, while existing monumentation (as shown in the following photos) picks up the influences of the Piemonte region of Northern Italy. Skyline palms act as "way-finding" features and provide appropriate scale to this vertical urban environment. Pedestrian-scaled canopy shade trees, as well as bold colors and foliage textures of the understory plant material, will enhance the streetscape walking experience. This understory will be rich in varieties of ornamental grass, succulents, and flower groundcovers creating this semi-arid and environmentally sustainable landscape environment.

All monuments shall conform to current corner sight line and monument placement standards per City of Ontario Standard Drawing No. 1309 and the City Traffic and Transportation Guidelines, Chapter 5: Monument Placement.

Views of existing commercial at the intersection of Fourth Street and Via Turin



Looking north along Via Alba at the intersection of Via Alba and Ontario Center Parkway



Looking north along Via Asti at the intersection of Via Asti and Ontario Center Parkway



Figure 2.10a: Photos of existing streetscape

*Piemonte Overlay at
Ontario Center Specific Plan*



*Photos looking north along Via
Piemonte at the intersection of
Via Piemonte and Ontario Center
Parkway*



Figure 2.10b: Photos of existing streetscape

Views of streetscape along Ontario Center Parkway



Views of streetscape along Ontario Center Parkway



Views of existing residential and streetscape along Duesenberg Drive



Figure 2.10c: Photos of existing streetscape

*Piemonte Overlay at
Ontario Center Specific Plan*



*Views of streetscape along
Concours Street at central portion*



*Views of streetscape along
Concours Street at western portion*



Views of streetscape at the intersection of Haven Avenue and Concours Street

Figure 2.10d: Photos of existing streetscape

2.6 INFRASTRUCTURE

This section describes the existing backbone infrastructure system available for Piemonte Overlay development, and identifies any improvements necessary to accommodate future development in the Overlay. 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 available from 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 from development within the Overlay area. 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 and delineation of private/public sewer system components are identified in Figure 2.11: Wastewater Facilities Plan. The perimeter public streets accommodate sewer system improvements.

A 24-inch IEUA sewer interceptor exists in Fourth Street along the northerly boundary. This interceptor captures all wastewater from north of Fourth Street within Rancho Cucamonga and transfers it west along Fourth Street. Therefore, the Overlay area does not accept any off-site wastewater from the north. All wastewater flows generated within the Piemonte Overlay area are transported via 8- to 10-inch sewer lines to Concours Street. At Concours Street, these lines are connected 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 Overlay area, 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 within the Overlay and surrounding areas.

The existing wastewater transmission facilities within Concour Street have enough overall capacity to adequately convey wastewater generated by development based on information presented in the *Preliminary Sewer Study for Piemonte*, (SB&O, Inc.) dated January 25, 2006 (Sewer Study). 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 Overlay area development.

It is further noted that the Sewer Study conservatively assumes 2.7 persons per dwelling unit within the Piemonte Overlay, with a calculated wastewater generation rate of 100 gpd/person, or 270 gpd/dwelling unit. The overall mix of residential units will likely result in reduced overall resident populations, with resulting reductions in wastewater generation when compared to the Sewer Study assumptions.

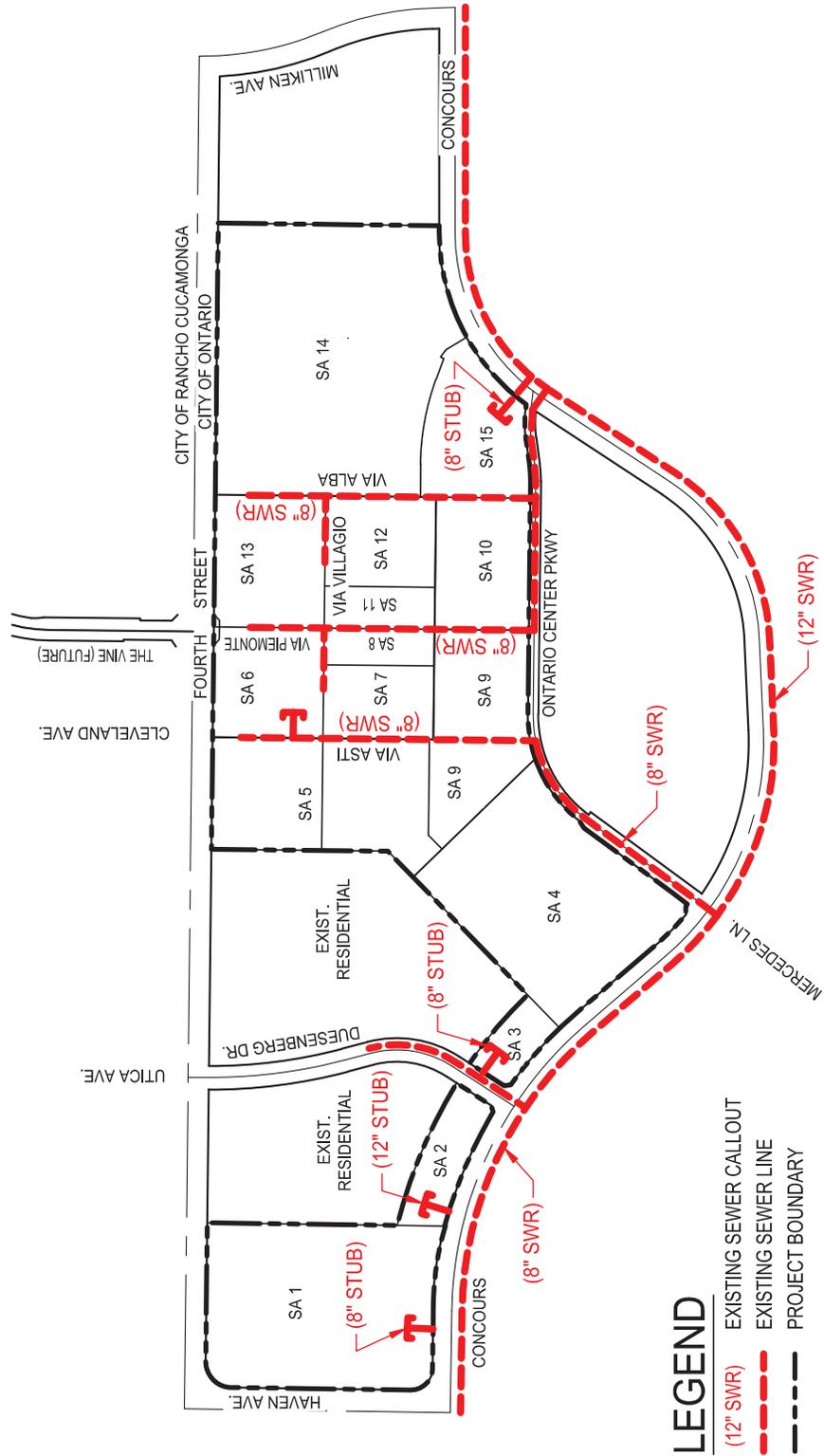


Figure 2.11: Wastewater Facilities Plan

2.6.2 Water Service

Water service to the Piemonte Overlay is provided by the City of Ontario. Existing water facilities include mains located in both Fourth Street and Concourses Street. A 12-inch main in Fourth Street serves properties north of the Overlay, in Rancho Cucamonga and an existing City of Ontario 18-inch main located in Fourth Street will serve the Overlay. Fourth Street also contains a 36-inch City of Ontario transmission main. Additionally, Concourses Street contains a 16-inch water main that will be used to serve the Overlay area. Water demands by use and for the entire Overlay, are contained within *Preliminary Sewer and Water Demand Study for Rancho Piemonte*, (SB&O, Inc.), dated August 8, 2005, and is available for review from the City of Ontario Planning Department. The proposed on-site water system lines and components are schematically presented in Figure 2.12: Water Facilities Plan.

The Study identifies the water demands for the various Piemonte Overlay 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 concluded that the existing water system infrastructure surrounding the site is adequate to serve the Piemonte Overlay.

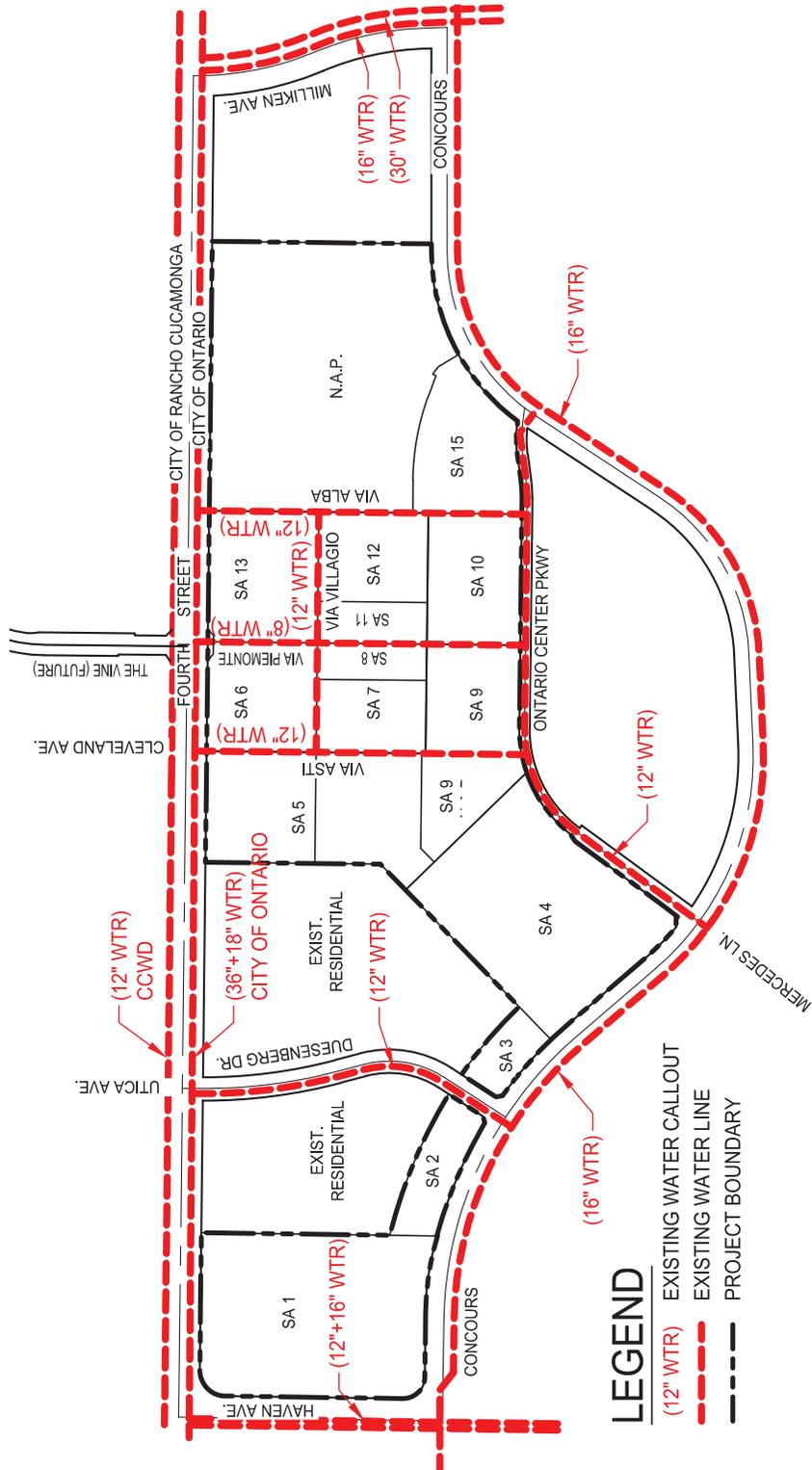


Figure 2.12: Water Facilities Plan

2.6.2.1 Recycled/Reclaimed Water System

Nearest to the Piemonte Overlay are the IUEA 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 Avenue that terminates near Fourth Street. An 8-inch reclaimed water line has been installed in Concours Street, from Haven Street to Milliken Avenue. This reclaimed water line was installed as part of the Concours Street street improvements in 2002.

Additional reclaimed water facilities are constructed within the Piemonte Overlay, with connecting segment(s) in Milliken Avenue, Concours Street and Haven Avenue. Reclaimed water system improvements within the Overlay are illustrated on Figure 2.13: Recycled Water Facilities Plan, and include the following:

- Extension of the reclaimed water lateral from Milliken Avenue and Fourth Street, connecting to the reclaimed water line in Concours Street.
- Construction of a reclaimed water loop in Ontario Center Parkway to each intersection of Concours Street.
- Reclaimed water distribution lines extended northerly from Concours Street within Ontario Center Parkway and Via Alba.

New development shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to landscaping irrigation.

Reclaimed water lines within public streets and public utility easements within private streets will be maintained by the City of Ontario Municipal Utilities Company (OMUC). The ownership and maintenance of common reclaimed water system components and lines within private drives in the Overlay will be the responsibility of the Piemonte at Ontario Center Property Owners Association, (POCOA) established pursuant to the Piemonte CC&Rs.

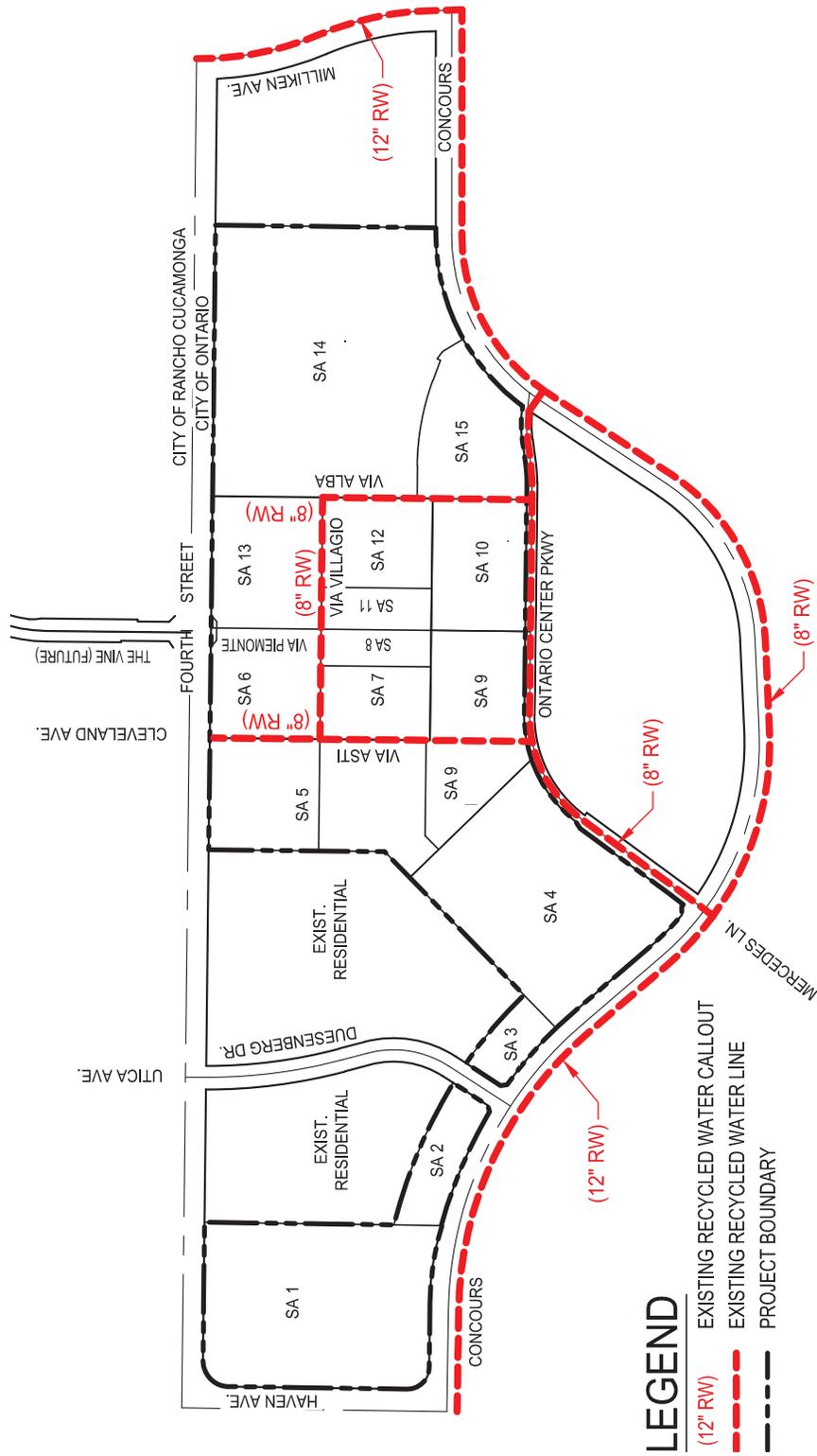


Figure 2.13: Recycled Water Facilities Plan

2.6.3 Stormwater Management

Existing and proposed stormwater management facilities, and conveyance systems and components, are schematically presented on Figure 2.15:

Water Quality Management Plan. As a general note, development-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, will be the responsibility of the POCOA, established pursuant to the Piemonte CC&Rs.

2.6.3.1 Stormwater Collection and Conveyance Facilities

Drainage in the Piemonte Overlay area flows in a generally north to south direction. North of the Overlay, 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 Overlay will not have to accommodate stormwater flows from the north. Stormwater run-off from the Overlay drains southerly, to Concourses Street. Receiving reinforced concrete pipe (rcp) drainage facilities are located within Concourses Street, and range in size from 48-inches to 72-inches in diameter. Flows from the Concourses Street 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.), dated January 30, 2006, concludes that the existing storm drainage facilities serving the Piemonte Overlay and vicinity have been previously sized to accommodate any proposed development. Additional internal drainage system improvements will be constructed to 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, as shown in Figure 2.15: Water Quality Management Plan.

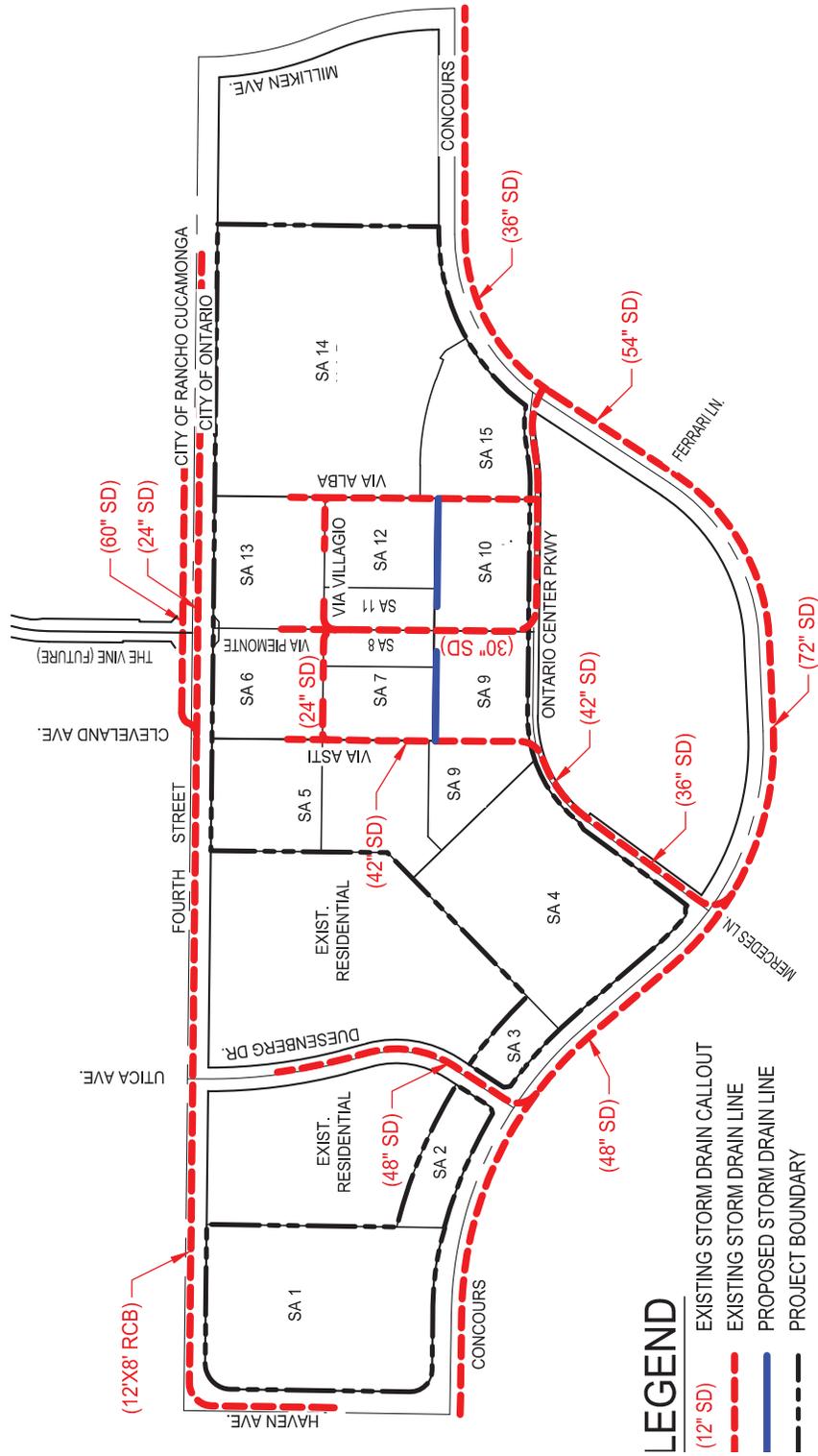


Figure 2.14: Storm Water Collection and Conveyance Facilities Plan

2.6.3.2 Stormwater 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 development in the Piemonte Overlay incorporate technically and economically feasible source control and Site Design Best Management Practices (BMPs), as discussed below.

Overview

The Santa Ana Regional Water Quality Control Board (RWQCB), under Order Number R8-2010-0036, NPDES Permit No. CAS618036, requires post-construction 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 document the installation of structural stormwater quality facilities and the implementation of a program, including application of non-structural BMPs, which minimize the detrimental effects of urban stormwater run-off on the beneficial uses of receiving waters, including potential effects of increased pollutant loads and changes in hydrology.

Potentially adverse effects on receiving waters shall be minimized through the construction of Site Design/Low Impact Development (LID) BMPs with the highest priority for BMPs that retain/infiltrate the average 2-year, 24-hour storm run-off volume (85th percentile storm event) from the project, then other BMPs, such as harvesting and use, evapotranspiration, and biotreatment. To the maximum extent practicable (MEP), these LID BMPs must be implemented at the project site. Where LID BMPs are not feasible at the project site, more traditional, but equally effective control measures, must be implemented. The combination of Site Design/LID BMPs, Source Control and/or Treatment Control BMPs included in project-specific WQMPs for new development within the Piemonte Overlay area shall address all identified pollutants of concern and hydrologic conditions of concern in run-off from on-site as well as proposed off-site improvements included in development projects.

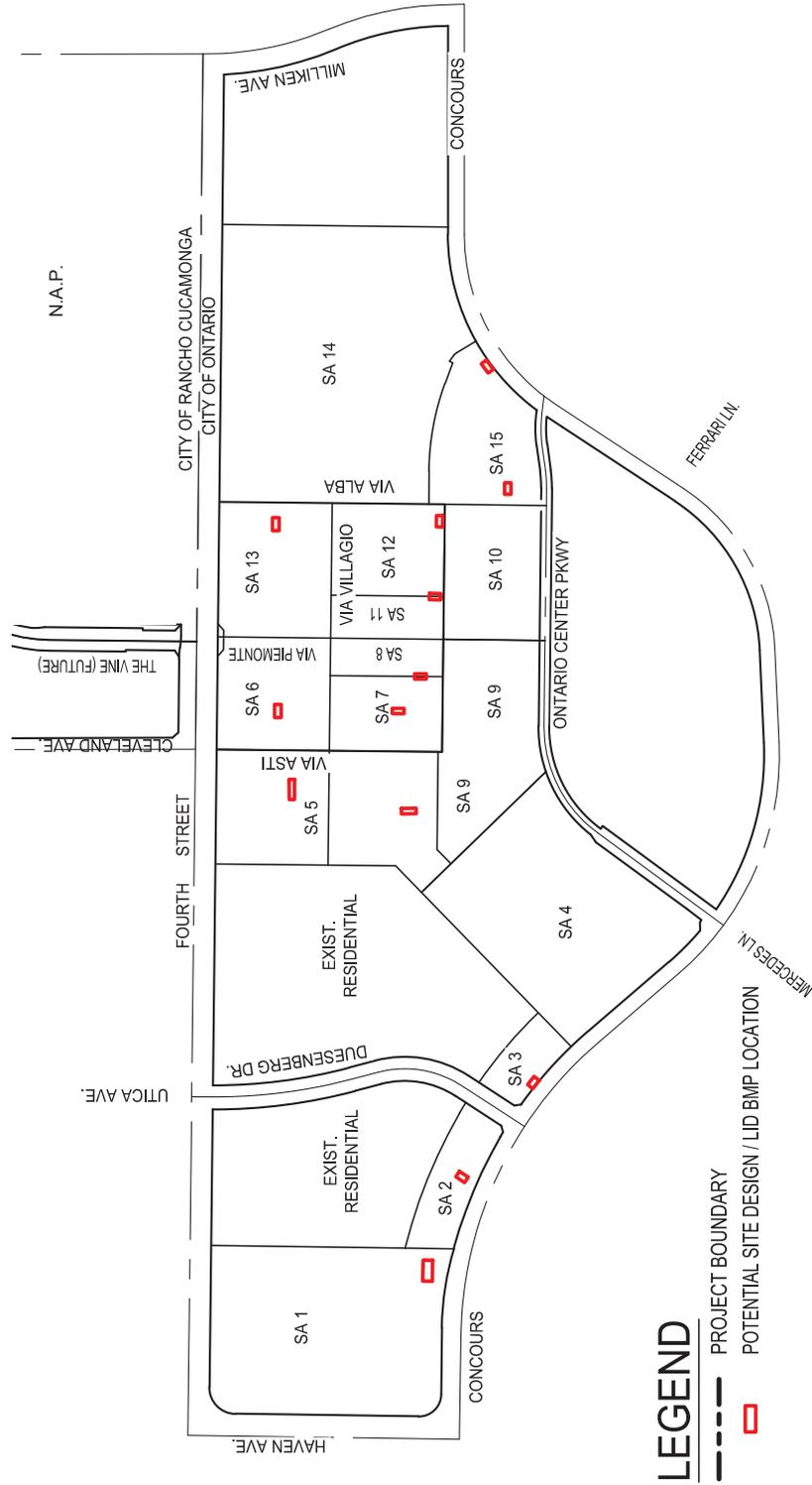


Figure 2.15: Water Quality Management Plan

Development projects within the Piemonte Overlay are required to meet the minimum county-side WQMP requirements applicable to Priority Projects by incorporating infiltration LID BMPs to the MEP; followed by biotreatment and harvest and use BMPS, for the remainder of the required storm run-off volume. Minimum source control BMPs and necessary treatment control BMPs shall also be documented, along with on-site LID BMPs, in project-specific WQMP plans. Where it is proven to be infeasible for a priority project to fully meet LID requirements based on implementing site design and on-site LID BMPs, a development project may alternatively participate in an available and approved regionally-based treatment program that addresses all identified pollutants and hydrologic conditions of concerns.

Project-Related Stormwater Treatment Requirements

The Piemonte Overlay 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 Piemonte Overlay) are impaired, development in the Overlay must incorporate BMPs 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

Since the predominate soil type in the Piemonte Overlay areas is “Class A,” the mandated on-site LID/Site Design BMP measures will be designed into each development project within the Piemonte Overlay Specific Plan area will be retention/infiltration of the required Design Capture Volume (DCV) of run-off through the use of a combination of various landscaped basins, trenches/swales, and underground infiltration systems (with pre-treatment BMPs), on individual parcels. All proposed LID/BMPs and pre-treatment facilities will be designed and implemented consistent with City and County-wide WQMP requirements. General locations and configurations of proposed LID stormwater retention/infiltration facilities are presented on Figure 2.15: Water Quality Management Plan.

2.6.3.2 Project-Related Stormwater BMP Compliance During Construction Phase

Prior to the issuance of grading or construction permits for any development project disturbing one-acre or more of land, within the Piemonte Overlay Specific Plan area, project applicants shall be required to obtain coverage under the California General Permit (CGP) for Stormwater Discharges Associated with Construction and Land Disturbance Activities and prepare and submit Erosion/Sediment Control Plans and Storm Water Pollution Prevention Plans (SWPPPs), along with project Grading Plans, to the City of Ontario and the State Water Quality Control Board’s “SMARTS” website, at the time of permit application. The SWPPP shall be prepared to comply with the requirements of the California State Water Resources Control Board’s (State Water Board) current “General Permit to Discharge Storm Water Associated with Construction Activity” CGP and the current “Area Wide Urban Storm Water Runoff (Regional NPDES) Permit for San Bernardino County.

2.6.4 Solid Waste

Solid Waste services are provided by OMUC. Solid waste requirements are per the City’s Solid Waste Department Refuse and Recycling Planning Manual.

2.6.5 Fiber-Optics

The City of Ontario is developing a fiber-optic telecommunications system throughout the City commonly known as OntarioNet. The fiber-optic telecommunications system is capable of providing advanced internet/data services to homes and businesses in feasible areas within the City. OntarioNet will provide community related services including: traffic management; online civic services; meter reading; educational services; and a variety of other community services. OntarioNet and the high-speed data services it provides, will keep the City on par with the modern workforce and ever changing lifestyles of the people and the community.

Communication systems proposed on-site facilities will be placed underground within a duct and structure system to be installed by the Developer, as illustrated in Figure 2.16: Fiber-Optics Plan. Maintenance of the installed system will be the responsibility of the City and/or special district fiber optic entity and not that of the Developer, private homeowners association or private homeowners. Development of the project requires the installation by the Developer of all fiber optic infrastructure necessary to service the project as a stand alone development.

Trenching, joint trenching and boring shall be used to install the fiber-optic conduits. Fiber-optic conduit placement will generally be in a joint trench with street light conduits or in a separate trench/bore and in the Right-of-Way (ROW) generally placed behind the sidewalk. Resulting conduit placement will be on the north side of street and the east side of street based on the direction of the street. Properly sized handholes shall be placed along the conduit path no greater than 500 feet apart in major streets and no greater than 300 feet apart within in-tract community streets. Handholes shall be strategically placed to allow for efficient entrance into commercial buildings, and residential properties and multi-dwelling units. Refer to Figure 2.16: Fiber-Optics Plan for existing and proposed fiber-optics locations.

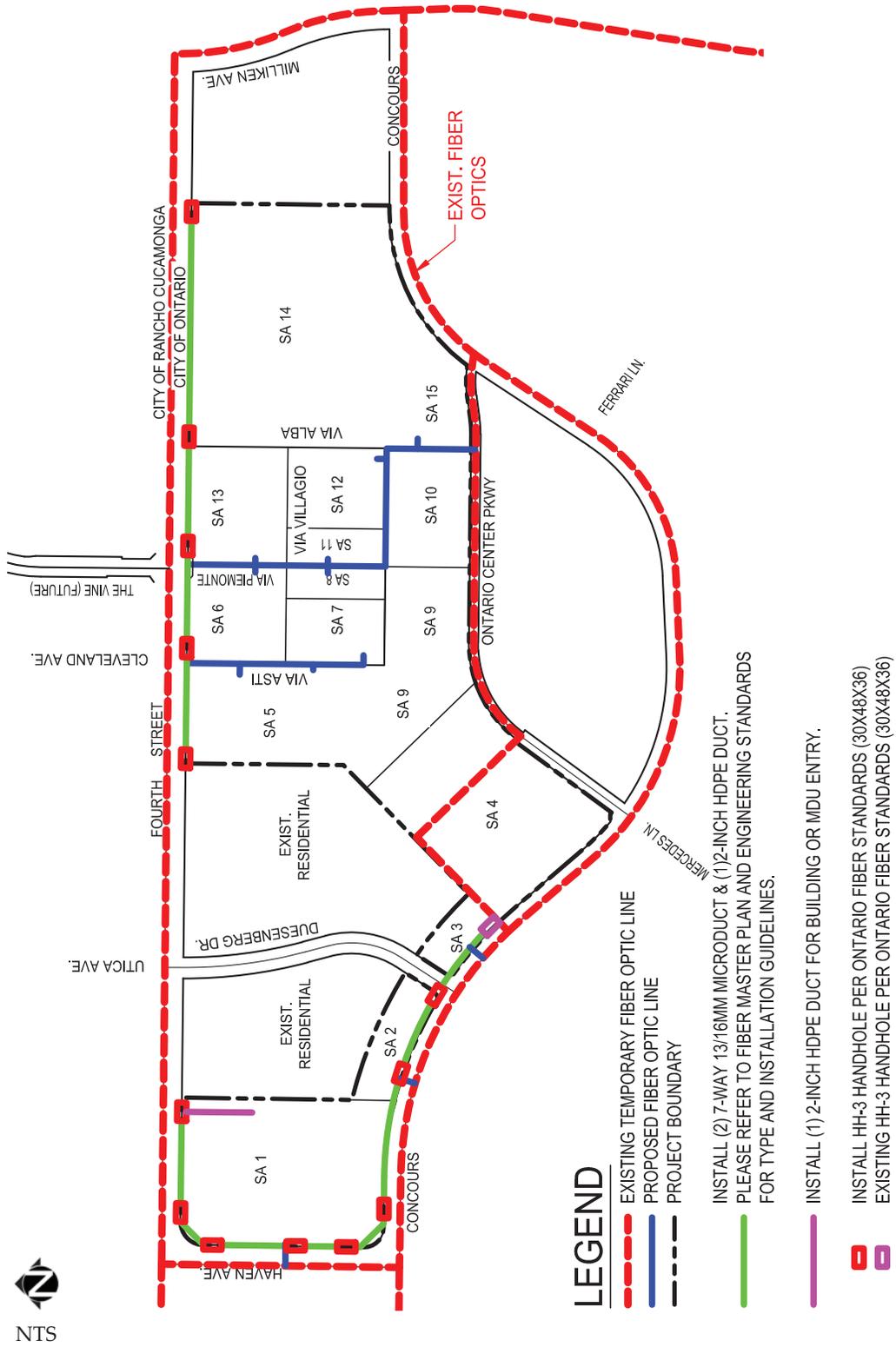


Figure 2.16: Fiber-Optics Plan

2.7 DEVELOPMENT CONSTRUCTION

It is anticipated that the Developer will begin preparation of residential construction plans for the Piemonte Overlay units in July 2017, with construction beginning on the sites to the west in early January 2018 after all discretionary approvals and building plans are permitted. The clubhouse and leasing facilities for those parcels, Subareas 5 and 7, on which are planned approximately 340 apartment homes, would be ready for occupancy in December 2018. First units would be ready for occupancy in January 2019; last units would be delivered for occupancy in December 2019. The parcels to the east, Subareas 12 and 15, would include approximately 232 apartment homes and would be under construction by December 2018, with the clubhouse and leasing facilities delivered for occupancy in December 2019, and the first apartment homes ready for occupancy by January 2020; last units would be available for occupancy by September 2020.

Specific site grading, frontage and any off-site improvements, will occur as defined in the Tentative Map application. The final number of construction phases is unclear at this time. The number of phases and number of units in each phase may be altered from time to time, subject to City review and approval.

Where the pedestrian network is internal to a development parcel or land use, e.g. in the westerly portion of the Piemonte Overlay area, that portion of the network will be completed concurrent with development of the accommodating parcel or land use. Use and tenant-specific infrastructure connections, as well as development-specific amenities, and specific landscaping/streetscaping, will be completed concurrent with each increment of development.