

5. Environmental Analysis

5.13 PUBLIC SERVICES

This section addresses the proposed project's impacts to public services including Fire Protection and Emergency Services and Police Protection. Public and private utilities and service systems, including water, wastewater, and solid waste services and systems, are addressed in Section 5.16 *Utilities and Service Systems*. The Initial Study, included as Appendix A substantiates that impacts associated with public services would be less than significant for schools, parks, and libraries. These topics are not addressed in the following analysis. Service letters from the Ontario Fire Department and Ontario Police Department are provided in Appendix K, *Public Service Correspondence*.

5.13.1 Fire Protection and Emergency Services

5.13.1.1 REGULATORY BACKGROUND

International Fire Code

The International Fire Code (IFC) regulates minimum fire safety requirements for new and existing buildings, facilities, storage, and processes. The IFC includes general and specialized technical fire and life safety regulations addressing fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, use and storage of hazardous materials, protection of emergency responders, industrial processes, and many other topics. The IFC is issued by the International Code Council, an international organization of building officials.

State

California Fire Code

The California Fire Code (CFC; California Code of Regulations, Title 24, Part 9) is based on the 2015 IFC and includes amendments from the State of California fully integrated into the code. The California Fire Code contains fire safety-related building standards that are referenced in other parts of Title 24 of the California Code of Regulations. The CFC is updated once every three years; the 2016 CFC took effect on January 1, 2017.

California Health and Safety Code

Sections 13000 et seq. of the California Health and Safety Code include fire regulations for building standards (also in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

California Occupational Safety and Health Administration

In accordance with the California Code of Regulations, Title 8 Sections 1270 "Fire Prevention" and 6773 "Fire Protection and Fire Fighting Equipment," California Occupational Safety and Health Administration (Cal/OSHA) has established minimum standards for fire suppression and emergency medical services. The

5. Environmental Analysis

PUBLIC SERVICES

standards include, but are not limited to, guidelines on the handling of highly combustible materials, fire house sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance, and use of all firefighting and emergency medical equipment.

Local

The Ontario Plan

The Ontario Plan includes the following goal and policies with regards to the City's fire and emergency services (Ontario 2009a).

- **Goal S3:** Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.
- **Policy S3-1: Prevention Services.** We proactively mitigate or reduce the negative effects of fire, hazardous materials release, and structural collapse by implementing the adopted Fire Code.
- **Policy S3-3: Fire and Emergency Medical Services.** We maintain sufficient fire stations, equipment and staffing to respond effectively to emergencies.
- **Policy S3-4: Special Team Services.** We maintain effective special rescue services.
- **Policy S3-5: Emergency Communication Services.** We maintain a 9-1-1 emergency communication and dispatch center.
- **Policy S3-6: Interagency Cooperation.** In order to back up and supplement our capabilities to respond to emergencies, we participate in the California Fire Rescue and Mutual Aid Plan.
- **Policy S3-8: Fire Prevention through Environmental Design.** We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open spaces and buildings.
- **Policy S3-9: Resource Allocation.** We analyze fire data to evaluate the effectiveness of our fire prevention and reduction strategies and allocate resources accordingly.

City of Ontario Development Code

The California Fire Code is adopted, with certain amendments, by the City of Ontario in Title 2, Chapter 4 of the of the City's Municipal Code

Fire Impact Fees

The purpose of the fire impact fee is to ensure that new development finance its fair share of fire protection facilities (Ontario 2017). Fees are calculated as follows:

Per Sq. Ft:

- Business Park Uses: \$0.143/square foot

5. Environmental Analysis PUBLIC SERVICES

- Industrial Uses: \$0.010/square foot

Existing Conditions

Fire Stations, Equipment, and Staffing

The City of Ontario Fire Department provides fire protection, paramedic, and emergency response services to the City and the project site. The Fire Department is divided into four bureaus consisting of Technical Services and Emergency Medical Service (EMS), Fire Operations, Fire Prevention, and Emergency Management. The Fire Operations Bureau includes several specialized teams in the areas of Bomb Squad, Hazardous Materials, and Urban Search and Rescue. The Fire Prevention Bureau is responsible for developing and implementing programs and policies that prevent or reduce the magnitude of emergency occurrences (i.e., loss of life and property, or environmental damage).

The Ontario Fire Department (OFD) serves a population of more than 176,000 people, covering nearly 50 square miles. Eight fire stations, which are comprised of eight 4-man engine companies, two 4-man truck companies and an 8-man Aircraft Rescue and Firefighting station are part of the department. Construction of a ninth fire station will occur near Archibald Avenue at Ontario Ranch Road and construction of a tenth fire station is currently underway, which will be located near the Ontario International Airport. There are a total of 132 sworn personnel, with seven support staff and four administrative personnel. Each station has one fire engine and one company (four personnel) on duty at any given time. OFD responds to more than 20,000 calls per year.

The two closest fire stations to the project site are Station #2 and Station #3, located approximately 4 miles north from the project site. The project site is within the existing first-in service area of Station #2. Fire stations and staffing near the project site are provided in Table 5.13-1.

Table 5.13-1 Fire Stations

Station Address Distance from Project Site	Apparatus	Daily Staffing
Station #2 located at 544 W. Francis St., Ontario (4 miles from the project site)	1 paramedic engine, 1 OES type, 1 fire engines	4
Station #3 located at 1408 E. Francis St. Ontario (4 miles from the project site)	1 paramedic engine, 1 HazMat unit	4

Source: OFD 2019.

OFD maintains a mutual-aid agreement with the Operation Area and State of California and receives first alarm automatic aid from the following fire departments:

- Chino Valley Fire Department District—Fire Stations 63 and 65
- Montclair Fire Department—Fire Stations 151 and 152
- Ontario Airport Fire Department
- Rancho Cucamonga Fire Department—Fire Stations 172 and 174

5. Environmental Analysis

PUBLIC SERVICES

- San Bernardino County Fire Department—Central Valley Battalion Fire Stations 74 and 72
- Upland Fire Department—Fire Station 161

The OFD has several response times benchmarks as identified in Table 5.13-2 below. OFD achieves its benchmarks with a 90 percent success rate. Due to the lack of surrounding development, average response times to the project area is 10 minutes and 32 seconds.

Table 5.13-2 OFD Response Times

Measure	OFD Benchmark	
	Fire	EMS
Alarm Processing Time	1:30	1:30
Turnout Time	2:00 day 2:30 night	1:20 day 1:40 night
Travel Time	6:29	6:29
Total Response Time	9:59 day 10:29 night	9:19 day 9:39 night

Source: Ehrman 2019.

5.13.1.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- FP-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services.

5.13.1.3 PLANS, PROGRAMS, AND POLICIES

- RR PS-1 The proposed project is required to comply with the 2019 Edition of the California Fire Code.

5.13.1.4 ENVIRONMENTAL IMPACTS

Methodology

The potential impacts related to fire protection were evaluated based on the ability of existing and planned fire department staffing, equipment, and facilities to meet the additional demand for fire protection and emergency medical services resulting from development of the project. Impacts are considered significant if implementation of the proposed project would result in inadequate staffing levels, response times, and/or increased demand for services that would require the construction or expansion of new or altered facilities that might have an adverse physical effect on the environment. For fire services, a significant impact could

5. Environmental Analysis PUBLIC SERVICES

occur if the project generated the need for additional personnel or equipment that could not be accommodated within the existing stations and would require the construction of a new station or an expansion of an existing station.

Impact Analysis

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.13-1: The proposed project would introduce new structures and workers into the Ontario Fire Department service boundaries, thereby increasing the requirement for fire protection facilities and personnel. [Threshold FP-1]

The proposed project consists of a General Plan Amendment, Specific Plan, Development Plan Review, Tentative Parcel Maps, and a Development Agreement to allow for development of an industrial and business park on eleven parcels covering 85.6 acres in the City of Ontario. The development would include eight warehouse buildings ranging from 46,900 square feet (sf) to 618,353 sf, totaling a maximum development of 1,905,027 sf of warehouse and office uses. Office uses are ancillary to the warehouses and occupy up to 236,000 sf spread across the eight buildings. The increase in development and workers within the project site would result in additional calls for fire department services, which would increase needs for fire department staffing and equipment.

However, the eight new tilt-up industrial/warehouse buildings would be constructed from non-flammable concrete and would be equipped with automatic ceiling-mounted fire sprinkler systems. All other fire-related safety features would be in accordance with the applicable provisions of the adopted California Fire Code (CFC) and the City's Municipal Code Section 4-4.01, ordinances, and standard conditions regarding fire prevention and suppression measures related to water improvement plans, fire hydrants, fire access, and water availability. Additionally, prior to the approval of the project, the City's Building Department and OFD would review building plans in order to ensure that all applicable fire safety features are incorporated as part of the project. Prior to the approval of occupancy permits for the new buildings, it would be required that the OFD would inspect all new structures in order to ensure that all fire safety features have been implemented and installed correctly.

As stated above, the City has eight existing fire stations; the closest of which is Station 3, located approximately 4 miles north of the project site. A new station has been proposed in the City of Ontario that would be located approximately 4 miles east/northeast of the project site that would supplement Station 3 in immediate response to the project site. The existing and planned facilities would serve the southern portion of the City, including the project site.

Implementation of the Specific Plan would be required to be consistent with the City's General Plan for Industrial and Business Park uses as well as permitted floor area ratios (FAR). Additionally, fire service needs for the proposed project and surrounding area have been anticipated in the development of the planned fire service facility. Therefore, fire protection and emergency services to the proposed project would be accommodated within the City's planned and existing fire service facilities, and buildout of the proposed

5. Environmental Analysis

PUBLIC SERVICES

project would not result in a significant impact on the ability to maintain adequate level of fire protection service to the area.

OFD is a very well-staffed and supported fire department, which currently responds to approximately 20,000 calls for service every year (Ehrman 2019). The proposed project would not create any deficiencies in current response times or staffing models, nor require provision of new or expanded fire facilities, construction of which would have the potential to cause significant environmental impacts (Ehrman 2019). Development impact fees (DIF) would also be collected in order to build and supply necessary infrastructure for fire protection services, as necessary. Therefore, impacts related to fire protection services would be less than significant.

Level of Significance Before Mitigation: Less than significant impact.

5.13.1.5 CUMULATIVE IMPACTS

The cumulative study area for fire protection services is the City of Ontario. Numerous cumulative development projects are anticipated to occur within the City, especially within the Ontario Ranch area (formerly known as New Model Colony; NMC) through 2040, which is the implementation period of the proposed project. As anticipated by the City's planning process, development of the Ontario Ranch area as identified in the City's General Plan would generate a proportional increase in demand for additional fire protection and emergency medical services. To accommodate this cumulative growth, the City is in the process of constructing two new fire stations, one in the Ontario Ranch area and one near the Ontario International Airport, that would assist in servicing the southern portion of the City including the project area.

As stated above, implementation of the Specific Plan would increase the demands for fire protection services individually through the incorporation of additional people on site, and combined with other projects in the City, could incrementally cause cumulative impacts. However, a periodic review process would ensure that adequate service would be maintained throughout the City and would add staffing and equipment as deemed necessary. OFD can presently serve the project site without the need for another new or expanded fire facility. Additionally, as the proposed project would be consistent with the buildout assumptions of the General Plan and other applicable plans and regulations, it would not result in a cumulatively considerable increase in the need for fire and emergency response facilities or personnel. Therefore, cumulative impacts related to fire services from implementation of the proposed project would be considered less than cumulatively significant.

5.13.1.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.13-1.

5.13.1.7 MITIGATION MEASURES

No mitigation measures are required.

5. Environmental Analysis PUBLIC SERVICES

5.13.1.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Less than significant impact.

5.13.2 Police Protection

5.13.2.1 REGULATORY BACKGROUND

City of Ontario General Plan

The Ontario Plan includes the following goal and policies with regards to the City's police services (Ontario 2009b).

- **Goal S7:** Neighborhoods and commercial and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, community involvement and a system of continuous monitoring.
- **Policy S7-1 Police Unit Response:** We respond to calls for service in a timely manner.
- **Policy S7-2 Community Oriented Problem Solving (C.O.P.S.):** We support and maintain the mission of COPS to identify and resolve community problems.
- **Policy S7-3 Prevention Services:** We provide crime prevention programs targeted to youth, parents, seniors, businesses, and neighborhoods.
- **Policy S7-4 Crime Prevention through Environmental Design (CPTED):** We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings.
- **Policy S7-5 Interdepartmental Coordination:** We utilize all City departments to help reduce crime and promote public safety.
- **Policy S7-6 Partnerships:** We partner with other local, state and federal law enforcement agencies and private security providers to enhance law enforcement service to Ontario.
- **Policy S7-7 Resource Allocation:** We analyze crime data to evaluate the effectiveness of crime prevention and reduction strategies and allocate resources accordingly.

Police Impact Fees

The purpose of the fire impact fee is to ensure that new development finance its fair share of police protection facilities (Ontario 2017). The fees are calculated as follows:

Per Sq. Ft.:

- Business Park Uses: \$0.221/square foot
- Industrial Uses: \$0.013/square foot

5. Environmental Analysis

PUBLIC SERVICES

5.13.2.2 EXISTING CONDITIONS

Law enforcement service in the City is provided by the City of Ontario Police Department. The closest police station to the project site is the Ontario Police Department headquarters which is located at 2500 South Archibald Avenue, 4 miles north of the project site. The Police Department has five main service bureaus: Field Operations, Special Operations, Investigations, Airport, and Administration. These bureaus consist of several divisions and units such as: Air Support, Community Oriented Problem Solving (COPS), Special Enforcement, Career Criminal, Traffic, Detectives, the Ontario Mills Mall unit, Recruitment and Training, Forensics, Records, Communications and Crime Prevention/Crime Analysis. The police department is equipped with patrol vehicles, motorcycles, K-9 units, unmarked units, helicopters, bicycles, a SWAT van, command armored rescue vehicle, and crime prevention vans.

As part of the ongoing commitment to provide superior police services to the community, the Ontario Police Department has implemented a geographical based policing program. As part of this “Geo-Policing” program, the City has been drawn into three geographical areas: West, East, and South. Each area has an assigned Lieutenant as Area Commander. The Area Commander is responsible for the delivery of police services in their area of control with an emphasis on the preservation and improvement of the quality of life, safety, and economic value of those who live and do business in the City. Each area has dedicated teams of officers and corporals, headed by police sergeants, who work day-to-day (24/7) patrol operations; traffic officers; Community Oriented Problem Solving (C.O.P.S.) officers, who work special projects; narcotics investigators; and detectives. The project site is within the South Area Command.

The Ontario Police Department currently employs 289 sworn police officers, 105 civilian personnel, and a minimum of 14 patrol officers per shift. The Ontario Police Department provides staffing based on the needs of the department and City and utilizes both civilian and sworn staff.

The Police Department’s response time is the time between receipt of a service call and the on-scene arrival of a patrol officer and varies depending on the urgency of the call. Due to the uniqueness of each call, the department strives for a quick and specific response for non-emergency calls. The average emergency call response time is 4 minutes.

5.13.2.3 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- PP-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection services.

5. Environmental Analysis PUBLIC SERVICES

5.13.2.4 ENVIRONMENTAL IMPACTS

Methodology

The potential impacts related to police services were evaluated based on the ability of existing and planned police department staffing, equipment, and facilities to meet the additional demand for law enforcement services resulting from development of the project. Impacts are considered significant if implementation of the proposed project would result in inadequate staffing levels, response times, and/or increased demand for services that would require the construction or expansion of new or altered facilities that might have an adverse physical effect on the environment. For police services, a significant impact could occur if the Specific Plan generated the need for additional personnel or equipment that could not be accommodated within the existing station and would require the construction of a new police station or an expansion of the existing police station.

Impact Analysis

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.13-2: The proposed project would introduce new structures and workers into the Ontario Police Department service boundaries, thereby increasing the requirement for police protection facilities and personnel. [Threshold PP-1]

The proposed project consists of a General Plan Amendment, Specific Plan, Development Plan Review, Tentative Parcel Maps, and a Development Agreement to allow for development of an industrial and business park on eleven parcels covering 85.6 acres in the City of Ontario. The development would include eight warehouse buildings ranging from 46,900 square feet (sf) to 618,353 sf, totaling a maximum development of 1,905,027 sf of warehouse and office uses. Office uses are ancillary to the warehouses and occupy up to 236,000 sf spread across the eight buildings.

The increase in development and workers within the project site would result in additional calls for police services. However, implementation of the Specific Plan would include installation of security features and natural surveillance through the provision of low-intensity security lighting in and around the new buildings in addition to the parking areas. As described in Chapter 3, *Project Description*, the project would incorporate design features that would discourage crime including features such as thematic fencing, decorative walkways and trellises. The design would also incorporate skylights and landscaping into the project. Additionally, pursuant to the City's existing permitting process, the City's Building Department would review final site plans in order to ensure that crime prevention through design measures is incorporated as part of the project. Furthermore, as the eight new buildings are expected to operate 24 hours a day, 7 days a week, someone would always be onsite, thereby lowering the crime potential for the project site, lessening the potential for increased police facilities or personnel.

The Ontario Police Department has prepared for growth of the Ontario Ranch area of the City and is expected to have adequate facilities and personnel to serve the proposed development (Hernandez 2019).

5. Environmental Analysis

PUBLIC SERVICES

The Police Department would continue to add staff and equipment on an as-needed basis in order to accommodate the incrementally increasing demands from buildout of land uses, as was identified in the City's General Plan. Furthermore, buildout of the proposed project would not require construction of additional police facilities to maintain adequate police protection service. Thus, impacts related to police services would be less than significant.

Level of Significance Before Mitigation: Less than significant impact.

5.13.2.5 CUMULATIVE IMPACTS

As described above, numerous cumulative development projects are anticipated to occur throughout the City, and especially within the Ontario Ranch area (formerly known as New Model Colony; NMC) of the City, within the implementation period of the proposed project. This overall development would generate a proportional increase in calls for police services. The development projects would be reviewed by City Police Department staff prior to development permit approval to ensure adequate security measures are provided for each site-specific development in the City. Overall, it is anticipated that future development would result in the need for additional sworn officers and equipment, but implementation of the proposed project would not create a cumulatively considerable need for a new or expanded police station, the construction of which could result in an environmental impact. Therefore, cumulative impacts associated with police services from implementation of the proposed project would be less than cumulatively significant.

5.13.2.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.13-2.

5.13.2.7 MITIGATION MEASURES

No mitigation measures are required.

5.13.2.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Less than significant impact.

5.13.3 References

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5. Environmental Analysis PUBLIC SERVICES

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5. Environmental Analysis

PUBLIC SERVICES

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