

Section 4.11: Public Services and Recreation

Public facilities and services are functions which serve residents on a community-wide basis. These functions include fire protection, law enforcement and police protection, educational services and schools, public parks and recreational facilities, and libraries. Future residential development allowed under the proposed overlay in the *Guasti Plaza Specific Plan Amendment* would require public services and/or use of public facilities. Figure 4.11-1, *Public Facilities*, shows the general location of police stations, fire stations, libraries, and schools serving the project area and within the City.

As part of the environmental review process, service providers were contacted to determine whether the proposed Amendment would have a significant adverse impact on existing public facilities and services. Appendix I includes copies of response letters received as a result of these inquiries.

4.11.1 Police Protection and Law Enforcement Services

Environmental Setting

The Ontario Police Department provides police protection and law enforcement services in the City with its main station located at 2500 Archibald Avenue, south of the Pomona (SR-60) Freeway. The Department has a full-time staff of 231 sworn law enforcement personnel and 116 non-sworn civilian support personnel. This translates to a police-to-population ratio of 1.34 officers per 1,000 residents, and a civilian personnel ratio of 0.68 employee per 1,000 residents.

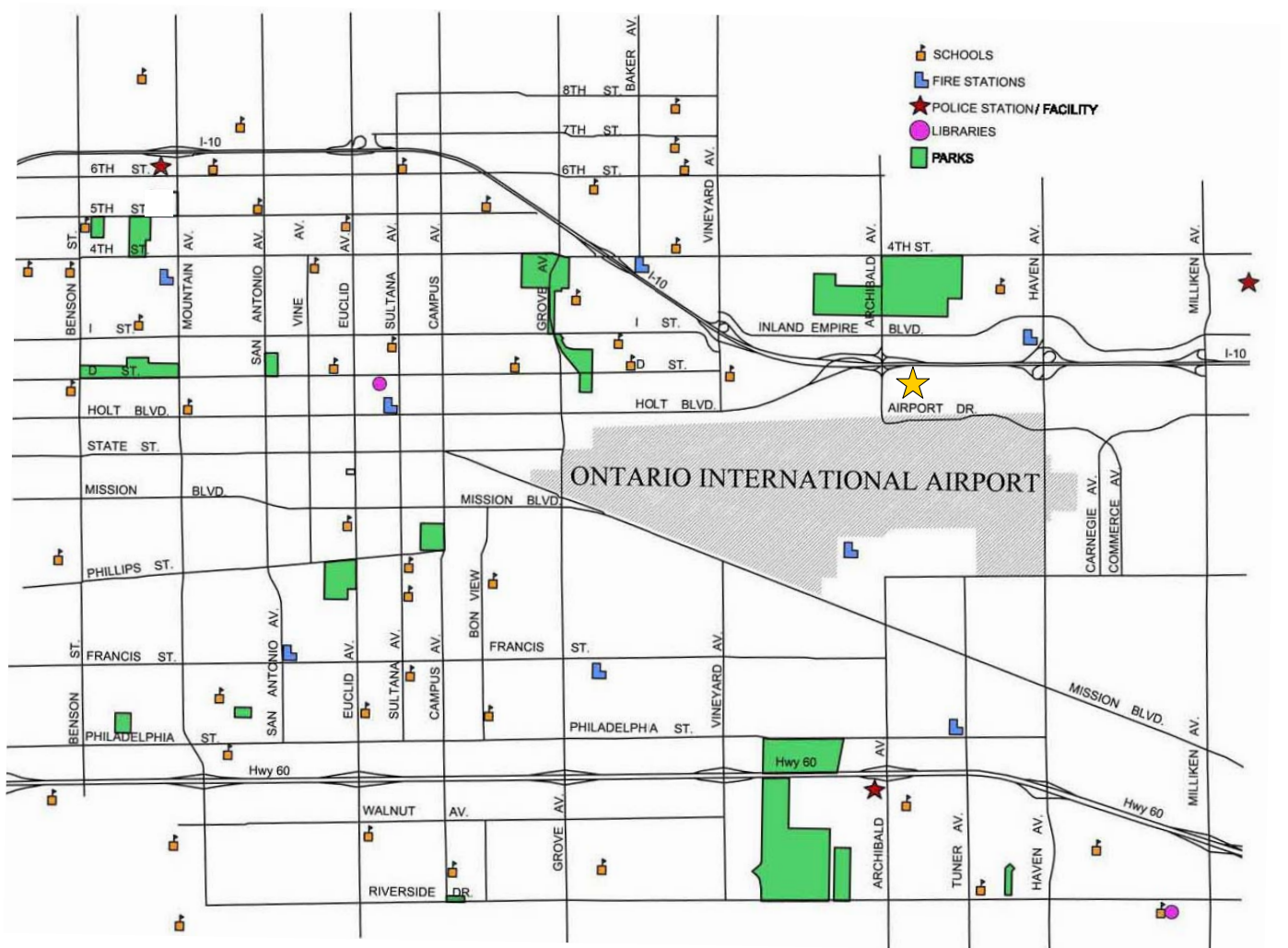
Response time varies depending upon the nature of the call, as prioritized based upon the urgency of the incident. The average emergency call response time for the officer assigned to the project site is less than 5 minutes. Other response times vary depending on the level of priority in conjunction with the availability of an officer.

The Ontario Police Department has a mutual aid agreement with all adjacent cities as a primary resource and the County of San Bernardino Sheriff's Department as a secondary resource. The mutual aid agreements allow for combined or supplemental police services, if and when necessary. Such that, if the Ontario Police Department cannot manage, or does not have the resources alone to contain a situation, available police officers from nearby agencies would provide services under the mutual aid agreement. In addition, police services for the Ontario International Airport are provided by the Los Angeles World Airport.

Table 4.11-1, *Crime Incidence*, provides crime statistics for the City.

**TABLE 4.11-1
CRIME INCIDENCE**

Category	2003	2004	2005	2006	2007
Homicide	11	7	12	13	15
Rape	47	88	56	74	46
Robbery	323	352	294	418	351
Assault	523	543	504	506	442
Burglary	1,019	980	991	967	970
Larceny	4,331	4,053	3,714	3,592	3,551
Grand Theft Auto	2,122	2,058	2,039	1,778	1,329
Arson	123	69	84	56	52
Total	8,499	8,150	7,694	7,404	6,756
Source: California Department of Justice, Criminal Justice Statistics Center (for years 2003 – 2006) and U.S. Department of Justice, Criminal Justice Information Services Division (for year 2007)					



★ Guasti Plaza Specific Plan Area



**Figure 4.11-1
Public Facilities**

**Guasti Plaza Specific Plan Amendment
Supplemental EIR**

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Chainlink fencing surrounds the areas owned by Oliver McMillan and an on-site security guard is present at all times. In 2008, there were 26 calls for service to the Guasti Plaza, which included calls due to alarms, traffic violations, trespassing, vandalism, suspicious subjects and other concerns. The Police Department responded to all calls but only 5 cases were reported, which involved vehicle tampering, vandalism, theft, suicide, and parole violation.

Threshold of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant adverse impact on public services, if its implementation results in any of the following:

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

Environmental Impacts

Future residential development would generate a demand for police protection and law enforcement services from the Ontario Police Department.

Police Facilities (Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)

Future residential uses under the proposed Amendment would create a demand for police protection services that does not currently occur with the site's largely vacant condition. The Police Department indicated that any increase in population density will likely increase the number of calls for service in the area. Actual crime occurrence cannot be predicted and would depend on the presence of criminal elements and the development's attraction for persons to commit a crime. However, the Police Department has indicated that the same calls for service as occurring now (burglar alarms, trespassing, theft, vandalism, and traffic violations) are expected with future residential development, added with domestic violence and residential burglary incidents. Future commercial uses would also increase calls for service due to the increase in the number of persons on the site. The density and activity of the population will determine the actual increase in the need for officers and professional staff (non-sworn). The demand for police services would require resources and facilities from the Ontario Police Department. However, the Ontario Police Department has indicated that no reduction in the current level of service is expected.

The Police Department stated that office space may be needed on-site to coordinate police involvement. This office space would be used to coordinate police involvement in the project area and could be associated with the security office housing the security operations for the entire complex. This need should be addressed in the master security plan that will be submitted for the overall project.

Altered Facilities and Services (Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts,

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in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as police protection?)

The demand for police services that could be generated by future residential development would lead to the diversion of police officers from other areas of the City and an incremental increase in response times in the City. However, an accurate estimate of the potential increase in response times cannot be made since there are too many variables to consider. Rather, the Police Department will respond to calls for service as they occur and will be seeking to maintain the five-minute response time for all emergency calls. The Ontario Police Department has indicated that no reduction in the current level of service is expected with the proposal.

In accordance with Title 4, Chapter 11 (Security Standards for Buildings) of the Ontario Municipal Code, the Ontario Police Department requires new developments to implement various standards for the security of buildings; to deter crime; and to reduce the demand for police protection services. These standards address doors, roof openings, street addresses, lighting of parking areas, security fencing, helipads, radio systems, construction site, and security alarm systems. Future residential development will be required to submit a master security plan that shows compliance with these standards during the plan check process, for review and approval by the Police Department. Implementation of the security plan would reduce crime incidence at the site and demands on the Ontario Police Department.

Increases in traffic volumes on local streets would also increase the potential for vehicle accidents and demand for police services. Congestion and conflicts with pedestrian traffic could lead to accidents that the Ontario Police Department would have to respond to. The roadway improvements that would be implemented as part of future residential uses would facilitate traffic flow. Any increase in congestion and accidents is expected to be minor with the provision of traffic control in accordance with existing regulations, as discussed in Section 4.4, *Transportation and Circulation*.

The City also collects development impact fees to fund public services and facilities in the City, including law enforcement facilities; fire protection facilities; bridges, signals and roadways; storm drainage facilities; water distribution facilities; sewer collection facilities; solid waste collection equipment; general government facilities; library expansion facilities; public meeting facilities; aquatics center facilities; and parkland facilities and development. Future residential development would be required to pay development impact fees, which would proportionately fund the services of the Ontario Police Department. This would allow for the increase in the number of police officers and staff, as well as an increase in resources and expansion of facilities needed by the Police Department to adequately provide police protection and law enforcement services in the City. It is also anticipated that tax increment funds that would be generated by future residential development would provide annual funds for needed police services. Impacts related to altered facilities and services by the Ontario Police Department would be less than significant.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard

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conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Guasti Plaza Specific Plan

The EIR for the Guasti Plaza Specific Plan indicated future development would increase demand for police services within the Specific Plan area. Security design measures and review by the Police Department are expected to reduce demand for police services to less than significant levels.

Consistent with the EIR for the Specific Plan, future residential development under the proposed Amendment would also create a demand for police services, similar to planned office uses under the Guasti Plaza Specific Plan.

A number of mitigation measures were provided in the EIR for Guasti Plaza Specific Plan:

1. Input from the Ontario Police Department shall be solicited during the Project review process regarding measures for ensuring the safety and security of construction sites.

This mitigation remains applicable to future residential development under the proposed Specific Plan Amendment.

2. Adequate security design measures shall be required for all new development, based on Police Department recommendations during each site plan review process.

This mitigation remains applicable to future residential development under the proposed Specific Plan Amendment.

Guasti Redevelopment Plan EIR

The EIR for the Guasti Redevelopment Plan indicated that an increase in crimes and the demand for police services is expected with new development and redevelopment. Implementation of security design measures would reduce impacts to less than significant levels.

Consistent with the EIR for the Redevelopment Plan, future residential development under the proposed Amendment would also create a demand for police services, similar to planned office uses on the site.

A number of mitigation measures were provided in the EIR for Guasti Redevelopment Plan, which were similar to the mitigation measures in the EIR for the Guasti Plaza Specific Plan:

1. Police Protection Impact 3.9B-1

To assist with the provision of police service to the Project, the following mitigation measures will apply:

- Input from the Ontario Police Department shall be solicited during the site-specific review process regarding measures for ensuring the safety and security of construction sites.
- Adequate security design measures shall be required for all new development, based on Police Department recommendations during each site plan review process.

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This mitigation is similar to those in the Specific Plan EIR and remains applicable to future residential development under the proposed Specific Plan Amendment, as standard conditions.

Standard Conditions and Mitigation Measures

Standard Conditions

The following standard conditions are imposed of all development projects and will be required as part of future residential development on the site:

Standard Condition 4.11.1: Future residential development shall comply with the City's Building Security Ordinance No. 2482 (Title 4, Chapter 11 - Security Standards for Buildings - of the Ontario Municipal Code).

Standard Condition 4.11.2: Future residential development shall be subject to review and approval by the Ontario Police Department during each site plan review process, to identify measures for ensuring the safety and security of construction sites and the provision of adequate security design measures.

Standard Condition 4.11.3: Future residential development shall pay development impact fees, which would assist in funding public facility expansion and service improvements needed to provide adequate police protection and law enforcement services to the proposed project.

Mitigation Measures

Implementation of the standard conditions above would prevent significant adverse impacts on police protection and law enforcement services. No mitigation measures are recommended.

Unavoidable Significant Adverse Impacts

Review of building plans by the Ontario Police Department would ensure that future residential development complies with the City's Security Standards for Buildings; does not attract criminal elements; and deters crime. Payment of developer impact fees would also assist in funding the needed police services and service improvements needed to serve future development. Implementation of the standard conditions would reduce potential adverse impacts on police services to less than significant levels. No unavoidable significant adverse impacts are expected.

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4.11.2 Fire Protection Services

Environmental Setting

The Ontario Fire Department provides fire protection services to the City of Ontario. The Fire Department has 8 fire stations serving an approximately 50-square-mile area, with at least 42 personnel (16 EMT-Paramedics and 24 EMT-1 personnel) on duty at any one time. They have a total of 12 engine pumpers, 3 ladder trucks, and 1 heavy rescue squad.

In 2007, there were 15,031 calls for services, which included 770 fires, 9,037 emergency medical service requests, 145 hazardous material cases, 23 bomb-related cases and 3,779 other calls. The average response time was 10 minutes or less for 90% of the calls.

Based on current demand of services, the existing levels of fire protection services are adequate. However, the Fire Department indicated that new stations, equipment, and manpower will be continually evaluated, with increased call volume necessitating increase in service levels.

The Ontario Fire Department has automatic aid agreements with the Chino Valley Fire Protection District, Montclair Fire Department, Upland Fire Department, Rancho Cucamonga Fire Department, San Bernardino County Fire Department, and the Ontario Airport Fire Department. The Department also has a mutual aid agreement with the Operational Area and the State of California.

The nearest fire station to the site is Fire Station 138, located at 3429 Shelby Street, approximately 0.5 mile to the northeast. This fire station is staffed by 8 firefighters (2 EMT-paramedics and 6 EMT-1 personnel) and equipped with 1 engine pumper, 1 ladder truck, 1 heavy rescue squad and 1 utility truck.

Threshold of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant adverse impact on public services, if its implementation results in any of the following:

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

Environmental Impacts

Future residential development would generate a demand for fire protection services from the Ontario Fire Department.

Fire Facilities *(Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)*

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The increase in the on-site population and the introduction of new structures to the site would be accompanied by an increase in demand for fire protection services due to activities that may involve fire, fire-causing and flammable materials, and human accidents. Reuse of existing structures could pose fire hazards but rehabilitation to current codes would reduce fire hazards posed by the older electrical systems in these structures.

Future residential development would need to comply with fire safety standards and requirements, as defined in the California Fire Code and California Building Code. Rehabilitation of existing structures would comply with current fire code requirements or the State Historic Building Code. Compliance with pertinent building standards related to fire safety, emergency access and fire prevention would reduce the demand for fire protection services from future development on the project site. These standards include the provision of fire sprinklers, area separation (fire walls), smoke detectors, fire extinguishers, fire exits, fire truck access and turning radii, fire hydrants with adequate fire flows, and other safety measures. Plan check by the Ontario Fire Department would ensure that appropriate fire safety and fire prevention measures are implemented to minimize the potential incidence of fire and demands for fire protection services prior to the issuance of permits. Thus, no significant fire hazards are expected to be created on the site, which may require extensive fire protection services or a new fire station at the site.

The City also charges development impact fees, which help fund fire services and facilities in the City. Payment of development impacts fees would support fire protection services from the City. It is also anticipated that tax increment funds that would be generated by future residential development would provide annual funds for needed fire protection services.

Fire incidents at the site would require emergency access and fire flows to reduce property damage and personal injuries. The water system that would serve the site is still to be constructed. Thus, existing fire flows are not expected to be adequate to serve future residential development, until such time that the water system is upgraded. This is considered a significant adverse impact.

Impact 4.11.1: Future residential development would require fire flows that are not currently available in the existing system.

Upgrade of the fire main system serving the site would be needed, to ensure that adequate fire flows are provided to serve future residential development. This shall be implemented prior to occupancy of the residential units and shall be made in accordance with City regulations, as approved by the Ontario Fire Department.

Altered Facilities and Services *(Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as fire protection?)*

Future residential development would create a direct demand for fire protection services from the Ontario Fire Department and adjacent fire agencies. The demand for fire protection services would lead to the diversion of firefighters and fire-fighting equipment from other areas of the City and an incremental increase in response times. At present, the average response time for fire protection services is considered adequate and the Ontario Fire Department indicated that they continually evaluate service levels to maintain minimum acceptable

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standards. The Department also indicated that residential uses generate more demand for fire protection services than commercial uses. Thus, an increase in call volume is expected and may exceed acceptable levels at the site but this is consistent with buildout of this service area. Increase in call volume could result in longer response times to other areas of the City, resulting in the creation of public safety hazards due to greater personal injury and property damage during fire incidents.

Future residential development would contribute to the overall public service call volume and demand for fire protection services. However, other factors are not known at this time for the Fire Department to provide a more realistic projection of impact. The Ontario Fire Department will adjust service delivery capabilities as call volume exceeds acceptable levels in the area and in the City. Compliance with pertinent fire safety regulations by future residential development would reduce demand for fire protection services and payment of development impact fees would assist in service improvements by the Ontario Fire Department.

With automatic aid between the fire departments near the City, including the Airport Fire Department, response to the site by other fire agencies is not expected to result in adverse impacts, since the Ontario Fire Department responds to fire emergencies in the adjoining jurisdictions and the airport, as well. Impacts on fire protection facilities and services are expected to be less than significant.

With future residential development, demand for emergency medical services (EMS) or paramedic services, as provided by the Ontario Fire Department, would also increase.

The California Department of Industrial Relations (DIR) estimates a potential for 90 non-fatal workplace injuries per 10,000 employees in professional and businesses services or an average of 132.5 non-fatal workplace injuries per 10,000 employees in the private sector annually in 2005. Based upon this data, the planned office uses would have the potential to generate 12 to 17 lost time injuries requiring medical treatment, based on a predicted workforce of 1,287 persons. These would have lead to as many as 17 service calls for emergency medical services and transport by the Ontario Fire Department per year.

Demand from future residential uses is more difficult to estimate, as it is based on the health and activities of future residents of the site. However, a greater demand for emergency medical services and transport from the Ontario Fire Department could be expected with residential uses due to the longer hours people spend at home than at work. More specific factors are not known at this time to provide more specific estimates of EMS calls.

Payment of development impact fees helps fund fire services and facilities in the City, which includes EMS. Tax increment funds that would be generated by future residential development would provide annual funds for needed fire protection and EMS services. In addition, the City annually reviews fire service levels as part of the budget process. Thus, it is expected that available service levels would be considered adequate to serve both fire protection and EMS demands in the City. Impacts would be less than significant.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion

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summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Guasti Plaza Specific Plan

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would increase demand for fire protection services, while hazards associated with older buildings that are rehabilitated would decrease. Compliance with fire safety standards and regulations would prevent the creation of fire hazards from new development. Mitigation also called for review of access drives by the City Fire Department and upgrade of the fire main system to meet required fireflows. Impacts would be less than significant after mitigation.

Consistent with the EIR for the Specific Plan, future residential development under the proposed Amendment would also create a demand for fire protection services. The Ontario Fire Department has indicated that residential areas generate higher call volume than office uses.

A number of mitigation measures were provided in the EIR for Guasti Plaza Specific Plan:

1. Prior to Planning Area Plan (PAP) and Project Site plan approvals, the developer shall demonstrate that the interior access drives will be provided to the satisfaction of the City Fire Department.

This mitigation remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

2. Prior to the submission of any building permit application, the developer shall demonstrate to the satisfaction of the City Fire Department, compliance Uniform Building and Fire Codes, Title 19, NFPA and City ordinance standards, including the City ordinance that establishes special standards for high-rise buildings.

This mitigation remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition. However, the City no longer has special standards for high-rise buildings and this reference would be removed.

3. Prior to approval of any PAP, the developer shall demonstrate to the satisfaction of the City Fire Department up-grade of the fire main system.

This mitigation remains applicable to future residential development under the proposed Specific Plan Amendment, as it relates to the provision of adequate fire flows.

Guasti Redevelopment Plan EIR

The EIR for the Guasti Redevelopment Plan indicated that development would increase the demand for fire protection and rehabilitation would reduce demand. Compliance with the City's fire protection standards and requirements, Building and Fire Code requirements, and construction of Fire Station 8 would reduce impacts to less than significant levels. Mitigation is provided for review of access drives, compliance with building codes and standards, and upgrade of the fire main system.

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Consistent with the EIR for the Redevelopment Plan, future residential development under the proposed Amendment would also create a demand for fire protection services.

A number of mitigation measures were provided in the EIR for Guasti Redevelopment Plan, which included some of the mitigation measures in the EIR for the Guasti Plaza Specific Plan:

1. Emergency Access

Although impacts will be less than significant to facilities the provision of fire protection services to the Project Area, the following coordinating measures are recommended:

- Prior to Planning Area Plan (PAP) and Project Site plan approvals, the developer shall demonstrate that the interior access drives will be provided to the satisfaction of the City Fire Department.
- Prior to the submission of any building permit application, the developer shall demonstrate to the satisfaction of the City Fire Department, compliance Uniform Building and Fire Codes, Title 19, NFPA and City ordinance standards, including the City ordinance that establishes special standards for high-rise buildings.
- Prior to approval of any PAP, the developer shall demonstrate to the satisfaction of the City Fire Department up-grade of the fire main system.

This mitigation is similar to those in the Specific Plan EIR and remains applicable to future residential development under the proposed Specific Plan Amendment. However, the City no longer has special standards for high-rise buildings and this reference would be removed.

Standard Conditions and Mitigation Measures

Standard Conditions

The following standard conditions are imposed of all development projects and will be required as part of future residential development on the site:

Standard Condition 4.11.4: Future residential development shall be subject to building and site plan review by the Ontario Fire Department, for compliance with fire safety, emergency access and fire flow standards and to identify additional development features which could reduce demand for fire services; prevent the creation of fire hazards; and facilitate emergency response to the project site.

Standard Condition 4.11.5: Prior to the revised Planning Area Plan (PAP) and Project Site Plan approvals, the developer shall demonstrate that the interior access drives will be provided to the satisfaction of the City Fire Department.

Standard Condition 4.11.6: Future residential development shall comply with the 2007 California Building Code, California Fire Code, Title 19, NFPA and City ordinance standards, including pertinent City ordinances.

Standard Condition 4.11.7: Future residential development shall pay development impact fees, which would assist in funding the needed public facility expansion and service improvements needed to provide adequate fire protection services to future development.

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Mitigation Measures

Consistent with the mitigation measure in the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan, the following mitigation measure shall be implemented as part of future residential development:

Mitigation Measure 4.11.1: Prior to occupancy of the residential units, the developer shall demonstrate to the satisfaction of the City Fire Department that the water system serving the site has been upgraded to provide adequate fire flows.

Unavoidable Significant Adverse Impacts

Review of building plans by the Ontario Fire Department would ensure that future residential development does not create a fire hazard. Payment of developer impact fees would also assist in funding the fire protection services, emergency medical services (EMS), and any service improvements needed to serve the fire protection and EMS needs of the site and the City. Upgrade of the water system to provide adequate fire flows would facilitate fire control at the site. Implementation of the standard conditions and mitigation measure would reduce potential adverse impacts on fire protection services to insignificant levels. No unavoidable significant adverse impacts are expected.

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4.11.3 Educational Facilities and Services

Environmental Setting

The project site is within the service boundaries of the Cucamonga School District (grades K-8) and the Chaffey Joint Union High School District (grades 9 to 12). The Cucamonga School District (CSD) serves the City of Rancho Cucamonga and the northeastern section of the City of Ontario through 3 elementary schools and 1 middle school. The project site is located within the service boundaries of Cucamonga Middle School (grades 6-8) located at 10022 Feron Boulevard in Rancho Cucamonga and the Ontario Center School (grades K-5), located at 635 North Center Avenue (approximately 0.5 mile northeast of the site in Ontario).

The Chaffey Joint Union High School District (CJUHSD) has 10 high schools, an adult school, and an alternative learning center. The site is within the service boundaries of Colony High School, located at 3850 Riverside Avenue, south of the SR-60 Freeway. Table 4.11-2, *School Enrollment*, shows enrollment at schools serving the site.

TABLE 4.11-2
SCHOOL ENROLLMENT

School/Location	Present Enrollment	Comments
Ontario Center School Grades K-5	719	No deficiencies
Cucamonga Middle School Grades 6-8	825	No deficiencies
Colony High School Grades 9-12	2,313	Not overcrowded (2,500 capacity)
Source: CJUHSD and CSD, 2009		

College education in the area is provided by the Chaffey Community College District, which is part of the California Community College System. This community college provides college education in the area through Chaffey College, which had a Spring 2008 enrollment of approximately 19,500 students.

The San Bernardino Community College District may also serve residents of the site. During the 2007-2008 school year, the District's San Bernardino Valley College had approximately 7,985 full-time equivalent students (FTES) and its Crafton Hills College had 3,500 FTES. Other colleges in the area include California State Polytechnic University in Pomona, California State University – San Bernardino (CSUSB), Claremont Colleges, University of Redlands, University of California – Riverside, University of La Verne, and California Baptist College.

Threshold of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant adverse impact on public services, if its implementation results in any of the following:

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

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Environmental Impacts

Future residential development would lead to the occupancy of the project site by as many as 500 households, which could include school-age children requiring school services from the CSD and CJUHSD.

School Facilities *(Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)*

There are no households on the site; thus, there is no direct demand for school services. The proposed Amendment would allow future residential development consisting of 500 housing units, which would introduce households to the site and generate a direct demand for school services. Table 4.11-3, *Student Generation*, estimates that 167 students are anticipated to reside at the site who would require school services from CSD and CJUHSD.

**TABLE 4.11-3
STUDENT GENERATION**

Land Use	Grade Level	Generation Rate*	Projected Student Population
500 attached units	K-5	0.1344 student/unit	68 students
	7-8	0.0653 student/unit	33 students
	9-12	0.1314 student/unit	66 students
	Total	0.3311 student/unit	167 students

*Source: CSD and CJUHSD, 2009

The CSD has indicated that there is capacity to serve the elementary and middle school students from future residential development on the site and they have no concerns regarding future residential development on the site.

There is capacity at Colony High School to serve the 66 high school students that would be generated from residential development on the site. However, the CJUHSD has indicated that buildout of the New Model Colony and all other areas within the District's service area are anticipated to require 1.48 new high schools.

While no schools are proposed on-site, payment of school impact fees by future residential development is expected to help reduce impacts on school services provided by the CSD and CJUHSD. As provided under the California Education Code Section 17620 and Government Code Section 65970, the payment of statutory school fees is presumed to fully mitigate a project's impacts on schools. Government Code Section 65995(h) states that payment of fees is "full and complete mitigation of the impacts". The Education Code and Government Code do not require the dedication of land or payment of fees in excess of statutorily established school fees. Thus, impacts on school services from future residential development are expected to be less than significant with payment of school impact fees.

Altered Facilities and Services *(Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as schools?)*

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The proposed Amendment would allow residential uses on the site. Future housing units and the introduction of households would generate a direct demand for school services. School impact fees from residential uses are greater than fees from non-residential (office) uses due to the direct generation of students from residential development. Thus, payment of school impact fees is expected to help reduce of impacts of future residential development under the proposed Specific Plan Amendment.

Future residential development would also add students that may attend Chaffey College and other community colleges in the area. When compared to the service area of the Chaffey Community College District, future residential development on the project site would have minimal impacts on the services and facilities of the College District. Students from the site can be served by existing facilities and services of the District, without the need for new services or facilities. Impacts would be less than significant.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Guasti Plaza Specific Plan

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would indirectly generate approximately 2,178 students, who would require school services. Payment of school impact fees would reduce impacts but not to insignificant levels. Mitigation called for coordination with the school districts for payment of school impact fees or in-lieu mitigation acceptable to the school district. Short-term impacts are expected, even with mitigation.

Future residential development would generate students and a direct demand for school services. While direct student generation (using current student generation factors) from residential uses is less than the estimated indirect student generation from planned office uses, payment of school impact fees is expected to mitigate impacts to less than significant levels.

A number of mitigation measures were provided in the EIR for Guasti Plaza Specific Plan:

1. Prior to the issuance of any building permit, the applicant shall provide written evidence to the City of Ontario Building Department that: (1) the statutory required school impact fees have been paid to the affected school district; or (2) some other in-lieu mitigation has been negotiated between the affected school district and the applicant and that said school district find the mitigation to be acceptable.

This mitigation remains applicable to future residential development under the proposed Specific Plan Amendment.

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Guasti Redevelopment Plan EIR

The EIR for the Guasti Redevelopment Plan indicated that the school on Turner Avenue was used for special education classes. An indirect demand from planned office and commercial uses in the Project Area would generate approximately 2,679 students. Compliance with the mitigation in the Specific Plan EIR would reduce impacts to less than significant levels.

Future residential development would generate students and a direct demand for school services. Payment of school impact fees is expected to mitigate impacts to less than significant levels.

A mitigation measure was provided in the EIR for Guasti Redevelopment Plan, which included the mitigation measure in the EIR for the Guasti Plaza Specific Plan:

1. School Facilities Impact 3.9C-1

Cucamonga and Chaffey Joint Union High School Districts currently access school impact fees aimed at providing classroom facilities. The following mitigation measures will be added to the Project to help mitigate adverse impacts resulting from additional student generation in the Project Area:

- Prior to the issuance of any building permit, the applicant shall provide written evidence to the City of Ontario Building Department that the statutory required school impact fees have been paid to the affected school district.

This mitigation is similar to the measure in the Specific Plan EIR and remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

Standard Conditions and Mitigation Measures

Standard Conditions

The following standard condition is imposed of all development projects and will be required as part of future residential development on the site:

Standard Condition 4.11.8: Future residential development shall pay school impact fees to the Cucamonga School District and Chaffey Joint Union High School District prior to the issuance of the Certificate of Occupancy.

Mitigation Measures

Implementation of the standard condition above would prevent adverse impacts on school services. No mitigation measures are recommended.

Unavoidable Significant Adverse Impacts

Payment of school impact fees would help fund the needed school construction/expansions and service improvements needed to serve the demand for school services from future residential development. Implementation of this standard condition would reduce potential adverse impacts on school services to insignificant levels. No unavoidable significant adverse impacts are expected.

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4.11.4 Library Services

Environmental Setting

The Ontario Main Library provides library services to the City at its downtown location on 215 East C Street. This library has 154,000 book volumes housed within a 54,000-square-foot facility at the Civic Center and is staffed by 32 full-time and 31 part-time librarians. Approximately 472,723 patrons visited the Ontario Main Library last year.

In addition, the Colony High School Library at 3850 Riverside Avenue provides library services to the southern section of the City. This branch library is located within a 14,000-square-foot facility at the Colony High School and is staffed by 3 full-time and 7 part-time librarians. Approximately 178,972 patrons visited the Colony High School Library last year.

The existing vacant buildings are not expected to be generating a direct demand for library services. Employees at the US Post Office are not expected to be using the City libraries mainly due to their employment at the site.

Threshold of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant adverse impact on public services, if its implementation results in any of the following:

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

Environmental Impacts

Future residential development would generate a demand for library services from the City of Ontario libraries.

Library Facilities (Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)

Future residential development would introduce 500 households and approximately 1,001 residents to the site. Demand of library services that would be generated by residents of the site would lead to increase use of existing libraries in the City. The Ontario Library has indicated there are no set standards for library services and future residential development is likely to utilize the Ontario Main Library and Colony High Branch Library. The Main Library is expected to be used by all 1,001 residents of the site and about 25 to 30% (or 251 to 351 persons) are expected to use the Colony High Branch Library. The Ontario Main Library has indicated it can serve future residential development with their existing facilities and services.

The City collects development impact fees to fund public services and facilities in the City, including law enforcement facilities; fire protection facilities; bridges, signals and roadways;

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storm drainage facilities; water distribution facilities; sewer collection facilities; solid waste collection equipment; general government facilities; library expansion facilities; public meeting facilities; aquatics center facilities; and parkland facilities and development. Future residential development would be required to pay development impact fees, which would proportionately fund the services of the Ontario Library. This would allow for the increase in the number of library staff, as well as an increase in resources and expansion of facilities needed by the Library to adequately serve the City. Thus, impacts related to library facilities are expected to be less than significant.

Altered Facilities and Services (Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as libraries?)

Future residential development would be accompanied by other residential developments in the City, leading to increases in population at the southern and eastern sections of the City. This will increase demand for library services City-wide. The Ontario Library expects an increase in the use of both the main and branch libraries, as well as the need for an additional branch library.

Payment of development impact fees would allow for the expansion of library facilities, resource and staff. It is also anticipated that tax increment funds that would be generated by future residential development would provide annual funds for the needed library services. Impacts on library facilities and services are expected to be less than significant.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Guasti Plaza Specific Plan EIR

The EIR for the Guasti Plaza Specific Plan did not identify adverse impacts on library services or other City services.

Impacts on library services are confined to residential uses, as proposed under the Guasti Plaza Specific Plan Amendment.

Guasti Redevelopment Plan EIR

The Initial Study for the Guasti Redevelopment Plan indicated that less than significant impacts on other public facilities are expected.

Impacts on library services are confined to residential uses, as proposed under the Guasti Plaza Specific Plan Amendment.

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Standard Conditions and Mitigation Measures

Standard Conditions

The following standard condition is imposed of all development projects and will be required as part of future residential development on the site:

Standard Condition 4.11.9: Future residential development shall pay development impact fees, which would assist in funding the needed public facility expansion and service improvements needed to provide adequate library services to the future residents of the site.

Mitigation Measures

Implementation of the standard condition would prevent adverse impacts on library services. No mitigation measures are recommended. Also, no mitigation measures for library services are provided in the EIR for the Guasti Plaza Specific Plan or the EIR for the Guasti Redevelopment Plan.

Unavoidable Significant Adverse Impacts

Future residential development under the proposed Amendment would generate a demand for library services. Payment of development impact fees would assist in funding the needed public facility expansion and service improvements to meet the demand for library services in the City. Implementation of the standard condition above would prevent any unavoidable significant adverse impacts on library services.

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4.11.5 Medical Facilities and Services

Environmental Setting

The closest major health care facilities to the site are the San Antonio Community Hospital at 999 San Bernardino Road in Upland (approximately 4.0 miles northwest of the site), the Kaiser Permanente Medical Offices and Ambulatory SurgiCenter at 2295 Vineyard Avenue in Ontario (approximately 5.0 miles south of the site), and the Montclair Hospital Medical Center, located at 5000 San Bernardino Street in Montclair (approximately 8.0 miles west of the site).

The San Antonio Community Hospital provides 387 beds and offers a wide range of medical and surgical services, including medical, surgical, and critical care services, cardiovascular services, maternity and pediatric services, a family care center, a neonatal intensive care unit, cancer treatment, laboratory, radiology, respiratory care, and physical rehabilitation services and emergency services.

The Kaiser Permanente Medical Offices and Ambulatory SurgiCenter currently operates an urgent care facility, foot surgery center, pharmacy and medical offices. However, construction is ongoing for the expansion of the facility to accommodate a 222-bed hospital, medical offices, administration building and a parking structure. The construction will be completed and the hospital in operation by 2011.

The Montclair Hospital Medical Center has 102 beds and provides a family practice academic facility, a family-centered birthing program, 24-hour emergency services, surgery services, intensive and cardiac care services, telemetry and medical/surgical services, diagnostic imaging services, laboratory services, cardiopulmonary services, rehabilitation services, and volunteer/auxiliary services.

Other nearby hospitals include the Pomona Valley Hospital and Medical Center at 1798 Garey Avenue in Pomona (11 miles), Chino Valley Medical Center at 5451 Walnut Avenue in Chino (10 miles), and the Kaiser Permanente (KP) of Southern California Hospital at 9310 Sierra Avenue in Fontana (10 miles).

The employees of the US Post Office and security personnel on the site may be generating a demand for medical services, although not necessarily due to unsafe or hazardous conditions at the site. The other buildings at the project site are unoccupied and are not expected to be generating a demand for medical services.

Threshold of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant adverse impact on public services, if its implementation results in any of the following:

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

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Environmental Impacts

Future residential development under the proposed Specific Plan Amendment would create a demand for medical services and facilities in the area.

Medical Facilities *(Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)*

The proposed Specific Plan Amendment and future residential development under the Amendment would not create health and safety hazards that may generate a direct demand for medical services and facilities in the area, as future development on the project site would be built in accordance with current City, County, state and federal regulations that protect public health and safety. Compliance with pertinent public health and safety regulations would prevent the intentional creation of hazards. Thus, specific demand for medical services relating to hazardous incidents is not expected to be significant.

Future on-site residents or employees would require medical services for health maintenance, medical reasons, and emergencies. Medical service demand would be dependent on the insurance coverage of individual households, individual medical needs, and the type of medical emergencies. Also, personal preference for medical services, facilities, and physicians would affect demand for medical services from residents, as well as the use of nearby or far-off medical facilities.

There are several medical facilities near the site and in the region that would provide medical and emergency services to residents of the project site, depending on the type of demand. The hospital nearest to the project site (San Antonio Community Hospital) maintains a 24-hour Emergency Department capable of managing the range of illnesses and injuries likely to occur at the site.

Thus, while medical services would be required by on-site residents, the occurrence, type, and number of medical services and emergencies are expected to be relatively minor and consistent with accident, injury and illness patterns in the general community. A proportionate demand for medical services from the project site, when compared to the service areas of nearby medical facilities, is expected to be minor and no significant adverse impacts on medical facilities are expected with the project.

Altered Facilities and Services *(Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as medical services?)*

Future residential development on the site would generate a demand for emergency medical services that would be served by local or nearby facilities. There are several medical facilities in the surrounding area that would provide emergency services to the residents, visitors and employees on the project site, depending on the type of emergency. Again, available services in the area and the region are expected to serve the emergency medical needs of the project site and the City. Demand for paramedic services are addressed in Section 4.11.2, *Fire Protection Services*, above.

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Future residential development under the proposed Amendment is relatively minor when compared to existing developments in the City and the region that are currently served by existing medical facilities in the area. Thus, the proportionate increase in demand for medical services from future residential development on the project site is also expected to be minor. No significant adverse impacts related to altered medical facilities or services are expected.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Review of the Guasti Plaza Specific Plan EIR and the Guasti Redevelopment Plan EIR shows these previous EIRs did not analyze impacts related to Medical Facilities.

Impacts on medical facilities and services from future residential development under the proposed Amendment are expected to be less than significant.

Standard Conditions and Mitigation Measures

Standard Conditions

No significant adverse impacts would occur, therefore, standard conditions are not required.

Mitigation Measures

No significant adverse impact on medical services and facilities is expected and, therefore, no mitigation measures are recommended.

Unavoidable Significant Adverse Impacts

Future residential development on the site would require medical services and facilities that would be served by existing facilities in the region. Potential impacts are considered less than significant. No unavoidable significant adverse impacts on medical services and facilities are expected with approval and implementation of the proposed Amendment.

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4.11.6 Parks and Recreation Services

Environmental Setting

The City of Ontario provides recreational services through public parks, recreational programs, and organized activities. The City has 13 parks covering approximately 126.7 acres throughout the City. The nearest parks to the site are the Cucamonga-Guasti Regional Park (located north of the site and the I-10 Freeway) and the Ontario Motor Speedway Park (located northeast of the site, across the I-10 Freeway).

The Ontario Motor Speedway Park occupies approximately 6 acres on Center Avenue. This City park features an open multi-use turf area, 2 softball fields, restrooms, picnic areas and a tot lot. The Cucamonga-Guasti Regional Park is a regional park operated by San Bernardino County. It has a swim lagoon, 2 lakes for fishing, pedal boat/aqua cycle rentals, a snack bar, a playground, volleyball courts, horseshoe pits, picnic areas, and restrooms.

The Parks and Recreation Element of TOP sets a park standard of 5 acres of Parkland (public and private) per 1,000 population, with 2 acres consisting of developed private park space. The public parks shall be within 1/4 mile of every residence. New multi-family residential developments of five or more units must provide recreational facilities or open space, in addition to paying adopted impact fees.

There are no bikeways on or near the site and none are planned in the area, as shown in the City's Multi-purpose Trails and Bikeway Corridor Plan in TOP.

The Ontario Development Code was recently amended to add Open Space Requirements for multiple-family residential developments and mixed use projects containing residential dwellings. Section 9-1.1425 requires 100 to 150 square feet of private open space and 250 square feet of common open space. Common open space would need to include a mix of major and minor recreation facilities. Specifically, developments with more than 301 dwelling units are required to provide 1 major recreation facility per 100 units (such as recreation buildings, swimming pools, tennis courts, basketball courts, child care facilities and other such amenities) and 1 minor recreation facility per 50 dwelling units (such as children's play areas, spas or saunas, picnic and barbecue areas, volleyball courts and other such amenities).

There are no parks or recreation facilities on the site or within the Specific Plan area.

Threshold of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant adverse impact on recreation, if its implementation would result in any of the following:

- ◆ Would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- ◆ Includes recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- ◆ Results in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or

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- ◆ Creates a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as recreational services.

Environmental Impacts

Future residential development would generate a demand for parks and recreational facilities.

Park Use (*Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*)

The introduction of residents to the site would be accompanied by a demand for recreational facilities and services. It is expected that residents of the site would utilize the Cucamonga-Guasti Regional Park, Ontario Motor Speedway Park and other nearby parks in the City and the surrounding area.

No direct demand for parks and recreational facilities was anticipated with planned office uses. Thus, an increase in future demand would occur with future residential uses under the proposed Amendment.

The City's park standard is 5 acres of parkland per 1,000 residents. Section 9-2.1500 of the City's Development Code requires 3 acres per 1,000 residents. The City does not require the dedication of parklands with new residential development. Instead, payment of the park development impact fee would allow the City to develop community parks, neighborhood parks, special use parks, and mini parks to serve the site and the surrounding area.

Future residential development would have to dedicate parkland, pay impacts fees for parkland provision, or provide a combination of both in accordance with Section 9.2.1500 of the City's Development Code. Common recreational areas and facilities will be provided on-site, in accordance with the City's Open Space Requirements for multiple-family residential developments and mixed use projects. The City has indicated that it does not foresee any long-term impacts on parks and recreational facilities with the proposed Amendment and future residential development on the site. Impacts are expected to be less s than significant.

New Recreational Facilities (*Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*)

The Specific Plan Amendment would allow residential uses on the site, including the provision of on-site recreational facilities and amenities. Future residential development would have to provide each dwelling unit with a minimum of 150 square feet of private open space, as required by the City's Development Code. In addition, common open space and recreational facilities are expected to be provided on-site, in accordance with Section 9-1.1425 of the Ontario Development Code. This would include at least 5 major recreational facilities and 10 minor recreational facilities, such as recreation buildings, swimming pools, tennis courts, basketball courts, child care facilities, children's play areas, spas, saunas, picnic and barbecue areas, volleyball courts, or other such amenities. The reuse of the existing historic structures and 2 other structures to be relocated along Pepper Tree Lane would also be part of an historic

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interpretive program that would include a museum and cultural and recreational amenities within Guasti Plaza. These facilities would meet some of the demand for recreation from on-site residents. Impacts would be less than significant.

Park Facilities (Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)

The proposed Amendment would allow housing development on the site, which would introduce households that generate a demand for parks and recreational services.

As indicated earlier, the City does not require the dedication of parklands with new residential development. However, the payment of the park development impact fee is required to fund the development of community, neighborhood, special use, and mini parks in the project area. Also, private and public open space areas and recreational facilities would be provided as part of future residential development, as required under the City's Development Code and the amended Specific Plan. Thus, demand for parks and recreation would be met and impacts are expected to be less than significant.

Altered Facilities and Services (Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services or other public facilities?)

The demand for parks and recreational facilities from future residential development on the site would be met by on-site recreational facilities and off-site City parks that would be developed through parkland impact fees paid for by development. As indicated earlier, the City has indicated that it does not foresee any long-term impacts on parks and recreational facilities with the proposed Amendment and future residential development. Impacts are expected to be less than significant.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Guasti Plaza Specific Plan

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would not generate a demand for parks and recreation services, since no residential uses are proposed. No mitigation measures for recreation were provided in the EIR.

Impacts on parks and recreation are confined to residential uses, as proposed under the Guasti Plaza Specific Plan Amendment. Potential impacts would be less than significant.

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Guasti Redevelopment Plan EIR

The EIR for the Guasti Redevelopment Plan indicated that less than significant impacts on recreation are expected.

Impacts on parks and recreation are confined to residential uses, as proposed under the Guasti Plaza Specific Plan Amendment. Potential impacts would be less than significant.

Standard Conditions and Mitigation Measures

Standard Conditions

The following standard conditions are imposed of all development projects and will be required as part of future residential development on the site:

Standard Condition 4.11.10: Future residential development would have to dedicate parkland, pay impacts fees for parkland provision, or provide a combination of both in accordance with Section 9-2.1500 of the City's Development Code. The fees will be used by the City for the acquisition of parkland and the development of neighborhood and community parks in the area.

Standard Condition 4.11.11: Parks, open space, and recreational facilities shall be provided on-site as part of the future residential development, in compliance with the standards and guidelines in the Guasti Plaza Specific Plan and Section 9-1.1425 of the City's Development Code.

Mitigation Measures

Impacts on parks and recreation would not be significant with compliance with the standard conditions and the provision of on-site parks, recreational facilities, and open space. No mitigation measures are recommended.

Unavoidable Significant Adverse Impacts

Future residential development under the proposed Amendment would create a demand for parks and recreational facilities. Private and common open space areas and recreational facilities would be provided on-site, in accordance with City regulations and the amended Guasti Plaza Specific Plan. As required, development impact fees would also be paid by future residential development for the development of parks in the project area, in order to meet the demand for parks and recreational facilities by on-site residents and avoid significant adverse impacts relating to parks and recreation. Impacts on recreational facilities will be less than significant, with compliance with the standard conditions.

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4.11.7 Other Governmental Services and Facilities

Environmental Setting

Aside from police and fire protection, libraries, and park services, the City of Ontario provides governmental services to the site and the rest of the City through local governance and the implementation of City regulations and ordinances. This is generally provided through the review and approval of land uses and activities in the City, the issuance of permits, and code enforcement actions. In addition, the City is responsible for the maintenance of public improvements, such as streets, water systems, sewer systems, storm drain systems and solid waste collection and disposal.

Threshold of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant adverse impact on public services, if its implementation results in any of the following:

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

Environmental Impacts

Future residential development on the site, as allowed under the proposed Specific Plan Amendment, would create a demand for governmental services from the City.

Government Facilities *(Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)*

Governmental and city services provided by the City of Ontario within its jurisdictional boundaries would be available to the site and future residential development. No new governmental facilities would be needed by future residential development, outside of those currently existing and serving the City. No significant adverse impacts related to governmental facilities would occur.

Altered Facilities and Services *(Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services or other public facilities?)*

Future residential development under the proposed Specific Plan Amendment would require City services during the processing of permits and inspections, but these services would be paid by fees imposed on the development project, in accordance with the City's set fee schedule. No significant adverse impacts related to governmental services would occur.

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Impacts on the City's water system, power system, sewer system, storm drainage, and solid waste disposal services are discussed in Section 4.12, *Utilities*. Upon completion of utility improvements to serve future residential development, these lines would be dedicated to the City for long-term maintenance. The City currently maintains storm drain, water and sewer lines. The new and/or upgraded lines that would be provided by future residential development are expected to require less maintenance from the City than the existing older lines. Impacts on City facilities and services are expected to be less than significant.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Review of the Guasti Plaza Specific Plan EIR and the Guasti Redevelopment Plan EIR shows these previous EIRs did not analyze impacts related to other Government Services and Facilities.

Impacts on government services and facilities and services from future residential development under the proposed Amendment are expected to be less than significant.

Standard Conditions and Mitigation Measures

Standard Conditions

The following standard condition is imposed of all development projects and will be required as part of future residential development on the site:

Standard Condition 4.11.12: Future residential development shall pay applicable fees for the processing of permits and other services needed by the project.

Mitigation Measures

Impacts on other governmental services would not be significant with compliance with the standard condition above. Thus, no mitigation measures are recommended.

Unavoidable Significant Adverse Impacts

Future residential development would require City services for permits and maintenance of public facilities that would be constructed by the project. The implementation of the standard condition above would reduce potential adverse impacts on City services to insignificant levels. No unavoidable significant adverse impacts are expected.