
APPENDIX J: PUBLIC SERVICE RESPONSES



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From: Sagar Patel <SPatel@ontarioca.gov>
Sent: Wednesday, September 10, 2025 6:05 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>; Nicole Vermilion <nvermilion@placeworks.com>
Cc: Joseph Ramos <JRamos@ontarioca.gov>
Subject: RE: Fire Questionnaire for the Policy Plan Amendment SEIR

Hello,

I have highlighted my responses to the questions below. I hope this provides enough information for you.

Thank you,

Sagar Patel
Fire Administrative Director
Ontario Fire Department

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Friday, September 5, 2025 2:09 PM
To: Sagar Patel <SPatel@ontarioca.gov>; Joseph Ramos <JRamos@ontarioca.gov>
Cc: Nicole Vermilion <nvermilion@placeworks.com>
Subject: RE: Fire Questionnaire for the Policy Plan Amendment SEIR

I neglected to add that we would appreciate a response by the end of next week, Friday,

September 12, 2025.

Thanks,
Tom

From: Thomas Grahn
Sent: Friday, September 5, 2025 2:06 PM
To: Sagar Patel <SPatel@ontarioca.gov>; Joseph Ramos <JRamos@ontarioca.gov>
Cc: Nicole Vermilion <nvermilion@placeworks.com>
Subject: RE: Fire Questionnaire for the Policy Plan Amendment SEIR

Sagar and Joseph

The City is preparing an amendment to The Ontario Plan, the City's General Plan and has several questions regarding Fire Services. We have contracted with PlaceWorks to help with this amendment. Can you please respond to Nicole regarding the questions below?

Tom

Thomas Grahn
PRINCIPAL PLANNER
CITY OF ONTARIO PLANNING DEPARTMENT
303 East B Street | Ontario, CA 91764
909.395.2413



From: Nicole Vermilion <nvermilion@placeworks.com>
Sent: Wednesday, August 27, 2025 2:19 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Cc: Emma Haines <ehaines@placeworks.com>; Halley Grundy <hgrundy@placeworks.com>; Colin Drukker <cdrukker@placeworks.com>; Robert Morales <RMorales@ontarioca.gov>; Kimberly Ruddins <Kruddins@ontarioca.gov>
Subject: Fire Questionnaire for the Policy Plan Amendment SEIR

Hi Tom – We normally coordinate with public service providers during preparation of an EIR so that service providers have an opportunity to comment on any service deficiencies, facility needs, and/or impacts that may be caused by a proposed project. Since the City's police and fire departments are internal, we are hoping that you would be able to pass this request along to the appropriate person(s). (FYI - We are holding off

on sending the school services emails out until the buildout is finalized. If Police and Fire also need the buildout, we can hold on sending these out as well)

Below is our questionnaire for Fire Services and potential impacts associated with the Policy Plan Amendment:

1. Are the existing staff and equipment levels at the fire station(s) adequate to meet current demands for fire protection services in OFD service area?

Yes, the existing staffing and equipment levels are adequate to meet current demands for fire protection services.

2. Would implementation of the proposed project impact service levels to drop below the projected future level?

Yes, the implementation of the proposed project would impact current service capacity and incrementally create greater stress on resources into the future.

3. What are the average response times for fire and emergency services?

Total Response Time of First Arriving Engine on Fire Calls @ 90th Percentile – 10min 45sec

Total Response Time of First Arriving Unit on EMS Calls @ 90th Percentile – 10min 17sec

4. Are there any existing deficiencies, such as lack of staffing and/or facilities and equipment?

The existing staffing and equipment levels are adequate to meet current demands for fire protection services. However, the Department is actively taking steps to ensure fire equipment is replaced on a fiscally responsible schedule that ensures maximum use. Due to production delays nationally, replacement of certain equipment is taking longer than expected further stretching the useful life of fire equipment.

5. Are there any existing plans for expansion or relocation of stations that would serve the project? If so, please described the expansion or relocation.

Currently, Station 11 is operating out of a temporary facility and projected to relocate to its permanent facility once land acquisition and construction is complete. No definitive timeline is available at this time for this process. Additionally, we anticipate the need for a recommended Station 12 to be located near or adjacent to the Ontario Sports Complex. Farther out into the future, if warranted based on service demand, a potential Station 13 would be the maximum buildout of the Ontario Fire Department service needs.

6. Would the proposed project require the OFD to hire more staff?

Yes, with an anticipated increase of service demands based on the projected population increase, we anticipate the need to hire more staff at the OFD to provide adequate service to the greater area.

7. Would the OFD need to construct new facilities or expand existing facilities in order to

accommodate the proposed project's demand for fire protection services, based on the projected growth?

Yes, with an anticipated increase of service demands based on the projected population increase, we anticipate the construction of a new fire station to provide adequate service to the greater area.

8. Does the OFD recommend standard criteria for assessing the significance of a proposed project's impacts in an EIR or other environmental impact documentation? If so, what are those criteria?

In order to meet the NFPA standard's recommended response time, an agency's Total Response Time should be 6 minutes, 39 seconds for the arrival of the first fire suppression unit at a fire incident 90% of the time. When measuring an agency's performance for medical calls, the total response time should be 6 minutes, 19 seconds, 90% of the time for the arrival of the first unit with a minimum of basic life support capabilities.

9. Please provide the most recent Developer Impact Fees for fire services for new development?

<https://www.ontarioca.gov/government/financial-services/development-impact-fees>

0. Please provide recommendations that could reduce the demand for fire protection services created by the proposed project.

With an anticipated increase of service demands based on the projected population increases related to proposed residential and commercial development, we do not project any reduction for fire protection services created by the proposed project.

1. Please provide any current documents on fire protection services in the City including background reports, number of incidents, policy documents, and facility plans or reports that you think would help with preparing the environmental review analysis for impacts to fire services as a result of the proposed project.

Attached 2021 Standards of Cover Report.

July 1, 2024 through June 30, 2025 – Total Number of Incidents: 24,477

Thank you!

NICOLE VERMILION

Principal

she/her



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**THE ONTARIO POLICY PLAN AMENDMENT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT:
INFORMATION FOR CHINO VALLEY UNIFIED SCHOOL DISTRICT**

QUESTIONNAIRE

- 1) Please indicate which schools would likely serve the City of Ontario within the Chino Valley Unified School District.

Levi Dickey ES, grades K-6
 Liberty ES, grades K-6
 Woodcrest JHS, grades 7-8
 Chino HS, grades 9-12

- 2) What is the capacity of each of the schools? What is the existing enrollment for the ~~2024-2025~~ 2025-2026 school year?

Levi Dickey ES, Capacity 818 , 441 current enrollment
 Liberty ES, Capacity 808 , 576 current enrollment
 Woodcrest JHS, Capacity 1,081, 319 current enrollment
 Chino HS, Capacity 2,400, 2,090 current enrollment

- 3) Would these schools be able to accommodate a potential increase in enrollment from growth under the proposed project?

At this time, based on current classroom loading standards, these schools have the capacity to house students generated by the development. However, school capacities are subject to change based on the impact of other residential developments, class size adjustments, boundary changes, and other unforeseen circumstances.

- 4) What impact would the proposed Policy Plan Amendment Project, in combination with all the other projects planned in the area, have on the ability of the Chino Valley Unified School District to provide educational services in the area(s)?

The impact on Chino Valley Unified School District's ability to provide educational services would likely depend on specific project details, which are not provided in the query, but are typically analyzed in an Environmental Impact Report (EIR). A comprehensive EIR would detail how a proposed policy plan amendment, along with other local projects, could affect educational services through factors like population growth, traffic, land use changes, and infrastructure strain, potentially requiring new schools, more teachers, and expanded transportation services.

- 5) What are the District's current school impact fees per residential or non-residential building square foot?

Residential \$5.17 per square foot
 Commercial \$0.84 per square foot

- 6) What is the District's current student growth rate based on the number of residential units?

Districtwide Student Generation Rates			
SCHOOL LEVEL	SFD	SFA	MFA
	UNITS	UNITS	UNITS
Elementary School (TK-6)	0.2263	0.2441	0.1713
Junior High School (7-8)	0.0732	0.0660	0.0524
High School (9-12)	0.1643	0.1564	0.1041
TOTAL	0.4638	0.4665	0.3278

- 7) Please add any comments you may wish to make regarding this matter.

None.

Responses Prepared By:

Gregory Stachura Assistant Superintendent

Name **Title**

Chino Valley Unified School District November 20, 2025

Agency **Date**

**THE ONTARIO POLICY PLAN AMENDMENT SUPPLEMENTAL ENVIRONMENTAL IMPACT
REPORT:
INFORMATION FOR MOUNTAIN VIEW SCHOOL DISTRICT**

QUESTIONNAIRE

1) Please indicate which schools would likely serve the City of Ontario within the Mountain View School District.

- Creek View Elementary School
- Mountain View Elementary School
- Park View Elementary School
- Ranch View Elementary School
- Grace Yokley Junior High School

2) What is the capacity of each of the schools? What is the existing enrollment for the 2024-2025 school year?

LOCATION	CAPACITY	GRADES
Creek View Elementary	700	TK-6
Mountain View Elementary	700	TK-6
Park View Elementary	900	TK-6
Ranch View Elementary	850	TK-6
Grace Yokley Junior High	1300	7-8
MVSD TOTAL	4450	TK-8

3) Would these schools be able to accommodate a potential increase in enrollment from growth under the proposed project?

Currently, some of the District school site campuses have the capacity available to accommodate increased growth in enrollment from development (all campuses except Park View Elementary).

4) What impact would the proposed Policy Plan Amendment Project, in combination with all the other projects planned in the area, have on the ability of the Mountain View School District to provide educational services in the area(s)?

Since the proposed *Eucalyptus Business Park Specific Plan Project* sits outside of the Mountain View School District boundaries and is non-residential in scope, it is not anticipated by the District that we would see an impact or increase in enrollment related to the project. Mountain View School District is already analyzing and assessing residential developments within the District’s boundaries to determine potential impacts on the District’s ability to provide educational services within the District.

5) What are the District’s current school impact fees per residential or non-residential building square foot?

- Non-Mitigated School Impact Fees:
 - Residential: \$3.57/ sq ft
 - Commercial/Industrial/Senior: \$0.58/ sq ft
 - Self-Storage: \$0.17/ sq ft
- Ontario Ranch Mitigated Fees:
 - Residential: \$3.83/ sq ft
 - Commercial/Industrial/Senior: \$0.83/ sq ft
 - Self-Storage: \$0.17/ sq ft

6) What is the District’s current student growth rate based on the number of residential units?

Current Student Generation Rates per Household (As of March 2025)

Student Generation Rates

School Level	SFD	SFA	APT
Elementary (TK-6)	0.2069	0.1024	0.0000
Middle (7-8)	0.0306	0.0155	0.0000
Total	0.2375	0.1179	0.0000

7) Please add any comments you may wish to make regarding this matter.
No additional comments

Responses Prepared By:

JEREMY CURRIER

DEPUTY SUPERINTENDENT

Name

Title

MOUNTAIN VIEW SCHOOL DISTRICT

OCTOBER 24, 2025

Agency

Date