

6.0 PUBLIC SERVICE PROVISION

6.1 Overview

Every successful community requires an integrated network of functional public infrastructure and improvements. Properly planned community facilities directly promote public health, safety and welfare and significantly add to the quality of urban living. To accomplish this end, this section outlines a series of concepts and criteria guiding the appropriate installation and maintenance of these facilities within The Ontario Center. Following sections of this document deal with:

- Fire and emergency medical services
- Police protection
- Schools
- Solid waste disposal

6.2 Fire Protection

6.2.1 Introduction

EIR 88-2 evaluates the level of existing fire protection within The Ontario Center study area, to estimate the project's relation to future levels of fire protection, and to suggest methods of reducing fire hazard rise. A summary of the findings is presented below.

6.2.2 Existing Conditions

The City of Ontario provides fire and emergency medical protection to The Ontario Center and surrounding properties within the City. Until recently, the fire station nearest the Center was located at 1520 East Fourth Street. On February 3, 1987, Community Facilities District No. 4 for fire suppression services was approved in a special election. This public/private partnership financial plan was developed and approved to solve the problem of inadequate fire suppression services. In the fall of 1988, Station 7, located at 5400 East

Jurupa, was constructed using District No. 4 funds to service properties east of Haven Avenue within the Center. Subsequently, the City adopted a fire impact fee program designed to, as building development occurs, collect fees for construction of Fire Station 8. This fee district will not sufficiently provide the initial (up-front) funds to construct Station 8 in advance of the needs created by new growth. Therefore, a program or an alternative means of financing the construction and provision of support equipment and furnishings for Fire Station 8. This station shall be built and equipped prior to City Council approval of future parcel or subdivision maps for all or any portion of Planning Areas 7, 8, 9, 10, 13 and 15 through 20.

6.2.3 Project Impacts

Based upon Ontario Fire Department experience, as well as projected population estimates for the Center, a total of 2,638 additional fire service and emergency medical calls per year can be expected at ultimate construction of The Ontario Center. This includes 2,224 fire and emergency medical calls and 414 public services calls. Based upon a 1980 average of 133 minutes per call, it is anticipated that at full development, an additional 5,847 man hours will be needed for fire protection and emergency medical response each year. Increased demand can also be expected for such Fire Department services as training and fire prevention purposes.

Prior to City Council's approval of future parcel or subdivision maps covering all or any portion of Planning Areas 7, 8, 9, 10, 13 and 15 through 20, as described in The Ontario Center Specific Plan, a program or an alternative means of annually financing the operation and maintenance of a fire station including paramedic service consistent with requirements to serve the planning areas shall be in place.

Prior to the issuance of a building permit for property within all or any portion of Planning Areas 7, 8, 9, 10, 13 and 15 through 20 as described in The Ontario Center Specific Plan, construction of a new fire station must have commenced. However, the City Manager or his designee may, upon

application, approve a building permit upon the showing by the developer that the proposed development project will not incrementally, significantly, or materially degrade the current level of fire service, with respect to the anticipated construction operation schedule of the fire station.

Prior to issuance of a building permit, Ontario Fire Department and project developer will provide, in writing, assurance of water supply adequacy from local water purveyor.

6.2.4 Fire Protection Implementation Program

6.2.4.1 Fire Station

Due to the increased level of urbanization in this section of the community, as reflected by The Ontario Center, Ontario Industrial Park, Meredith Center and related projects, one additional fire station or stations will be needed in this portion of the community to maintain an acceptable level of fire protection. These stations should be equipped with the latest state-of-the-art fire suppression equipment appropriate for high rise buildings.

6.2.4.2 Fire Codes and Standards

Additional research is necessary to formulate new fire codes and standards to provide adequate high rise structure protection. Such an ordinance is now being prepared by the City of Ontario Fire Department.

6.2.4.3 Onsite Fire Protection

Several measures shall be taken at the site plan level to reduce the risk of fire hazard. These include but are not limited to:

- (A) Building sprinklers

- (B) Onsite fire hydrants
- (C) Proper smoke ventilation
- (D) Smoke and fire alarms
- (E) Appropriate interior building spaces for fire containment
- (F) Fire access lanes and accessibility to buildings
- (G) Hand portable fire extinguishers
- (H) Adequate onsite water pressure for fire flow protection

Site plan proposals within The Ontario Center will be reviewed by the Ontario Fire Department, and onsite fire protection measures will be implemented by the project proponent as recommended by the Ontario Fire Department.

6.2.4.4 Fire Prevention and Training

An increase in budgetary expenditures will be required to fund such activities as fire prevention plan checking and training for high rise fire fighting.

6.2.4.5 Wood Shingled Roofs

The use of wood shingle roofing material will be limited within the Center. If wood shingles are used, they will be treated with fire retarding products acceptable to the Ontario Fire Department.

6.3 Police Protection

6.3.1 Introduction

The City of Ontario Police Department's assessment of the impact of The Ontario Center upon future levels of police services within this portion of the community is discussed in EIR 88-2.

6.3.2 Existing Conditions

The Ontario Police Department presently offers police protection to the site. The current Police Department headquarters is at 200 North Cherry Street, Ontario.

6.3.3 Project Impacts

Any use of the project site would increase the demand for police protection in an area which has an existing officer to population ratio below the standards established by the Ontario Police Department. The uses proposed in the Specific Plan, once developed, will increase the demand for police protection in the area. The Ontario Police Department estimates that an additional 26 officers will be needed to service The Ontario Center. This number is in addition to the existing "shortfall" of 10 officers city-wide.

6.3.4 Security Implementation Program

The following implementation program will be undertaken to ensure an acceptable level of security and protection for The Ontario Center.

6.3.4.1 Ontario Police Department

An increase in the number of sworn officers is necessary to provide adequate security to the Center. This increase will be phased commensurate with the phasing of the Center and is estimated ultimately to consist of an increase of 26 officers, as follows:

- 1 Lieutenant
- 2 Sergeants
- 8 Officers
- 1 Detective
- 4 Corporal Motor Officers
- 3 Police Technicians

2 Records Clerks
1 Crime Prevention Specialist
4 Police Cadets

This manpower increase dictates the acquisition of support equipment and material, such as vehicles, vehicle maintenance, gasoline, radio equipment and related items. It is estimated that three to five fully equipped vehicles will be required to serve The Ontario Center.

Police-related facilities which may be required in the future, depending on the rate of urbanization in the area, include:

- (A) A security facility or area within the regional Center for the purpose of detaining arrestees, report writing, interviewing victims and telephone communications. Such a facility could include an entrance and exit shielded from public view. In terms of locational criteria, the security facility is to be placed in proximity to service and loading facilities and, if possible, linked with other emergency and security facilities in the Center. If a proposed ordinance is adopted, the regional center builder/developer may be required to pay a one-time developer assessment fee to the Police Department at the time of issuance of a building permit. This developer fee will mitigate the fiscal impact incurred by the Police Department due to the projected increase in police calls for service to be generated by the development. The amount of this fee will be established by the Ontario Police Department based on land use and projected calls-for-service from that use.
- (B) A police precinct substation. The need for a facility of this magnitude can only be assessed depending on the rate of growth in the area, the types of land uses within The Ontario Center and the number of service calls. The precise location of a precinct substation is only determined after a thorough analysis

of requests for police service, existing and proposed land uses, land costs, land availability and accessibility to major transportation arteries.

- (C) The Police Department also contemplates instituting a canine unit for patrol purposes at some point in the future.

6.3.4.2 Other Security Measures

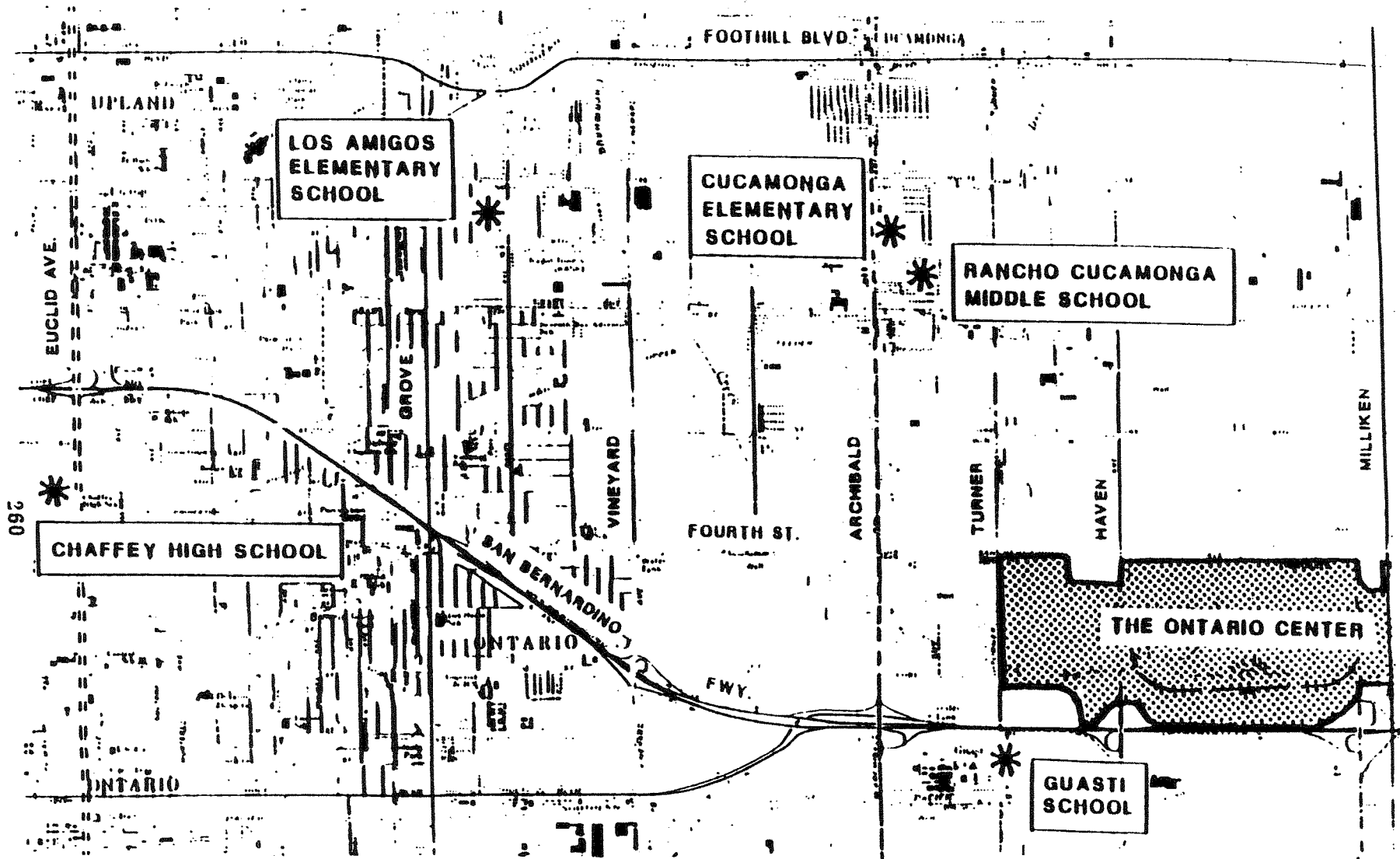
As a part of individual site plans and building plans within the Center, a number of security measures will be implemented. These include such items as deadbolt locks, burglar alarms and exterior lighting. Each site plan will be reviewed by the Ontario Police Department, and onsite security measures will be determined.

6.4 Schools

6.4.1 Existing Conditions

The Ontario Center is served by two school districts: Chaffey Joint Union High School District, which provides high school educational facilities (grades 9-12), and the Cucamonga School District, which operates schools for grades K-8.

Presently, the nearest high school is Chaffey High School in Ontario, which will serve the Center. Elementary and junior high schools are as follows: Guasti School (preschool and kindergarten), Cucamonga Elementary School (1-6), Rancho Cucamonga Middle School (7-8). The location of existing school facilities is shown on Exhibit 6-1 (p. 260). Both districts are at or exceeding capacity.



EXISTING SCHOOL FACILITIES
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 6-1



6.4.2 Project Impacts

6.4.2.1 Project Overview

It is expected that the following numbers of school-aged children will be generated as a result of this project:

K-8: .13 student/d.u. x 1,530 d.u. = 199 students⁽¹⁾

9-12: .07 student/d.u. x 1,530 d.u. = 107 students⁽¹⁾

The student generation rates used here reflect the planned construction of medium and medium high density apartment and condominium developments, which have a history of generating fewer school-age children than comparable single-family detached housing types. Student generation rates used here may be lower than traditionally experienced by the respective school districts, however, it is felt they accurately portray expected school conditions.

6.4.2.2 Project Phasing

Recognizing that ultimate construction of The Ontario Center will occur over a multi-year time frame, the following represents an estimate of school-age children generated by project phase.

1980-1990

K-8: .13 student/d.u. x 702 d.u. = 91 students

9-12: .07 student/d.u. x 702 d.u. = 49 students

1990-2000

K-8: .13 student/d.u. x 828 d.u. = 108 students

9-12: .07 student/d.u. x 828 d.u. = 58 students

(1) Per April 1986 Survey prepared by Market Profiles for Chevron Land and Development Company.

6.4.3 School Implementation Program

According to Chaffey Union High School District officials in 1981, adequate capacity was to exist within District facilities to accommodate students generated as a result of The Ontario Center. This was predicted upon funding and construction of an additional high school within the District in the 1984-85 time period. The new high school has not been constructed to date. The district is requiring fees in some areas but no fees have been required at residential developments within the Ontario Center.

The Rancho Cucamonga School District has determined an elementary school is needed in the residential area of The Ontario Center. Chevron Land and Development Company has set aside seven acres (actual site to be determined) for a school site. In addition, three acres of the six acre public park, contiguous with the school, will be placed in joint use. During school hours a total of 10 acres will be available for school use.

As indicated herein all land use categories with the exception of garden industrial allow the construction of educational facilities as a permitted use. This would include both public and private schools and related facilities. As a general guideline, the following parameters should be used in selecting school sites:

- 6.4.3.1 Elementary schools - 8-10 acres in size, should be located in a residential area and accessible by foot from nearby dwellings, crossing only minor streets.
- 6.4.3.2 Junior high schools - 8-20 acres in size, located in a residential area away from major streets. Pedestrian walkways to and from adjacent areas should be provided.
- 6.4.3.3 High schools - 35-40 acres in size, centrally located within its service area.

Wherever possible, school facilities should be constructed in conjunction with local parks to maximize the use of valuable land resources. The details on location, size and other parameters of school facilities will be addressed through the Planning Area Plan process.

One opportunity for funding additional school facilities is the LeRoy F. Greene State School Building Lease - Purchase Law of 1976. This law created the State School Building Lease - Purchase Fund to finance new school facilities and to rehabilitate existing facilities. The land use and student enrollment projections provided in this Specific Plan may be used by local school districts in their respective applications for funding under this law.

6.5 Waste Disposal

6.5.1 Existing Conditions

Solid waste disposal service is provided by the City of Ontario, which includes residential, commercial and industrial waste collection and disposal. At the present time, ultimate disposal of solid waste is at the Milliken sanitary landfill in South Ontario, which is operated by the County of San Bernardino.

6.5.2 Project Impacts

6.5.2.1 Total Project

It is expected that The Ontario Center may generate up to 6,330 ~~5,025~~ cubic yards of solid waste per week, at ultimate development.* This number represents uncompacted solid waste.

6.5.2.2 Project Phasing

Generation of solid waste in the Center is anticipated to be phased in the following manner:

1980-1990:	3,634 cu yds/week
1990-2000:	2,654 1,391 cu yds/week
2000-2005:	42 cu yds/week
TOTAL	6,330 5,025 cu yds/week

6.5.3 Solid Waste Implementation Program

In order to insure the collection and disposal of solid waste in The Ontario Center in an efficient and environmentally sound manner, the following program will be undertaken:

*This is based on an average solid waste generation rate of 1 cubic yard of solid waste per 1,500 square feet of gross floor area of building, on a weekly basis. Residential use generation rates are equivalent to 1.5 cubic yards, weekly, per dwelling. Information provided by Mr. Taylor Knowles, City of Ontario Public Services Agency.

6.5.3.1 Trash bins (dumpsters) will be provided for office, commercial, industrial, residential and other land uses. The number and location of the dumpsters will vary according to the needs of individual buildings within The Ontario Center. Dumpsters will be enclosed by structures to ensure aesthetic compatibility with adjacent buildings and landscaping treatment. Dumpsters and trash enclosures shall be constructed to City specifications and shall be so located to assure maximum accessibility by City vehicles.

One (1) additional commercial trash vehicle is required to serve The Ontario Center at ultimate development. The Ontario Public Services Agency estimates one commercial vehicle is needed as a reserve backup for this and other projects in the area. One vehicle costs approximately \$85,000 in 1981 dollars. Operations for a trash vehicle entail a two-man crew at a yearly cost of approximately \$44,500 (1981 dollars) and truck maintenance at a yearly cost of \$8,000 in 1981 dollars, according to Mr. Taylor Knowles of the City of Ontario.

6.5.3.2 Trash compactors will be installed in conjunction with those buildings generally recognized to be high solid waste generators. Typical uses may be: restaurants (sit down and fast food), hospitals, hotels, convention centers, large office complexes, theatre and entertainment complexes, and industries generating large quantities of paper and styrofoam waste. Compactors will be selected based on the expected waste generation per individual building. Generally, trash compactors can be anticipated to compact at a 3:1 ratio. If exterior compactors are used, locations will be determined as part of the site plans for individual buildings, based upon accessibility, convenience and architectural integrity with the main building.

6.5.3.3 A recycling program will be undertaken within The Ontario Center to encourage the economic re-use of such items as paper, glass, metal and other salvageable material. It is anticipated that

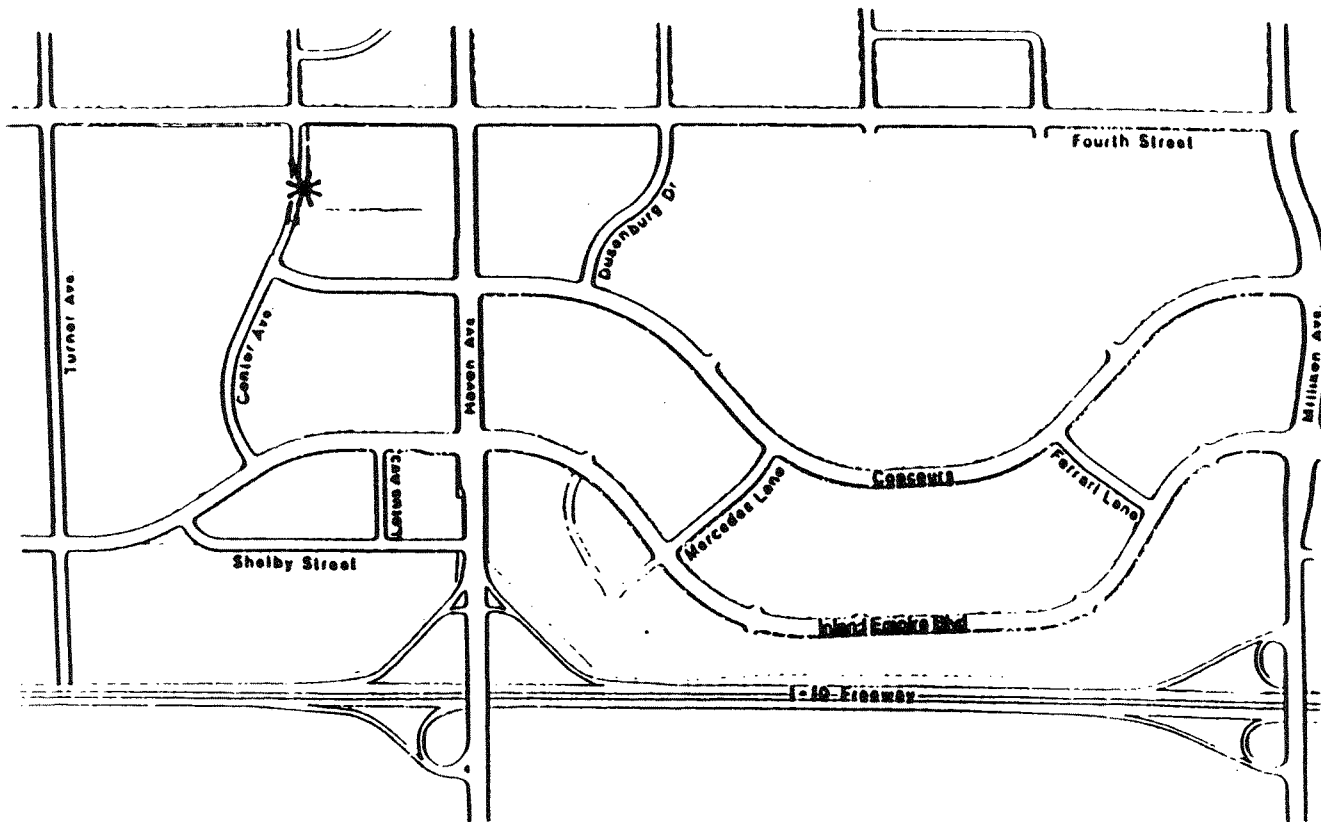
the program will consist of one or more collection stations for the material to be transported ultimately offsite for processing. Exhibit 6-2 (p. 267) delineates potential sites for recycling facilities. These recycling facilities will not be located on any City-owned properties within the Center. The program will also include an information campaign to ensure that residents and businesses within the Center are aware of the recycling program. The recycling program will commence depending upon the rate of construction and type of uses within the Center.

It should also be noted that the existing Milliken Landfill facility is expected to be at capacity by 1995, which will result in longer hauling distances and associated higher cost for waste disposal.

6.6 Street Sweeping

Street sweeping services undertaken by the City of Ontario within The Ontario Center will increase personnel requirements by two man-years at ultimate construction of the Center. This accounts for both sweeping operations and debris removal from the sweeper. Increased services necessitate the acquisition of two additional motorized street sweepers.

Street sweeping operations also require the placement of two debris dumping stations within the Center, one each in the east and west portions of the Center. (See Exhibit 6-2, p. 267)



POTENTIAL RECYCLING FACILITY AND DEBRIS DUMPING STATION SITE

THE ONTARIO CENTER

Chevron Land and Development Company
ONTARIO, CALIFORNIA

