



## **CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD**

### **AGENDA**

**February 5, 2024**

- ▶ **All documents for public review are on file in the Planning Department located in City Hall at 303 East “B” St., Ontario, CA 91764 and on the city’s website at [ontarioca.gov/Agendas/DAB](http://ontarioca.gov/Agendas/DAB)**

**MEETING WILL BE HELD AT 1:30 PM IN ONTARIO CITY COUNCIL CHAMBERS  
LOCATED AT 303 East “B” St.**

Scott Ochoa, City Manager  
Scott Murphy, Executive Director, Community Development Agency  
Jennifer McLain Hiramoto, Executive Director, Economic Development  
James Caro, Building Official  
Henry Noh, Planning Director  
Khoi Do, City Engineer  
Chief Michael Lorenz, Police Department  
Fire Marshal Paul Ehrman, Fire Department  
Scott Burton, Utilities General Manager  
Angela Magana, Community Improvement Manager

#### **PUBLIC COMMENTS**

*Citizens wishing to address the Development Advisory Board on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.*

*Please note that while the Development Advisory Board values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

#### **AGENDA ITEMS**

*For each of the items listed below the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Development Advisory Board*

may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.

**CONSENT CALENDAR ITEMS**

**A. MINUTES APPROVAL**

Development Advisory Board Minutes of January 17, 2024, approved as written.

**PUBLIC HEARING ITEMS**

**B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE**

**NO. PDEV23-026**: A hearing to consider a Development Plan to construct 95 detached single-family dwellings and 96 attached multiple family dwelling units within 16 six-plex buildings on approximately 19.62 acres of land generally located east of Haven Avenue, south of Riverside Drive and north of Chino Avenue, within the Planning Area 3 land use district of the West Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the West Haven Specific Plan, for which an Addendum to the West Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 200471095) was adopted by the City Council on July 7, 2007. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 0218-151-10) **submitted by Landsea Homes. Planning Commission action is required.**

**1. CEQA Determination**

No action necessary – use of a previous addendum to an EIR

**2. File No. PDEV23-026 (Development Plan)**

Motion to recommend Approval/Denial

If you wish to appeal a decision of the **Development Advisory Board**, you must do so within ten (10) days of the **Development Advisory Board** action. Please contact the **Planning Department** for information regarding the appeal process.

If you challenge any action of the **Development Advisory Board** in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the **Development Advisory Board** at, or prior to, the public hearing.

The next **Development Advisory Board** meets on **February 21, 2024**.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **February 1, 2024**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.

  
Administrative Assistant

**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**January 17, 2024**

**BOARD MEMBERS PRESENT**

Henry Noh, Chairman, Planning Department  
Khoi Do, Engineering Department  
Miguel Jimenez, Community Improvement  
Paul Ehrman, Fire Department  
Christy Stevens, Municipal Utilities Company  
Heather Lugo, Police Department

**BOARD MEMBERS ABSENT**

Charity Hernandez, Economic Development Agency  
James Caro, Building Department

**STAFF MEMBERS PRESENT**

Angie Alvarez Cruz, Planning Department  
Jeanie Aguilo, Planning Department  
Rudy Zeledon, Community Development  
Lorena Mejia, Planning Department

David Eoff, Planning Department  
Jeffrey Tang, Engineering Department  
Brittney Bartter, Engineering Department

**PUBLIC COMMENTS**

No person from the public wished to speak.

**CONSENT CALENDAR ITEMS**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the December 18, 2023 meeting of the Development Advisory Board was made by Ms. Stevens; seconded by Mr. Ehrman; and approved unanimously by those present (6-0).

**PUBLIC HEARING ITEMS**

- B. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-011:** A public hearing to consider a Tentative Parcel Map (TPM 20452) to subdivide 23 acres of land into 9 parcels, generally located on the southwest corner of Ontario Mills Parkway and Franklin Avenue, within the Commercial/Office land use district of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with Ontario Mills (California Commerce Center North) Specific Plan, for which an Environmental Impact Report (“EIR”) was previously adopted by the City Council on October 12, 1990. This application introduces no new significant environmental impacts. The proposed project is located within the

Development Advisory Board Minutes  
January 17, 2024

Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 0238-041-29, 0238-041-30, 0238-041-31 and 0238-041-32) **submitted by Ernie Rivas. Planning Commission action is required.**

Mr. Noh opened the public hearing.

The applicant was not present. Associate Planner Aguilo, spoke on behalf of the applicant.

Mr. Noh asked if the applicant had reviewed and accepted the Conditions of Approval.

Ms. Aguilo stated her applicant agreed to the COAs.

As there was no one wishing to speak on this item, Mr. Noh closed the public hearing.

Motion to recommend approval of **File No. PMTT22-011**, subject to conditions, was made by Mr. Ehrman; seconded by Ms. Lugo; and approved unanimously by those present (6-0).

Motion for Mr. Henry Noh as the new Chairman, approved unanimously by those present (6-0).

There being no further business, the meeting was adjourned to the next meeting on February 5, 2024.

Respectfully submitted,



Angie Alvarez Cruz  
Recording Secretary



# DEVELOPMENT ADVISORY BOARD DECISION

February 5, 2024

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**DECISION NO.:** [insert #]

**FILE NO.:** PDEV23-026

**DESCRIPTION:** A hearing to consider a Development Plan to construct 95 detached single-family dwellings and 96 attached multiple-family dwelling units within 16 6-plex buildings, on approximately 19.62 acres of land generally located west of Haven Avenue, south of Riverside Drive, north of Chino Avenue, and east of the SCE easement, within the Planning Area 3 land use district of the West Haven Specific Plan. (APN: 0218-151-10); **submitted by Landsea Homes. Planning Commission action is required.**

## PART 1: BACKGROUND & ANALYSIS

LANDSEA HOMES, (herein after referred to as "Applicant") has filed an application requesting approval of a Development Plan, File No. PDEV23-026, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**PROJECT SETTING:** The project site is comprised of 19.62 acres of land generally located west of Haven Avenue, south of Riverside Drive, north of Chino Avenue, and east of the SCE easement, and is depicted in Exhibit A: Project Location Map, attached. Existing land uses, Policy Plan (general plan) and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>Policy Plan Land Use Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use Designation</i>
Site:	Agriculture	Low Medium Density Residential (LMDR)	Specific Plan – West Haven	Planning Area 3 (Detached and Attached Homes)
North:	Agriculture	Neighborhood Commercial (NC) & Medium Density Residential (MDR)	Specific Plan – West Haven	Planning Area 2 (Neighborhood Center Commercial) & Planning Area 1 (Detached Courtyard)
South:	Residential	Low-Density Residential (LDR)	Specific Plan – West Haven	Planning Area 4 (3,825 Square Feet Lots)
East:	Agriculture	Low Medium Density Residential (LMDR) & Medium Density Residential (MDR)	Specific Plan – Rich Haven	Planning Area 1B (Low-Medium Density Residential) &

				Planning Area 1C (Medium Density Residential)
West:	Southern California Edison (SCE) Easement	Open Space - Non-Recreation (OS-NR)	Utilities Corridor (UC) zoning district	Not Applicable

**PROJECT ANALYSIS:**

(1) Background — On January 16, 2007, the City Council certified the West Haven Specific Plan Environmental Impact Report (SCH# 200471095). The related West Haven Specific Plan (File No. PSP03-006) was approved by City Council on July 7, 2007. The Specific Plan established the land use designations, development standards, and design guidelines for approximately 202 acres of land, which included the potential development of 753 residential dwelling units and 87,000 square feet of commercial/office land uses.

On August 16, 2022, the City Council certified The Ontario Plan 2050 Update Supplemental Environmental Impact Report ("SEIR") in conjunction with The Ontario Plan 2050 ("TOP 2050") (File No. PGPA20-002) General Plan update. The TOP 2050 and SEIR, included the following land use changes within the West Haven Specific Plan boundary (see Figure 2: TOP Land Use Plan Comparison (TOP 2010/TOP 2050)):

- Change 28.5 acres of land (Planning Area 1) from Low Density Residential (LDR) (2.1 to 5.0 du/ac) to Medium Density Residential (MDR) (11.1 to 25.0 du/ac); and
- Change 19.1 acres of land (Planning Area 3) from Low Density Residential (LDR) (2.1 to 5.0 du/ac) to Low Medium Density Residential (LMDR) (5.1 to 11.0 du/ac).

On June 27, 2023, the Planning Commission approved Tentative Tract Map No. 20452 (File No. PMTT21-017) for condominium purposes to subdivide 19.1 acres of land into 111 numbered residential lots and 32 lettered lots designated for public/private streets, landscape along neighborhood edges, and common open space purposes.

On August 1, 2023, the City Council approved an Amendment (File No. PSPA21-004) to the West Haven Specific Plan, and to bring the Specific Plan into compliance with The Ontario Plan Policy Plan (General Plan) land use plan, to include:

- i. Designate Planning Area 1 with Medium Density Residential land uses consistent with The Ontario Plan 2050 (TOP) Policy Plan (General Plan) Land Use Map;
- ii. Increase the number of allowed units within Planning Area 1 from 173 dwelling units to 451 dwelling units;
- iii. Increase the Planning Area 1 density range from 6.07 du/ac to 15.08 du/ac;
- iv. Revise the allowed uses within Planning Area 1 from Detached Courtyard and 4,000 square foot lots to Detached Courtyard and Attached Homes;
- v. Designate Planning Area 3 with Low Medium Density Residential land uses consistent with TOP 2050 Policy Plan Land Use Map;

- vi. Increase the number of allowed units within Planning Area 3 from 92 dwelling units to 203 dwelling units;
- vii. Increase the Planning Area 3 density range from 4.57 du/ac to 10.1 du/ac;
- viii. Revise the allowed uses within Planning Area 3 from 4,950 square foot lots to Detached and Attached Homes;
- ix. Decrease the Planning Area 3 acreage from 20.12 acres to 19.17 acres; and
- x. Various changes to the Specific Plan land use map (Planning Areas), development standards, exhibits, and text modification, to reflect the proposed land use changes.

Additionally, on the same date, the City Council approved a Development Agreement (File No. PDA21-008) to facilitate infrastructure improvements serving the Project site.

On August 9, 2023, the Applicant submitted a Development Plan application for the construction of 95 detached single-family dwellings and 96 attached multiple-family dwelling units on the Project site.

(2) Site Design/Building Layout/Architecture —

**[i] 6-Plex Row Townhomes.** The Rowtown products are located at the center of the site and encompass lots 96 through 111. The row townhome product proposes 16 6-unit buildings, totaling 96 multiple-family units. These units feature 3 different floor plans, all designed in a modern Spanish architectural style. The proposed floor plans include:

- Plan 1: 1,270 total SF - 2 bedrooms, 2 baths, and a 2-car garage.
- Plan 2: 1,468 total SF - 3 bedrooms, 2.5 baths, and a 2-car garage.
- Plan 3: 1,609 total SF - 3 bedrooms, 3 baths, and a 2-car garage.

The proposed row townhome products feature garage access from a private lane. The main entrances of the units face the street or paseo (Refer to Exhibit B2: Site Plan (Rowtown Product), attached). The paseos will have accent trees, incorporate landscape planters, showcase upgraded entries for paseos adjacent to streets, and offer private patios with 3.5-foot-high walls for each unit. This design aims to add visual interest and encourage pedestrian mobility.

All plans incorporate design features such as horizontal and vertical building articulation, varied entry designs, private patios, and second-floor laundry facilities. All homes will have a 2-car garage. To minimize the visual impact of garage doors, the Applicant proposes garage access off a private lane. This access includes varied massing, second-story projections over garages, recessed garage doors, landscaped finger planters, and varied roof lines.

The Project proposes a modern Spanish architectural style integrating contemporary materials and design features that includes (see Exhibit C1—6-plex Row Townhomes Elevations, attached):



- Incorporation of both asymmetrical and parapets, along with shed roofs adorned with composite shingles.
- First and second-story pop-out features with metal awnings over second story recessed windows.
- Smooth sand finish stucco exterior (16/20) with accent blocks of horizontal siding and color blocking to accentuate the building's pop-out features.
- Square and arched entry openings, complementary modern-styled doors with glass insert, painted with bright accent colors.

**[ii] Cluster homes.** The Cluster product type wraps around the Rowtown product type and includes lots 1 through 110 of Tentative Tract Map 20452 (Exhibit B3: Site Plan (Cluster Product), attached), totaling 95 dwelling units. The cluster lots range in size from 2,818 square feet to 4,041 square feet, with an average lot size of 3,209 square feet. The cluster product is characterized by a private lane constructed with decorative pavers that provides both garage and front entry access to each unit. There are 3 floor plans proposed for each cluster, with 3 elevations per plan. Each unit is designed to incorporate an 18-foot minimum driveway in addition to the required 2-car garage, providing a total of 4 parking spaces for each unit. The proposed floor plans are further described below.

- Plan 1 (Center Lots): 2,073 total SF - 3 Bedrooms, 2.5 baths, Loft, Den, Office, and a 2-car garage.
- Plan 2 (Front Street Facing Lots): 2,146 total SF - 4 Bedrooms, 3 baths, Loft, and a 2-car garage.
- Plan 3 (Rear Lots): 2,327 total SF - 4 bedrooms, 3 baths, Loft, and a 2-car garage.

In the cluster configuration, not all front building elevations are visible from the public street. Plan 2 units are positioned to face the public street, featuring front entries and walks oriented towards the street, while garage access is situated along the private lane. The floor plan is designed with living areas oriented towards the street and private yards.

Plan 1 is in the center lots, with the front of the units facing the private lane, providing front doors and garage access. The floor plan is designed with living areas oriented towards the private yards, incorporating shared access that extend side yard areas towards adjacent lots, creating a more usable yard space.

Plan 3 is situated at the rear lot and features a long, rectangular-shaped floor plan, with the front entry and garage access from the private lane.

The cluster product adheres to the minimum setback standards outlined in the West Haven Specific Plan. Varied entryways, combined with diverse architectural styles, contribute to an attractive and varied streetscape along both the private lane and the public street. Corner lots and units adjacent to public streets will include enhanced architectural treatment. All three plans incorporate an open concept, with main living and kitchen areas oriented towards the rear yards, providing opportunities to extend living spaces into outdoor patio rooms.



There are 3 modern architectural styles proposed for the Cluster homes, including a Modern Spanish, California Modern, and Mid-Century Modern, which incorporate the following features/elements (see Exhibit C2—Cluster Homes Elevations, attached):

- **Modern Spanish.** Design elements include a blend of gable and shed roofs featuring composite shingles, asymmetrical parapets, and angled roof lines, first and second-story pop-out features, a smooth sand finish stucco, and square and arched entry openings elevated with horizontal siding or color blocking. Recessed windows adorned with metal awnings, as well as square and rectangular window configurations and color blocking.
- **California Modern.** Design elements include gable roofs with composite shingles and asymmetrical parapets, first and second-story pop-out features, a smooth sand finish stucco, and square entry openings with wood accent horizontal siding and color blocking. Recessed windows with metal awnings, square and rectangular window configurations, and garage doors with accent windows.
- **Mid-Century Modern.** Design elements include a blend of angled and gable roofs adorned with composite shingles, asymmetrical parapets, square entryways adorned with a stone veneer and off-center narrow rectangular glass insert. Metal awnings grace the main entrance and second-story windows, while first and second-story pop-out features add visual interest. The exterior combines horizontal siding with a smooth sand finish stucco. Square and rectangular recessed windows, along with garage doors featuring accent windows.

(3) Site Access/Circulation — The Project site will have one point of access from Haven Avenue and to interior streets and private lanes that will provide access to the existing and future residential development. The Project is consistent with TOP Policy CD2-2, which promotes the importance of neighborhood connectivity through local street patterns and neighborhood edges to unify neighborhoods.

(4) Parking — A parking plan was completed for the Project, providing sufficient parking throughout the Project site. The Project proposes residential product types that would require a total of 430 parking spaces, with 382 parking spaces provided within garages. The parking plan demonstrates that the project would allow for 632 parking spaces, surpassing the minimum requirement of 430 spaces by 202 spaces (See Parking Summary Table). These additional parking spaces are distributed across the residential area, including designated parking areas, driveway parking, and parking along the private drive aisles. The parking plan demonstrates that there will be an average of 3.31 parking spaces per unit, which is adequate to accommodate both resident and visitor parking.

Parking Table Summary:

<i>Product Type (No. of Units)</i>	<i>Required Parking</i>	<i>Total Required Parking</i>	<i>Total Spaces Provided</i>
<b>Cluster:</b> (95 Units)	2 spaces within garage	190 Spaces	190 Spaces
<b>Rowtown Product:</b> (96 Units)	2.5 spaces for 3 bedrooms or more (Including one space in a garage or carport)	160 Spaces	224 Spaces
	2 spaces for 2 bedrooms (Including one space in a garage or carport)	64 Spaces	
<b>Guest Parking</b>	Portion >100 dwellings: 1 space per 6 units	16 spaces	18 Spaces
<b>Additional Parking Stalls</b> (Located on Drive Aisles, Driveway Spaces, Parking Areas)		N/A	200 Spaces
<b>Totals</b> (191 Units)		<b>430 spaces</b>	<b>632 Spaces</b>

(5) Landscaping — The Project will facilitate the construction of various community amenities including a neighborhood park, pocket park, sidewalks, parkways, and open space areas. TOP Policy PR-1.6 requires new development to provide a minimum of 2 acres of parkland per 1,000 residents. In compliance with this requirement the Project is required to have a minimum of 1.32 acres of parkland and the project proposes 1.79 acres of parkland exceeding the minimum requirement (see Exhibit D1: Landscape Plan). The Project proposes to construct a 1.67-acre neighborhood park located near the center of the Project site and a 0.12 pocket park immediately south of the neighborhood park (refer to Exhibit E—Landscape Plan attached).

- **Neighborhood Park.** The 1.67-acre neighborhood park is segmented into a turf area and recreation zone. The open turf space is designated for recreational play and movies in the park events. The recreation area includes a lap pool, children’s pool, spa, dedicated play areas for children aged 2-12, fire pit seating area, picnic tables, and a 783 square-foot pool building featuring a Mid-Century Modern design. (Refer to Exhibit D2: Landscape Plan - Neighborhood Park).
- **Pocket Park.** The pocket park is proposed as a dog park, enclosed in tubular steel fencing, and incorporates benches shaped as dog bones. (Refer to Exhibit D3: Landscape Plan – Pocket Park).
- **SCE Edison Trail.** The SCE Edison easement west of the Project site will be improved with a 30-foot-wide multi-purpose trail incorporating an 8-foot-wide decomposed granite meandering path (see Exhibit E3—SCE Easement Trail,

attached). As a Condition of Approval, the Applicant will coordinate with SCE to obtain licenses to construct the SCE trail. (Refer to Exhibit D4: Landscape Plan – SCE Easement Trail).

(6) Covenants, Conditions and Restrictions ("CC&Rs") — As a Condition of Approval, CC&Rs must be recorded with the Final Tract Map. The CC&Rs will outline maintenance responsibilities for the open space areas, recreation amenities, drive aisles, utilities, and upkeep of the entire site, to ensure the on-going maintenance of the common areas and facilities.

(7) Signage — All project signage is required to comply with sign regulations provided in Ontario Development Code Division 8.1. Prior to the issuance of a Building Permit for the installation of any new on-site signage, the Applicant is required to submit Sign Plans for Planning Department review and approval.

(8) Utilities (drainage, sewer) — A Development Agreement (File No. PDA21-008), was established to include additional internal tract infrastructure (streets, sewer, water, storm drain, etc.). Furthermore, the Applicant submitted a Preliminary Water Quality Management Plan ("PWQMP"), which establishes compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration, biotreatment, and evapotranspiration.

**PUBLIC NOTIFICATION:** Public notification is not required, as the Development Advisory Board is acting in its capacity as an advisory body to the Planning Commission. Public notification is required prior to the Planning Commission hearing on the Project.

**CORRESPONDENCE:** As of the preparation of this Decision, Planning Department staff has not received any written or verbal communications from the owners of properties surrounding the project site or from the public in general, regarding the subject application.

**AGENCY/DEPARTMENT REVIEWS:** Each City agency/department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the application. At the time of the Decision preparation, recommended conditions of approval were provided and are included with this Decision.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

On April 19, 2011, the City Council of the City of Ontario approved and adopted the ONT ALUCP, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the Development Advisory Board has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Development Advisory Board, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (general plan), and City Council Priorities components of The Ontario Plan ("TOP"). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
  - Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

(2) Vision.

**Distinctive Development:**

- Commercial and Residential Development
  - Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

(3) Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.

- G 1-2. Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

(4) Policy Plan (General Plan)

**Land Use Element:**

- Goal LU-1 Balance: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

- LU-1.1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City.

- LU-1.6 Complete Community. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.

- Goal LU-2 Compatibility: Compatibility between a wide range of uses and a resultant urban patterns and forms.

- LU-2.6 Infrastructure Compatibility. We require infrastructure to be aesthetically pleasing and in context with the community character.

**Housing Element:**

- Goal H-2 Housing Supply & Diversity: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

- H-2.4 Ontario Ranch. We support a premier lifestyle community in the Ontario Ranch, distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

- H-2.5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.

**Community Economics Element:**

- Goal CE-1 Complete Community: A complete community that provides for all incomes and stages of life.

- CE-1.6 Diversity of Housing. We collaborate with residents, housing providers, and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses.

- Goal CE-2 Placemaking: A City of distinctive neighborhoods, districts, corridors, and centers where people choose to be.

- CE-2.1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

- CE-2.2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional, and sustainable places that will compete well with their competition within the region.

- CE-2.4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

- CE-2.5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

**Safety Element:**

- Goal S-1 Seismic & Geologic Hazards: Minimized risk of injury, loss of life, property damage, and economic and social disruption caused by earthquake-induced and other geologic hazards.

- S-1.1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

**Community Design Element:**

- Goal CD-1 Image & Identity: A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.



➤ CD-1.1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing, enhancing, and preserving the character of our existing viable neighborhoods.

➤ CD-1.3 Existing Neighborhoods. We require the existing character of viable residential and non-residential neighborhoods be preserved, protected, and enhanced.

▪ Goal CD-2 Design Quality: A high level of design quality resulting in neighborhoods, public spaces, parks, and streetscapes that are attractive, safe, functional, human-scale, and distinct.

➤ CD-2.1 Quality Building Design and Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide context-appropriate scale and proportion;
- A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting; and
- Exterior building materials that are articulated, high quality, durable, and appropriate for the architectural style.

➤ CD-2.2 Neighborhood Design. We create distinct residential neighborhoods that promote a sense of community and identity by emphasizing access, connectivity, livability, and social interaction through such elements as:

- A pattern of smaller, walkable blocks that promote activity, safety, and access to nearby amenities and services;
- Varied parcel sizes and lot configurations to accommodate a diversity of housing types;
- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable traffic flows and emergency evacuation access;
- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the "outdoor living room"), as appropriate; and
- Landscaped parkways, with sidewalks separated from the curb and designed to maximize safety, comfort, and aesthetics for all users.

➤ CD-2.7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping, and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials, and construction techniques.

➤ CD-2.8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways,

corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintaining visibility and accessibility, and using lighting.

➤ CD-2.9 Landscape Design. We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

➤ CD-2.10 Parking Areas. We require all development, including single-family residential, to minimize the visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include:

- Surface parking: Shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field;
- Garage parking: providing access to single-family residential garages through alley access, recessing garages from the frontage to emphasize front doors or active living spaces.

➤ CD-2.13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

➤ CD-3.2 Comfortable, Human-Scale Public Realm. We require that public spaces, including streets, parks, and plazas on both public and private property be designed to maximize safety, comfort and aesthetics and connect to the citywide pedestrian, vehicular, and bicycle networks.

➤ CD-3.3 Complete and Connected Network. We require that pedestrian, vehicular, and bicycle circulation on both public and private property be coordinated to provide connections internally and externally to adjacent neighborhoods and properties (existing and planned) through a system of local roads and trails that promote walking and biking to nearby destinations (including existing and planned parks, commercial areas, and transit stops) and are designed to maximize safety, comfort, and aesthetics.

➤ CD-3.4 Context-Aware and Appropriate Design. We require appropriate building and site design that complements existing development, respects the intent and identity of the Place Type, and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts.

➤ CD-3.5 Active Frontages. We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and

designed to maximize safety, comfort, aesthetics, and the intended functionality (as defined by the Place Type).

➤ CD-3.6 Managed Infrastructure. We collaborate with developers and property owners to facilitate development that realizes the envisioned character and functionality of the Place Type through the use of green and shared infrastructure within each Place Type.

▪ Goal CD-5 Protection of Investment: A sustained level of maintenance and improvement of properties, buildings, and infrastructure that protects the property values and encourages additional public and private investments.

➤ CD-5.1 Maintenance of Buildings and Property. We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.

➤ CD-5.2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (general plan) component of The Ontario Plan, as the project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

## **PART 2: RECITALS**

WHEREAS, the Application is a Project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the West Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 200471095) was certified on July 7, 2007, (hereinafter referred to as "Certified EIR"), in which development and use of the Project site was discussed; and

WHEREAS, the West Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 200471095) was certified by the City Council on July 7, 2007 ("Certified EIR") in which development and use of the Project site was discussed; and

WHEREAS, the environmental impacts of this Project were thoroughly analyzed in the Certified EIR, which concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, the environmental impacts of this Project were thoroughly analyzed in the previous MND, which concluded that implementation of the Project could result in a

number of significant effects on the environment and identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board (hereinafter referred to as "DAB") the responsibility and authority to review and recommending the Planning Commission adopt on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ONT ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on February 5, 2024, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

### ***PART 3: THE DECISION***

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND DECIDED by the Development Advisory Board of the City of Ontario as follows:

SECTION 1: Environmental Determination and Findings. As the recommending body for the Project, the DAB has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the DAB finds as follows:

- (1) The environmental impacts of this Project were previously reviewed in conjunction with File No. PSP03-006, a Specific Plan for which a(n) Environmental Impact Report was adopted by the City Council on July 7, 2007; and
- (2) The previous Certified EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and
- (3) The previous Certified EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder, and the City of Ontario Local CEQA Guidelines; and
- (4) The previous Certified EIR reflects the independent judgment of the Planning Commission; and
- (5) The proposed Project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified EIR, and all mitigation measures previously adopted with the Certified EIR, are incorporated herein by this reference.

SECTION 2: Subsequent or Supplemental Environmental Review Not Required. Based on the information presented to the DAB, and the specific findings set forth in Section 1, above, the DAB finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

- (1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- (2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- (3) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(4) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

SECTION 4: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the determinations set forth in Sections 1 and 3, above, the DAB hereby concludes as follows:

(1) *The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.* The proposed Project is located within the Low Medium Density Residential (LMDR) land use district of the Policy Plan Land Use Map, and Planning Area 3 of the West Haven Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) *The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.* The Project has been designed consistent with the requirements of the City of Ontario



Development Code and Planning Area 3 of the West Haven Specific Plan, including standards relative to the particular land use proposed residential development, as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

(3) *The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the Project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project.* The Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the West Haven Specific Plan are maintained; [ii] the Project will not endanger the public health, safety or general welfare; [iii] the Project will not result in any significant environmental impacts; [iv] the Project will be in harmony with the area in which it is located; and [v] the Project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the West Haven Specific Plan; and

(4) *The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.* The proposed Project has been reviewed for consistency with the general development standards and guidelines of the West Haven Specific Plan that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed residential development. As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the West Haven Specific Plan.

SECTION 5: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 4, above, the DAB hereby recommends the Planning Commission APPROVES the Application subject to each and every condition set forth in the Conditions of Approval included as Attachment A of this Decision, and incorporated herein by this reference.

SECTION 6: Indemnification. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 7: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the

City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

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APPROVED AND ADOPTED this 5th day of February 2024.

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Development Advisory Board Chairman



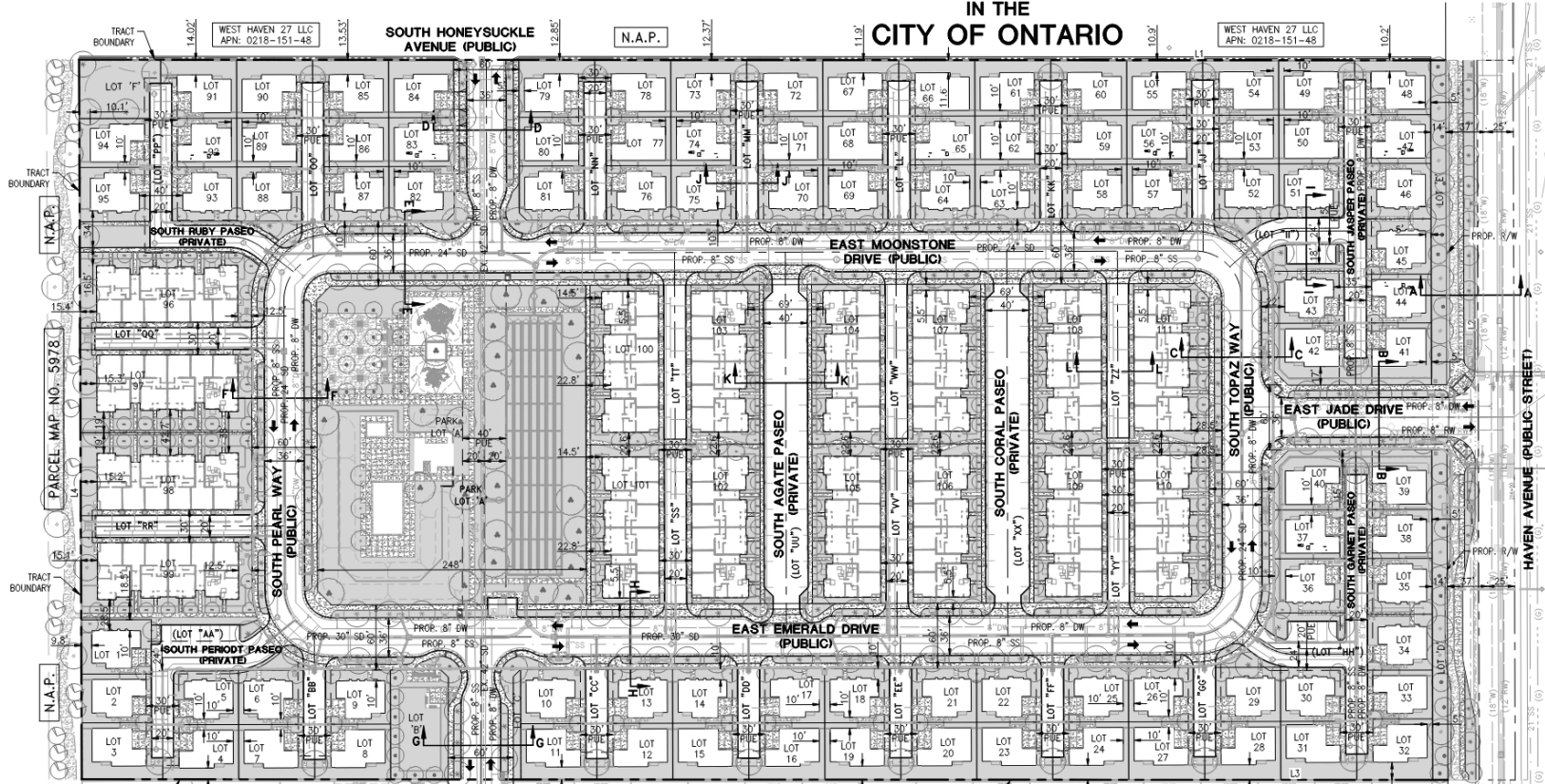
**Exhibit A: PROJECT LOCATION MAP**



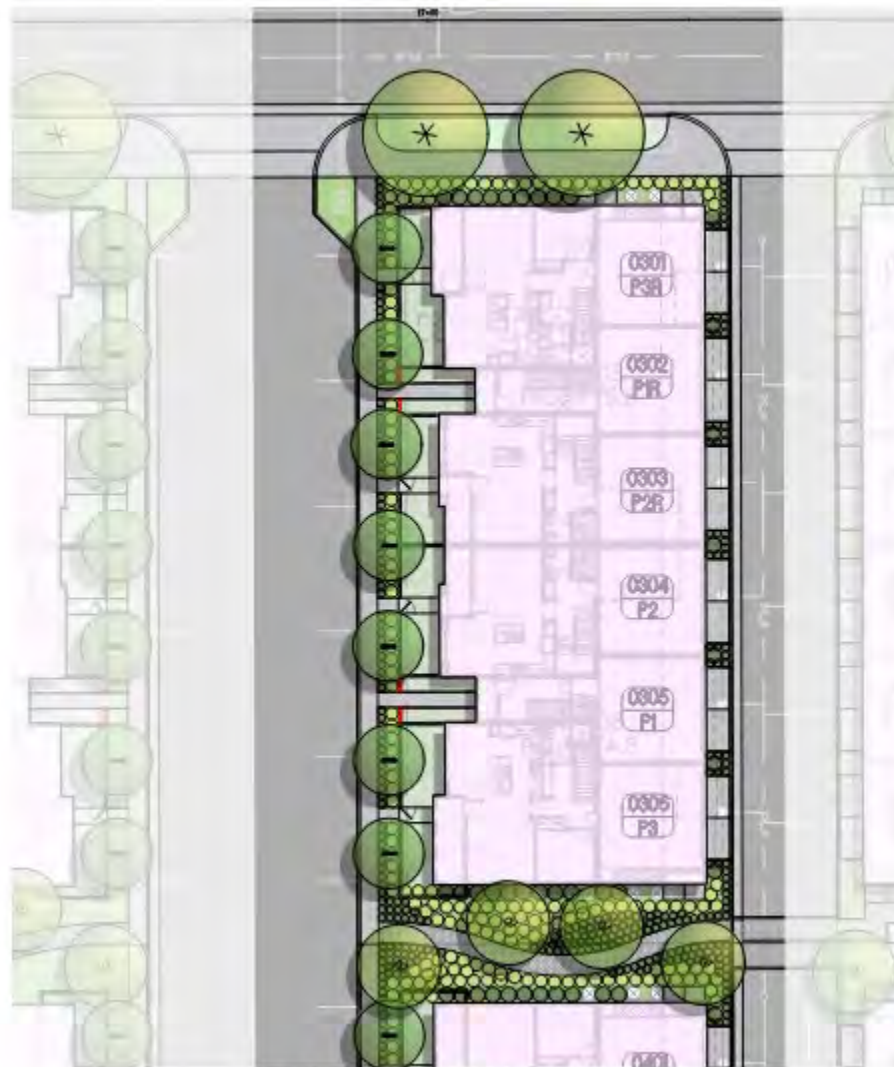


**Exhibit B1: SITE PLAN**

**SITE PLAN**  
FOR  
**TRACT NO. 20452 - DUSA 191**  
IN THE  
**CITY OF ONTARIO**



**Exhibit B2: SITE PLAN (Rowtown Product)**



*6 PLEX. TYPICAL - ENLARGEMENT*

**Exhibit B3: SITE PLAN (Cluster Product)**



*SINGLE FAMILY DETACHED  
TYPICAL FRONT YARDS - ENLARGEMENT*



**EXHIBIT C1: 6-PLEX ROW TOWNHOMES ELEVATIONS**



**EXHIBIT C1: 6-PLEX ROW TOWNHOMES ELEVATIONS**



**EXHIBIT C1: 6-PLEX ROW TOWNHOMES ELEVATIONS**



**Exhibit C2: CLUSTER HOMES ELEVATIONS**  
**Plan 1A – Modern Spanish**





**Exhibit C2: CLUSTER HOMES ELEVATIONS**  
**Plan 1B – Mid Century Modern**



**Exhibit C2: CLUSTER HOMES ELEVATIONS**  
**Plan 1C - California Modern**



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 ARCHITECTURE • PLANNING • INTERIOR  
 Copyright © 2023 Bassenian | Lagoni Architects  
**PLAN 1C**  
 California Modern Elevation  
**DUSA 191 - SFD**  
 Ontario, California  
 825.23064

A 1.5  
 10.12.23  
**LANDSEA**  
 HOMES

**Exhibit C2: CLUSTER HOMES ELEVATIONS**  
**Plan 1 – Enhanced Elevations**





**Exhibit C2: CLUSTER HOMES ELEVATIONS**  
**Plan 2A – Modern Spanish Elevations**

**MATERIAL LEGEND**

- A. COMPOSITE SHINGLE
- B. STUCCO - SAND FINISH
- C. VINYL WINDOW
- D. ROLL UP GARAGE DOOR
- E. LIGHT FIXTURE
- F. ADDRESS SIGN
- G. CONTROL JOINT
- H. WOOD FASCIA
- I. STONE VENEER
- J. HORIZONTAL SIDING
- K. METAL AWNING
- L. WINDOW RECESS

**PLAN 2A**  
 Modern Spanish Elevation  
 DUSA 191 - SFD  
 Ontario, California  
 825.23064

**Bassemian | Lagoni**  
 ARCHITECTURE • INTERIORS • SITEWORK  
 Complete 3D Rendering/Visualisation

**LINSEEA**  
 HOMES

A 1.9  
 10.12.23

**Exhibit C2: CLUSTER HOMES ELEVATIONS**  
**Plan 2B – Mid Century Modern**



**Exhibit C2: CLUSTER HOMES ELEVATIONS**  
**Plan 2C – California Modern**



**Exhibit C2: CLUSTER HOMES ELEVATIONS**  
**Plan 2 Enhanced Elevations**



**Bassonian | Lagoni**  
ARCHITECTS • PLANNERS • INTERIORS  
Orange Hill, San Bernardino County, California  
PLAN 2  
Enhancement Elevations  
DUSA 191 - SFD  
Ontario, California  
825.23064

A 1.12

10.12.23

**LANDSEA**  
HOMES



**Exhibit C2: CLUSTER HOMES ELEVATIONS**  
**Plan 3A -Modern Spanish**



**Exhibit C2: CLUSTER HOMES ELEVATIONS**  
**Plan 3B – Mid Century Modern**



**Exhibit C2: CLUSTER HOMES ELEVATIONS**  
**Plan 3C – California Modern**





**Exhibit C2: CLUSTER HOMES ELEVATIONS**  
**Plan 3 – Enhanced Elevations**

The drawing set includes three roof plans (A, B, and C) and three rear elevation views. Each elevation view shows a two-story house with a garage on the ground floor and windows above. The elevations are labeled 'REAR (ENHANCED) MODERN SPANISH', 'REAR (ENHANCED) MID-CENTURY MODERN', and 'REAR (ENHANCED)'. A material legend is provided, and a section line 'A-A' is shown on each elevation. Below the elevations are three cross-sections labeled 'SECOND FLOOR AT ENHANCEMENT'.

**ROOF PLAN A**  
 PITCH 12/12  
 RAFTER 12"  
 ROOF MATERIAL: COMPOSITE SHINGLE

**ROOF PLAN B**  
 PITCH 12/12  
 RAFTER 12"  
 ROOF MATERIAL: COMPOSITE SHINGLE

**ROOF PLAN C**  
 PITCH 12/12  
 RAFTER 12"  
 ROOF MATERIAL: COMPOSITE SHINGLE

**REAR (ENHANCED) MODERN SPANISH**

**REAR (ENHANCED) MID-CENTURY MODERN**

**REAR (ENHANCED)**

**MATERIAL LEGEND**

- A. COMPOSITE SHINGLE
- B. STUCCO - SAND FINISH
- C. VINYL WINDOW
- D. ROLL UP GARAGE DOOR
- E. LIGHT FIXTURE
- F. ADDRESS SIGN
- G. CONTROL JOINT
- H. COLOR BLOCK
- I. STONE VENEER
- J. HORIZONTAL SIDING
- K. METAL AWNING
- L. RAFTER TAIL

**AREA OF ENHANCEMENT**

**SECOND FLOOR AT ENHANCEMENT**

**SECOND FLOOR AT ENHANCEMENT**

**SECOND FLOOR AT ENHANCEMENT**

**PLAN 3**  
 Enhancement Elevations  
**DUSA 191 - SFD**  
 Ontario, California  
 925.23064

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 10000 Bassenian Way, Suite 100  
 San Diego, CA 92121

**LANDSEA HOMES**  
 10.12.23





**Exhibit D2: LANDSCAPE PLAN - NEIGHBORHOOD PARK**

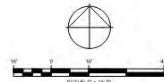
*Dusa 191  
 Ontario, Ca*



**SITE AMENITIES AND SITE FURNISHINGS**



**PLAY STRUCTURE NATURE INSPIRATIONS**



LANDSCAPE CONCEPT PLAN



**Exhibit D3: LANDSCAPE PLAN – POCKET PARK**







**Exhibit E: SITE PHOTOS**



**Attachment A: Conditions of Approval**

*(Conditions of Approval follow this page)*



## LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**Date Prepared:** 1/16/2024  
**File No:** PDEV23-026  
**Related Files:** PSPA21-004, PMTT21-017, PDA21-008

**Project Description:** A hearing to consider a Development Plan to construct 95 detached single-family dwellings and 96 attached multiple family dwelling units within 16 6-plex buildings on approximately 19.62 acres of land generally located west of Haven Avenue, south of Riverside Drive, and north of Chino Avenue, within the Planning Area 3 land use district of the West Haven Specific Plan. (APN: 0218-151-10); **submitted by Landsea Homes. Planning Commission action is required.**

**Prepared By:** Robert Morales, Assistant Planner  
Phone: 909.395.2432 (direct)  
Email: Rmorales@ontarioca.gov

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1 General Requirements.** The Project shall comply with the following general requirements:

**(a)** All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

**(b)** The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

## 2.2 Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

2.3 Walls and Fences. All Project walls and fences shall comply with the requirements of West Haven Specific Plan and Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

(a) Courtyard walls and project perimeter walls shall be designed with a decorative masonry wall and decorative cap to be approved by the Planning Department.

(b) Paseo entryways shall be designed to provide enhanced entry statements for areas adjacent to the public right-of-way.

(c) Pedestrian access points to the SCE Trail shall be gated with a keyed entry.

## 2.4 Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

(b) All drive approaches shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

(i) All proposed decorative treatments must extend to the back of the drive aisle.

(c) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the

outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

**(d)** The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

**(e)** Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

**(f)** Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11). Final design and placement of bicycle parking facilities shall be subject to Planning Department review and approval.

#### **2.5** Site Lighting.

**(a)** All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

**(b)** Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

#### **2.6** Mechanical and Rooftop Equipment.

**(a)** All exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

**(b)** All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

**2.7** Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

#### **2.8** Signs.

**(a)** All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations).

**2.9** Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noise levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).



**2.10** Covenants, Conditions and Restrictions (CC&Rs)/Mutual Access and Maintenance Agreements.

(a) CC&Rs shall be prepared for the Project and shall be recorded prior to the issuance of a building permit.

(b) The CC&Rs shall be in a form and contain provisions satisfactory to the City. The articles of incorporation for the property owners association and the CC&Rs shall be reviewed and approved by the City.

(c) CC&Rs shall ensure reciprocal parking and access between parcels.

(d) CC&Rs shall ensure reciprocal parking and access between parcels, and common maintenance of:

(i) Landscaping and irrigation systems within common areas;

(ii) Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line or right-of-way boundary line and the curb line and also the area enclosed within the curb lines of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;

(iii) Shared parking facilities and access drives; and

(iv) Utility and drainage easements.

(e) CC&Rs shall include authorization for the City's local law enforcement officers to enforce City and State traffic and penal codes within the project area.

(f) The CC&Rs shall grant the City of Ontario the right of enforcement of the CC&R provisions.

(g) A specific methodology/procedure shall be established within the CC&Rs for enforcement of its provisions by the City of Ontario, if adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.

**2.11** Disclosure Statements.

(a) A copy of the Public Report from the Department of Real Estate, prepared for the subdivision pursuant to Business and Professions Code Section 11000 et seq., shall be provided to each prospective buyer of the residential units and shall include a statement to the effect that:

(i) This tract is subject to noise from the Ontario International Airport and may be more severely impacted in the future.

(ii) Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.

(iii) The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.

**2.12** Environmental Requirements.

(a) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(b) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.13** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.14** Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (“NOD”) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the “Clerk of the Board of Supervisors”, which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (“CEQA”). Failure to provide said fee within the time specified will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

(b) After the Project’s entitlement approval, and prior to issuance of final building permits, the Planning Department’s Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

**2.15** Related Applications. Development Plan approval shall not be final and complete until such time that Final Map for TTM 20452 has been approved by the City Council.

**2.16** Final Occupancy. The Project Architect of record will certify that construction of each building site and the exterior elevations of each structure shall be completed in compliance with the approved plans. Any deviation to approved plans shall require a resubmittal to the Planning Department for review and approval prior to construction. The Occupancy Release Request Form/Architect Certificate of Compliance shall be provided prior to final occupancy. After the receipt of this Certification, the Planning Department will conduct a final site and exterior elevations inspection. The Owner’s Representative and Contractor shall be present.

**2.17** Additional Requirements.

(a) All applicable conditions of approval from File Nos. PMTT21-017 and PDA21-008 are enforced.



# CITY OF ONTARIO MEMORANDUM

## ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Land Development Division, Environmental Section, Traffic & Transportation Division, Ontario Municipal Utilities Company and Information Technology & Management Services Department Conditions incorporated)

**PROJECT ENGINEER:** Antonio Alejos, Assistant Engineer *AA.* (909) 395-2384

**PROJECT PLANNER:** Robert Morales, Assistant Planner (909) 395-2432

**DAB MEETING DATE:** February 5<sup>th</sup>, 2024

**PROJECT NAME/DESCRIPTION:** PDEV23-026, a Development Plan to construct 95 detached Single-Family dwellings and 96 attached Multi-Family Dwelling Units within 16 Six-Plex Buildings on approximately 19.62 acres of land generally located, within the Planning Area 3 land use district of the West Haven Specific Plan.

**LOCATION:** E/O Haven Avenue, S/O Riverside Drive & N/O Ontario Ranch Road approximately 650 feet N/O Chino Avenue (APNs: 0218-151-10)

**APPLICANT:** Landsea Homes

**REVIEWED BY:** *[Signature]* For Raymond Lee, P.E. Assistant City Engineer 1/25/24 Date

**APPROVED BY:** *[Signature]* Khoi Do, P.E. City Engineer 1-25-24 Date

**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE LISTED BELOW. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.**

- The project shall comply with the revised Conditions of Approval for Tract Map No. 20452, approved at the DAB meeting of June 19<sup>th</sup>, 2023, attached herewith for reference, except for the following condition to supersede previously issued COA 2.39(a):
  - The applicant/developer shall be responsible to design and construct the full half-width Haven Avenue tract frontage improvements including, a 14-foot circulation lane, a 5-foot paved shoulder and an A.C. berm. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED streetlights, signing and striping, and parkway landscaping.
- The project shall comply with the West Haven Specific Plan, File No. PSP03-006, adopted December 18, 2006, as amended.
- The applicant/developer shall comply with the Development Agreement (DA), File No. PDA21-008, by and between the City of Ontario and JH BRAY, LLC and HCW LATHROP INVESTORS, LLC, recorded with the San Bernardino County Recorder's Office on September 28, 2023, as Doc# 2023-0240526.

Project File No. PDEV23-026  
Project Engineer: Antonio Alejos  
DAB Date: 2/5/2024

4. The project shall comply with the additional Conditions of Approval from OMUC, attached as Exhibit A for reference.



# Exhibit A - OMUC Conditions of Approval



## CITY OF ONTARIO MEMORANDUM



**DATE:** January 19, 2024  
**TO:** Antonio Alejos, Engineering Department  
**CC:** Robert Morales, Planning Department  
**FROM:** Heather Young, Utilities Engineering Division (QCR: CS)  
**SUBJECT:** DPR#2 UPT#4 - Utilities Conditions of Approval (COA) (#9668)  
**PROJECT NO.:** PDEV23-026

### BRIEF DESCRIPTION:

*A Development Plan to construct 95 detached single-family dwellings and 96 attached multiple family dwelling units within sixteen six-plex buildings on approximately 19.62 acres of land generally located East of Haven Avenue, South of Riverside Drive and North of Ontario Ranch Road, within the Planning Area 3 land use district of the West Haven Specific Plan (APN: 0218-151-10). Related Files: PSPA21-004; PMTT21-017.*

## OMUC UTILITIES ENGINEERING DIVISION CONDITIONS OF APPROVAL

**CONDITIONS OF APPROVAL:** *The Ontario Municipal Utilities Company (OMUC) Utilities Engineering Division recommends this application for approval subject to the Conditions of Approval outlined below and compliance with the City's Design Development Guidelines, Specifications Design Criteria, and City Standards. The Applicant shall be responsible for the compliance with and the completion of all the following applicable Conditions of Approval prior to the following milestones and subject to compliance with City's Design Development Guidelines, Specifications Design Criteria, and City Standards:*

### General Conditions:

1. **Standard Conditions of Approval:** Project shall comply with the requirements set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017, or as amended or superseded by Council Resolution; as well as project-specific conditions/requirements as outlined below.

**Prior to Issuance of Any Permits (Grading, Building, Demolition and Encroachment), unless other timeline milestones are specified by individual conditions below, the Applicant Shall:**

**General Conditions (Section 2.A, Other conditions): The Applicant shall comply with the following:**

2. **Inherited Requirements and Conditions of Approval:** This project is subject to all the Requirements and Conditions of Approval of related entitlements and West Haven Specific Plan, PSPA21-004, PMTT21-017 (TM-20452), and PDA\_21-008, as amended. For any conflict in Conditions of Approval and requirements, the Conditions of Approval below for this Project will supersede.
3. **Note the following definitions and concepts for Public Utility Improvements and Private Utility Improvements:** Public Improvements shall be designed per City Public Design Guidelines and City Standards and constructed through a City Encroachment Permit; and Private Onsite Improvements shall be designed per Building Code and Plumbing Code and constructed through a City Building Permit.
  - a. Public Utility Improvements include the following: water main pipelines and sewer main pipelines; sewer laterals connecting to a Public Sewer Main up to the Cleanout (or Manhole) at PL/RoW; water services and connected appurtenances (Meters/Meter Boxes, Fire Hydrants, Airvacs, Blowoffs, etc.) connecting to a Public Water Main per City Standards; and Fire Services connecting to a Public Water Main from the Main up to the DCDA. Public Water Improvements and Public Sewer Improvements are

required to be designed and constructed through Public Improvement Plans with Plan View and Profile View per City Standards, Guidelines, and Requirements.

- b. Private Utility Improvements include the following: onsite water plumbing lines after a Public Meter, or after the Fire DCDA and including the DCDA; Backflow Devices and other Cross-Connection Prevention; onsite sewer upstream of the Public Sewer Lateral, including the Cleanout (or Manhole) at PL/RoW/PUE Edge; Monitoring Manholes and other Wastewater Pretreatment Facilities. Private Onsite Utility Improvements are required to be designed and constructed per Building and Plumbing Plans with: the Backflows, DCDAs, Cleanout (or Manhole) at PL/RoW/PUE Edge, and Monitoring Manholes being designed and constructed through a Precise Grading Plan; and, the other Pretreatment Devices (Grease Interceptor, Sand, Oil Interceptors, etc.) and the connections to the buildings and structures through a building Plumbing Plan.
4. Public Utilities and Public Right-of-Way including Public Utility Easements: All City of Ontario Public Utilities shall be installed within a Public Right-of-Way (RoW), or within a Public Utility Easements (PUE), or within a combination of RoW and PUE. In this case Public Utilities is referring to the mains and connected appurtenances of the following City of Ontario/OMUC Utilities: Public Potable Water; Public Recycled Water; and Public Sanitary Sewer. Public Utilities shall be subject to the Minimum RoW/PUE Area Requirements and PUE Restrictions:
- a. Minimum RoW/PUE Area Requirements: Public Utilities shall be installed within in existing RoW/PUE in alignments/locations that meet the following minimum RoW/PUE areas surrounding the Public Utilities, and/or additional RoW/PUE shall be dedicated/granted to the City to provide the following minimum RoW/PUE areas surrounding the Public Utilities:
    - i. For each main, the RoW/PUE Area shall be a minimum of 20 feet wide, centered on the utility main with a minimum of 10 feet of RoW/PUE on each side of the main and this minimum area shall extend a minimum for 10 feet past the end of a main;
    - ii. For each Service/Lateral, the RoW/PUE Area shall be a minimum of 10 feet wide, centered on the service/lateral with a minimum of 5 feet of PRow on each side of each service/lateral;
    - iii. For each water meter box, the RoW/PUE Area shall be a minimum of 5 feet behind and 5 feet on each side of a water meter box;
    - iv. For each water appurtenances (fire hydrants, blowoffs, airvacs, etc), the RoW/PUE Area shall be a minimum of 5 feet on each side surrounding the water appurtenances (fire hydrants, blowoffs, airvacs, etc);
    - v. The RoW/PUE minimum areas for separate Public Utilities may overlap, provide that all minimum separations and PUE Restrictions are met.
  - b. PUE Restrictions: The Minimum PUE Area required surrounding Public Utilities shall be subject to the following restrictions:
    - i. The Minimum PUE Area required surrounding Public Utilities shall not contain:
      1. Any storm water quality improvements (infiltration, detention, retention, bioswale, etc);
      2. Landscaping with thick or intrusive root structures,
      3. Any trees;
      4. Any private utilities, plumbing lines, private fire system, or irrigation lines; or,
        - a) **With the exception of private storm drain to be allowed within the PUE only in Jasper Paseo and Garnet Paseo.**
      5. Any permanent structures or overhangs of permanent structures.
    - ii. The PUE surface shall be designed to allow vehicle access over and along the full length of the utility main by any City maintenance vehicle.
    - iii. Minimum Separations: Within a PUE, all Department of Drinking Water (DDW) Water Main Separations per California Code of Regulations (CCR) §64572 shall be met for all Public Potable Water Mains and Services between: all Public City Utilities; Non-City Utilities; and Private Utilities. Additionally, the following Minimum Separations shall be met:
      1. At minimum there shall be a 4 feet horizontal separation between each utility as measured between the outside walls of the utility pipelines, or in the case of a Joint Utility Trench, between the outside edge of the Joint Utility Trench and the outside wall of the Utility Pipeline.
      2. Public Utility mains shall not be located behind curb or under curb & gutter and shall be located at minimum of 5 feet from curbface.

**Sanitary Sewer Conditions (Section 2.C): The Applicant shall comply with the following:**

5. Sanitary Sewer Infrastructure: Install 8-inch public sewer mains (or approved size per Final Sewer Sub-Area Master Plan) in Honeysuckle Avenue, Moonstone Drive, Emerald Drive, Pearl Way, Ruby Paseo, Jasper Paseo, Garnet Paseo, Peridot Paseo, and through the Park with point of connection to the existing sewer main in South Honeysuckle Avenue. Public sewer mains installed in a private street, private alley, or park shall be within a Public Utility Easement.
6. Sanitary Sewer Service:
  - a. Public Sewer Lateral: Each building and its onsite private sewer system shall discharge wastewater to the Public Sanitary Sewer System through a Public Sewer Lateral per Standard #2003. The quantity of Public Sewer Laterals for each building shall be limit to the minimum necessary to meet all of the conditions of approved and as limited by the City.
  - b. Public Sewer Laterals and Storm Water Quality Improvements: No storm water quality improvements (infiltration, detention, retention, bioswale, etc) shall be installed above or with 5 feet of any Public Sewer Lateral.
  - c. Private Sewer: Sewer within rowtown alleys, detached cluster alleys, and private drives shall be private, unless designated as public sewer per the Sanitary Sewer Infrastructure section above. Onsite private sewer installed shall be privately owned and maintained.

**Potable Water Conditions (Section 2.D): The Applicant shall comply with the following:**

7. Potable Water Service:
  - a. Domestic Service: Each detached single-family residence shall have its own domestic potable water service and meter connected to the Public Potable Water System. Rowtown buildings shall have a domestic potable water service and master meter connected to the Public Potable Water System.
  - b. Backflow Prevention: Each meter connected to the Public Potable Water System that serves any use that is more than one (1) single family residential unit or any non-residential use requires a backflow prevention device.
  - c. Irrigation Service: For landscape irrigation uses that are not served by Recycled Water, the landscape irrigation uses shall have a separate irrigation water service and meter with backflow prevention device connected to the Public Potable Water System separate from the domestic water uses and the onsite plumbing systems shall be also separate from each other.
  - d. Fire Water Service: Each fire service shall have a Double Check Detector Assembly (DCDA) per current City Standards to serve the onsite private fire system. The onsite fire system and onsite domestic water plumbing system shall be separate.

**Recycled Water Conditions (Section 2.E): The Applicant shall comply with the following:**

8. Recycled Water Infrastructure: The Applicant/Developer shall construct 8" public recycled water mains in order to comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to landscape irrigation for HOA maintained areas and parks. The new recycled water main shall have a point of connection to the recycled water main in Haven Avenue.
9. Recycled Water Services:
  - a. Construct a recycled water service and meter connected to the Public Recycled Water System for the HOA's irrigation uses.
  - b. Construct a recycled water service and meter connected to the Public Recycled Water System for the City-maintained neighborhood edge and median irrigation uses.



**ENGINEERING DEPARTMENT  
CONDITIONS OF APPROVAL**

(Land Development Division, Environmental Section, Traffic & Transportation Division, Ontario Municipal Utilities Company and Broadband Operations & Investment and Revenue Resources Department Conditions incorporated)

<input type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES	<input checked="" type="checkbox"/> TRACT MAP
<b>PROJECT FILE NO. <u>TM-20452</u></b>  <b>RELATED FILE NO(S). <u>PMTT21-017 &amp; PSPA21-004</u></b>		
<input type="checkbox"/> ORIGINAL <input checked="" type="checkbox"/> <b>REVISED: 6/19/2023</b>		

CITY PROJECT ENGINEER & PHONE NO: Antonio Alejos *A.A.* (909) 395-2384

CITY PROJECT PLANNER & PHONE NO: Robert Morales (909) 395-2432

DAB MEETING DATE: June 19<sup>th</sup>, 2023

PROJECT NAME / DESCRIPTION: TM-20452, a Tract Map to subdivide 19.1 acres of land into 145 lots within the Planning Area 3 of the West Haven Specific Plan

LOCATION: 3200-3300 South Haven Avenue

APPLICANT: JH Bray LLC C/O Richland Ontario Development

REVIEWED BY: *Raymond Lee*      *6/19/23*  
 Raymond Lee, P.E.      Date  
 Assistant City Engineer

APPROVED BY: *for* *Raymond Lee*      *6/19/23*  
 Khoi Do, P.E.      Date  
 City Engineer





**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.**

**1. PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, APPLICANT SHALL:** Check When Complete

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:** 
  - a. Haven Avenue tract frontage to achieve an ultimate half-street right-of-way of 62-ft from street centerline.
  - b. 60-ft wide on center with in-tract streets, 'A' through 'F' and Honeysuckle Avenue, with appropriate right-of-way adjustments for "knuckles" and "chokers".
  - c. Property line corner 'cut-back' required at all In-tract intersections.
- 1.02 Dedicate to the City of Ontario, the following easement(s):** 
  - a. 40-ft wide easement for public utility purposes along Lot "XX" and Lot "AB".
  - b. 30-ft wide easement for public utility purposes along Lots "AA" through "NN", Lots "PP" through "SS", Lots "VV" through "WW", Lots "YY through "ZZ", Lot "AC" and Lot "AD".
    - i. The easement for public utilities shall not contain any storm water infiltration measures, landscaping with thick or intrusive root structures, or any permanent structures.
    - ii. The surface within the public utility easement shall be paved and designed to allow access to the full length of the utility main by a City maintenance vehicle.
  - c. 40-ft wide easement for public utility purposes on center with the proposed 42-inch public storm drain within Lot "A" (Park).
    - i. The easement for public utilities shall not contain any storm water infiltration measures, landscaping with thick or intrusive root structures, or any permanent structures.
  - d. 14-ft wide easement for neighborhood edge, multi-purpose trail, landscape, and public utility purposes within Lots 'G' and 'H' along the tract frontage.
- 1.03 Restrict vehicular access to the site as follows:** \_\_\_\_\_
- 1.04 Vacate the following street(s) and/or easement(s):** 
  - a. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.**
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.**



- 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at [http://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T10000004658](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).
  
- 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Financial Services Department at (909) 395-2124 regarding this requirement. 
  - (1) \_\_\_\_\_
  - (2) \_\_\_\_\_
  
- 1.09 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
  
- 1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: [www.ontarioca.gov](http://www.ontarioca.gov)) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
  
- 1.11 Provide a preliminary title report current to within 30 days.
  
- 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process.
  
- 1.13 Ontario Ranch Developments: 
  - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
  - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
  - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
  
- 1.14 Other conditions: 
  - a. The applicant/developer shall comply with the Development Agreement and the Conditions of Approval for this Tentative Tract Map.
  - b. The applicant/developer shall comply with all the West Haven Specific Plan, as amended.
    - ~~i. Due to the proposed land use densification of the specific plan amendment, a water hydraulic analysis, sewer technical study, along with other technical studies are required for the specific plan amendment. This project is subject to any utility infrastructure improvements and mitigation of any impacts determined by the results of these studies.~~



- c. The applicant/developer shall obtain all private easements for utilities, cross lot drainage, blanket emergency access and reciprocal access across all parcels in favor of all parcels (as needed).
- d. The applicant/developer shall obtain all off-site right-of-way/easements necessary to construct the required public improvements identified within Section 2 of these Conditions of Approval.
- e. The applicant/developer shall establish a private storm drain agreement and obtain any necessary private storm drain easements with the property owner of the vacant property to the north to construct the proposed v-gutter within their property. This agreement should include provisions for the future developer to protect in place the v-gutter until the vacant property is fully developed and replaces it with its own drainage system. Additionally, the agreement should specify that the applicant/developer or HOA established for this tract is responsible for removing the v-gutter and vacating any easements at its sole expense after it has been determined by the City Engineer it is no longer required.

**2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:**

**A. GENERAL  
 (Permits includes Grading, Building, Demolition and Encroachment)**

- 2.01 Record Tract Map No. 20452 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a PDF of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per \_\_\_\_\_.
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972.
- 2.05 Apply for a: 
  - Certificate of Compliance with a Record of Survey;
  - Lot Line Adjustment (Record a Conforming Deed with the County of San Bernardino within six months of the recordation of the Lot Line Adjustment to conform the new LLA legal description. Submit a copy of the recorded Conforming Deed to the Engineering Department.);
  - Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
- 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at [http://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T10000004658](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).



2.08 **Submit a soils/geology report.**

2.09 **Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:**

- State of California Department of Transportation (Caltrans)
- San Bernardino County Road Department (SBCRD)
- San Bernardino County Flood Control District (SBCFCD)
- Federal Emergency Management Agency (FEMA)
- Cucamonga Valley Water District (CVWD) for sewer/water service
- United States Army Corps of Engineers (USACE)
- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other: Southern California Edison Co. (for proposed trial improvements constructed within existing SCE property)**

2.10 **Dedicate to the City of Ontario the right-of-way described below:**   
 \_\_\_\_\_ feet on \_\_\_\_\_

Property line corner 'cut-back' required at the intersection of \_\_\_\_\_  
 and \_\_\_\_\_

2.11 **Dedicate to the City of Ontario the following easement(s):** \_\_\_\_\_

2.12 **Vacate the following street(s) and/or easement(s):**   
 a. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.

2.13 **Ontario Ranch Developments:**

1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.

2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.

3) **Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall.**

2.14 **Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**

2.15 **The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.**



- 2.16 Pay all Development Impact Fees (DIF) to the Building Department. Final fee shall be determined based on the approved site plan and the DIF rate at the time of payment.**
  
- 2.17 Other conditions:** 
  - a. Submit a final Utilities Systems Map (USM) as part of the precise grading plan submittal that conforms to the Conceptual USM emailed on 3/24/2022 and meets all the City's USM requirements.**
    - i. Show and label all existing and proposed utilities (including all appurtenances such as backflow devices, DCDAs, etc.), sizes, points of connection, and any easements. The final utility design shall comply with all Division of Drinking Water (CCR §64572) Separation Requirements.**





**B. PUBLIC IMPROVEMENTS**  
 (See attached Exhibit 'A' for plan check submittal requirements.)

2.18 Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):

Improvement	Haven Av	In-tract Public Streets	SCE Property	Street 4
Curb and Gutter	<input checked="" type="checkbox"/> New; 36 ft. from C/L, west side only	<input checked="" type="checkbox"/> New; 18 ft. from C/L, both sides	<input type="checkbox"/> New; ___ ft. from C/L	<input type="checkbox"/> New; ___ ft. from C/L
AC Pavement (see Sec. 2.F)	<input checked="" type="checkbox"/> New; 34 ft. from C/L, west side only, including pavem't transitions	<input checked="" type="checkbox"/> New; 16 ft. from C/L, both sides	<input type="checkbox"/> Replacement	<input type="checkbox"/> Replacement
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New (multi-purpose trail) <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation) <input checked="" type="checkbox"/> Neighborhood edge	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant (see Sec. 2.D)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Laterals	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Services	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service



<b>Recycled Water</b> (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Services	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
<b>Traffic Signal System</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Traffic Signing and Striping</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Street Light</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
<b>Bus Stop Pad or Turn-out</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Storm Drain</b> (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Laterals	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Fiber Optics</b> (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
<b>Overhead Utilities</b>	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
<b>Removal of Improvements</b>	_____	_____	_____	_____
<b>Other Improvements</b> (see Sec. 2.23)	_____	_____	<input checked="" type="checkbox"/> Trail Improvements	_____

- Specific notes for improvements listed in item no. 2.17, above:
- 2.19 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): \_\_\_\_\_
  - 2.20 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter.
  - 2.21 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide  water service  sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
  - 2.22 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892). Developer may pay in-lieu fee, approximately \_\_\_\_\_, for undergrounding of utilities in accordance with Section 7-7.302.e of the City's Municipal Code.



- 2.23 Other conditions:** 
  - a. The applicant/developer shall construct a trail along the entire western boundary of the tract, specifically on the east side of the neighboring SCE property, which shall include pedestrian access to the SCE trail from within the tract.
    - i. The applicant/developer shall make their best reasonable efforts to receive right-of-way approvals or licenses from SCE and/or other agencies to complete the SCE trail improvements.
    - ii. The applicant/developer shall provide periodic updates to the City every ninety (90) days, or upon written request from the City. If the applicant/developer is unable to receive right-of-way approvals or licenses from SCE, the City and the applicant/developer shall meet periodically to discuss alternatives, to be approved in the sole discretion of the City."

**C. SEWER**

- 2.24 An 8-inch sewer main is available for connection by this project in Honeysuckle Avenue. (Ref: Sewer Drawing Number: S16429)**
- 2.25 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.**
- 2.26 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.**
- 2.27 Other conditions:** 
  - a. This applicant/developer shall construct 8" sewer mains in Honeysuckle Ave, Street 'A', Street 'B', Street 'C', Street 'D', Street 'F', Park, row-town alleys, and cluster alleys, as shown on the Conceptual USM or as determined by the Sewer Sub-Area Master Plan. Public sewer mains located in a private street, private alleys, or park shall be within a Public Utility Easement.
  - b. The applicant/developer shall submit a Final Sewer Sub-Area Master Plan (SSAMP) pursuant to Section 4-8 of the Sewer Master Plan (SMP) and submit it to OMUC for review and approval with the first submittal of the sewer plans and prior to issuance of any permits. The Final SSAMP shall be updated to reflect the current Master Plan factors, account for expected flows from the northern tracts sewerage through the Project, and account for all flows within the Project including from any recreation center or other buildings on the park.

**D. WATER**

- 2.28 An 8-inch water main is available for connection by this project in Haven Avenue & Honeysuckle Avenue (Ref: Water Drawing Number: W15818 & W16561)**
- 2.29 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.**
- 2.30 Other conditions:** 
  - a. The applicant/developer shall construct 8" potable water mains in Honeysuckle Ave, Street 'A', Street 'B', Street 'C', Street 'D', Street 'E', Street 'F', alley for lots 1-5, alley for lots 91-94, and alleys/PUE for lots 30-51, as shown on the Conceptual USM. The project is required to have two points of connection to the potable water system by connecting to the potable water mains in Haven Avenue and Honeysuckle Avenue.



- b. For each 4-pack cluster, two meters shall be banked on each side of the alley for a total of four meters. For each 6-pack cluster without a public water main in the cluster's private alley, three meters shall be banked on each side of the alley for a total of six meters unless otherwise specified. Lots 85-90 shall have two services with a manifold cluster of three meters per service, for a total of six meters. Lots 52-57 shall have one manifold cluster of four meters and two services with banked meters, for a combined total of six meters. Lots 1-5, 91-95, and 30-51 shall have individual services and meters. Rowtowns shall have a public master meter with onsite private submetering. Based on information provided, the attached products would be following residential code and a separate fire service is not required unless otherwise required by the Building or Fire Department.
- c. The applicant/developer shall construct fire hydrants along all public potable water mains with a maximum spacing of 300'. Construct fire hydrants at the end of dead-end mains that are in front of lots 4, 32, 48, and 91.

**E. RECYCLED WATER**

- 2.31 An 8-inch recycled water main is available for connection by this project in Haven Avenue. (Ref: Recycled Water Drawing Number: P11437)
- 2.32 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.33 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project but is planned for the near future. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant.
- 2.34 Submit one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water to OMUC's Water Quality Programs at [OMUCWQPlanCheck@ontarioca.gov](mailto:OMUCWQPlanCheck@ontarioca.gov) for review and subsequent submittal to the California State Water Board (Division of Drinking Water) for final approval.   
  
 Note: Review and approval process may take up to three (3) months. Contact the OMUC's Water Quality Programs at (909) 395-2678 or email [OMUCWQPlanCheck@ontarioca.gov](mailto:OMUCWQPlanCheck@ontarioca.gov) regarding this requirement.
- 2.35 Submit one (1) electronic copy, in PDF format, of the Landscape Plans (on-site & off-site) to OMUC's Water Quality Programs at [OMUCWQPlanCheck@ontarioca.gov](mailto:OMUCWQPlanCheck@ontarioca.gov) for review and approval.
- 2.36 Other conditions: 
  - a. The applicant/developer shall construct 8" recycled water mains in Street 'C', Street 'D', and Street 'E' as shown on the Conceptual Utility Systems Map, in order to comply with City Ordinance 2689 as amended and make use of recycled water for all approved uses, including but not limited to landscaping irrigation for HOA maintained areas and parks. The new recycled water main shall have a point of connection to the recycled water main in Haven Avenue.

**F. TRAFFIC / TRANSPORTATION**

- 2.37 Submit a focused traffic Impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer: 
  - 1. On-site and off-site circulation
  - 2. Traffic level of service (LOS) at 'build-out' and future years
  - 3. Impact at specific intersections as selected by the City Engineer
- 2.38 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.





**2.39 Other conditions:**



- a. The applicant/developer shall be responsible to design and construct the full half-width Haven Avenue tract frontage improvements including a 12-foot striped median, a 12-foot north-bound lane, a 5-foot-wide shoulder and an A.C. berm. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, and parkway landscaping.
- b. The applicant/developer shall be responsible to design and construct the necessary pavement and striping transitions from existing roadway conditions to the project frontage widened roadway portions along Haven Avenue.
  - i. Striping improvements shall include a 150-foot northbound left turn lane at the intersection of Haven Avenue & 'E' Street and the removal existing interim signing and striping beyond the project frontage limits on Haven Avenue and the installation of ultimate signing and striping along the project frontage south to Chino Avenue.
- c. The applicant/developer shall be responsible to design and construct all required in-tract street improvements to serve this tract.
- d. The applicant/developer shall construct the necessary street improvements on Honeysuckle Avenue to provide connectivity to the existing southerly tract (TM-18026).
- e. The applicant/developer shall construct a temporary dead-end guard rail per City Standard Drawing Number 1310 and 1311, if the northerly tract has not been developed at the time of construction.
- f. The applicant/developer shall be responsible to design and construct a new traffic signal system at Haven Avenue and Street 'E' to the satisfaction of the City Engineer.
  - i. The new traffic signal shall include, video detection, CCTV, interconnect/fiber optic communication equipment, cable and conduit, emergency vehicle preemption systems and bicycle detection to the satisfaction of the City Engineer.
  - ii. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations. The intent is that the traffic signal and median break at Haven Avenue and Street 'E' will also provide access to the future tract entry street on the eastside of Haven Avenue.
- g. The applicant/developer shall be responsible to design and construct in-fill public street lights and a potential new service along its project frontage on Haven Avenue, and for the in-tract public streets.
  - i. Street lighting shall be LED-type and in accordance with City's Traffic and Transportation Design Guidelines.
- h. The applicant/developer shall be responsible to design and construct a bus turnout to serve future bus stop on the west side of Haven Avenue, south of Street 'E'. The bus turnout shall be designed in accordance with Omnitrans requirements and to the satisfaction of the City Engineer.
- i. The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to designing and submitting for plan check the signing/striping, traffic signal and street lighting design plans.
- j. Parking shall be restricted with red curb along modified bends per City Standard Drawing Number 1114.
- k. Have Avenue shall be signed "No Stopping Any Time" along the property frontage.
- l. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing Number 1309.





**G. DRAINAGE / HYDROLOGY**

- 2.40 A 42-inch storm drain main is available to accept flows from this project in Honeysuckle Avenue. (Ref: Storm Drain Drawing Number: D13357)
- 2.41 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.
- 2.42 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100-year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.
- 2.43 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.
- 2.44 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100-year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.
- 2.45 Other conditions: 
  - a. The applicant/developer shall construct the Master Plan Storm Drain line along Honeysuckle Avenue from the existing 42" storm drain main in the southerly tract (Tract Map No. 18026) to a junction structure to connect to the proposed in-tract storm drain improvements to serve this project.
  - b. The applicant/developer shall construct all required in-tract storm drain improvements to serve this tract.
  - c. The applicant/developer shall construct the Master Plan Storm Drain line through Lot "A" (Park) and end the extension at the northerly tract boundary.
  - d. The applicant/developer is responsible for constructing the proposed drainage system (v-gutter) to manage the historical flows originating from the vacant property to the north of the tract.

**H. STORM WATER QUALITY / NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)**

- 2.46 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.  
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.  
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.47 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.



- 2.48 Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning.

- 2.49 Other conditions: \_\_\_\_\_

**J. SPECIAL DISTRICTS**

- 2.50 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process.

- 2.51 Other conditions: \_\_\_\_\_

**K. FIBER OPTIC**

- 2.52 A 2-inch fiber optic line is available for connection by this project in Haven Avenue & Honeysuckle Avenue. (Ref: Fiber Optic Drawing Number: O10625 & O10268)

- 2.53 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the OntarioNet hand hole at the northwest corner of Haven Avenue & Sweetbay Way and northeast corner of Honeysuckle Avenue & Sweetbay Way. Limits of work are generally located along the Haven Avenue tract frontage and along the parkway for all in-tract streets.

- 2.54 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Broadband Operations Department at (909) 395-2000, regarding this requirement.



**3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPLICANT SHALL:**

- 3.01 Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.**
- 3.02 Complete all requirements for recycled water usage.** 
  - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.**
  - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.**
  - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.**
- 3.03 The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.**
- 3.04 Ontario Ranch Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.**
- 3.05 Confirm payment of all Development Impact Fees (DIF) to the Building Department.**
- 3.06 Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).**

**4. PRIOR TO FINAL ACCEPTANCE, APPLICANT SHALL:**

- 4.01 Complete all Conditions of Approval listed under Sections 1-3 above.**
- 4.02 Pay all outstanding fees pursuant to the City of Ontario Municipal Code, including but not limited to, plan check fees, inspection fees and Development Impact Fees.**
- 4.03 The applicant/developer shall submit a written request for the City's final acceptance of the project addressed to the City Project Engineer. The request shall include a completed Acceptance and Bond Release Checklist, state that all Conditions of Approval have been completed and shall be signed by the applicant/developer. Upon receipt of the request, review of the request shall be a minimum of 10 business days. Conditions of Approval that are deemed incomplete by the City will cause delays in the acceptance process.**
- 4.04 Submit record drawings (PDF) for all public improvements identified within Section 2 of these Conditions of Approval.**



## **EXHIBIT 'A'**

### **ENGINEERING DEPARTMENT First Plan Check Submittal Checklist**

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**Project Number: Tract Map No. 20452**

**The following items are required to be included with the first plan check submittal:**

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp**
4.  **One (1) copy of project Conditions of Approval**
5.  **Include a PDF (electronic submittal) of each required improvement plan at every submittal**
6.  **Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
7.  **Three (3) sets of Public Street Improvement plan with street cross-sections**
8.  **Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9.  **Four (4) sets of Recycled Water Improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)**
10.  **Four (4) sets of Public Sewer improvement plan**
11.  **Five (5) sets of Public Storm Drain improvement plan**
12.  **Three (3) sets of Public Street Light improvement plan**
13.  **Three (3) sets of Signing and Striping improvement plan**
14.  **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15.  **Three (3) sets of HOA Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.**
16.  **Five (5) sets of CFD Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.**
17.  **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
18.  **Three (3) sets of Traffic Signal Improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.**
19.  **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**



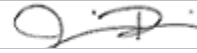
20.  **One (1) copy of Hydrology/Drainage study**
21.  **One (1) copy of Soils/Geology report**
22.  **Payment for Final Map/Parcel Map processing fee**
23.  **Three (3) copies of Final Map/Parcel Map**
24.  **One (1) copy of approved Tentative Map**
25.  **One (1) copy of Preliminary Title Report (current within 30 days)**
26.  **One (1) copy of Traverse Closure Calculations**
27.  **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**
28.  **Two (2) copies of Engineering Report and an electronic file (Include PDF format electronic submittal) for recycled water use**
29.  **One (1) copy of Final Utilities System Map (USM) as part of the Precise Grading Plan Submittal**
30.  **One (1) copy of Final Sewer Sub-Area Master Plan (SSAMP) as part of the Public Sewer Improvement Plan Submittal**
31.  **One (1) copy of Southern California Edison (SCE) Trall Improvement Plan**



**CITY OF ONTARIO**  
**LANDSCAPE PLANNING DIVISION**  
 303 East "B" Street, Ontario, CA 91764

**CONDITIONS OF APPROVAL**

Sign Off



Jamie Richardson, Sr. Landscape Architect

11/09/2023

Date

Reviewer's Name:

**Jamie Richardson, Sr. Landscape Architect**

Phone:

**(909) 395-2615**

D.A.B. File No.:

PDEV23-026

Case Planner:

Robert Morales

Project Name and Location:

DUSA 191 95 Single Family and 96 Multi-Family Homes  
 TM20452

Applicant/Representative:

Landsea Homes Shannon Whittaker [swhittaker@landseahomes.com](mailto:swhittaker@landseahomes.com)  
 7525 Irvine Center Dr., Suite 200  
 Irvine, CA 92618



**Preliminary Plans (dated 10/20/2023) meet the Standard Conditions for New Development and have been approved considering that the following conditions below be met upon submittal of the landscape construction documents.**



**Preliminary Plans (dated) have not been approved. Corrections noted below are required before Preliminary Landscape Plan approval.**

**A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE.**

**DIGITAL SUBMITTALS MUST BE 10MB OR LESS.**

**Civil/Site Plans**

1. Replacement and mitigation for removed trees shall equal the trunk diameter of heritage trees removed per the Development Code Tree Preservation Policy and Protection Measures, section 6.05.020. The Arborist Report identifies that two trees will be transplanted and stored: Koelreuteria bipinnata tree no. 11 (dbh 10") and Quercus ilex tree no. 24 (dbh 18"). Two additional trees that qualify as heritage trees are Populus fremontii tree nos. 33 & 34 (total dbh 44"). The trees proposed to be transplanted shall be identified on landscape construction documents. Mitigation for trees 33 & 34 can be accomplished with inch-for-inch trunk replacement in addition to required trees **or** by paying a monetary value of \$4,400. Note on the plans that the Quercus ilex if unsuccessful, will be required to be replaced inch-for-inch.
2. Lot "F" shall be designed to create spaces that utilize trees, landscaping, and recreational facilities. Consider incorporating elements such as landscape planters, pathways, benches, gazebos, raised planters, and other unique features to enhance the community open space.
3. The proposed monumentation is not consistent with the Typical Secondary Community Entry Monumentation identified in the Specific Plan.
4. DG trails and parkways at corners (Haven Ave.) shall have the trail curve into the sidewalk rather than out to the corner ramp; OK to end parkway landscape before corner utilities.
5. Corners; verify dimension and grade for required monumentation (see Specific Plan for details). Adjacent walls and grades shall not interfere with required monumentation. Coordinate any maintenance easements or agreements for monumentation.
6. Show stormwater infiltration areas and show basins and swales to be no greater than 40% of the landscape area width to allow for ornamental landscape. Provide a level grade minimum of 4' from paving for landscape.

7. Eliminate the berms along the sidewalks to eliminate water waste and allow for visibility into the park; incorporate berms into the large Open Turf Play Area/Movies in the Park. Use the berms to create spaces for seating, play and viewing.
8. Before permit issuance, stormwater infiltration devices located in landscape areas shall be reviewed and plans approved by the Landscape Planning Division. Any stormwater devices in parkway areas shall not displace street trees.
9. Note decorative paving for all motor courts and enhanced paving at crossings (paseos and corner crosswalks).
10. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
11. Show backflow devices set back 4' from paving on all sides. Locate on level grade
12. Locate utilities including light standards, fire hydrants, water, drain, and sewer lines to not conflict with required tree locations—coordinate civil plans with landscape plans.
13. Provide a utility clear space 8' wide in parkways and 30' apart for street trees. Move water meters, drain lines, and light standards to the utility minimum spacing and show utility lines at the edges of the parkway, toward the driveway apron, to allow space for street trees.
14. Show corner ramp and sidewalk per city standard drawing 1213 with max 10' or 13' of ramp and sidewalk behind corners. Show 5' sidewalk and 7' parkway within the right of way or as required by Engineering dept.
15. Note for compaction to be no greater than 85% in landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
16. Finished grade shall be no more than 8" from the stucco/plaster face of the wall.
17. Dimension all planters to have a minimum 5' wide inside dimension.
18. Dimension, show and call out for step-outs at parking spaces adjacent to planters; a 12" wide monolithic concrete curb, DG paving or pavers with edging.
19. Note that the tract is HOA-maintained.
20. Typical lot drainage shall include a catch basin with a gravel sump below each before exiting the property if no other water quality infiltration is provided.
21. Add Note to Grading and Landscape Plans: Landscape areas where compaction has occurred due to grading activities and where trees or stormwater infiltration areas are located shall be loosened by soil fracturing. For trees, a 12'x12'x18" deep area; for stormwater infiltration, the entire area shall be loosened. Add the following information on the plans: The backhoe method of soil fracturing shall be used to break up compaction. A 4" layer of Compost is spread over the soil surface before fracturing is begun. The backhoe shall dig into the soil lifting and then drop the soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats. The Compost falls into the spaces between the soil chunks created. Fracturing shall leave the soil surface quite rough with large soil clods. These must be broken by additional tilling. Tilling in more Compost to the surface after fracturing per the soil report will help create an A horizon soil. Imported or reused Topsoil can be added on top of the fractured soil as needed for grading. The Landscape Architect shall be present during this process and provide certification of the soil fracturing. For additional reference, see Urban Tree Foundation – Planting Soil Specifications.

#### Landscape Plans

22. See tree mitigation as noted in #1.
23. Coordinate with the Civil comments above.
24. This project will be all HOA maintained.
25. Provide additional shade trees to the open space areas; open play turf and dog park.
26. During plan check, provide an overall exhibit showing water meter locations, including POC and controllers.
27. During plan check, submit an overall tree exhibit showing HOA parkways and common area trees and typical front yard tree locations to avoid conflicts.
28. Show backflow devices with 36" high strappy leaf shrub screening and trash enclosures and transformers, a 4'-5' high evergreen hedge screening. Do not encircle utility; show as masses

and duplicate masses in other locations at regular intervals.

29. Locate light standards, fire hydrants, water, and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
30. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
31. Show corner ramp and sidewalk per city standard drawing 1213.
32. Replace Arbutus (poor performing in Ontario Ranch), Magnolia (City Council directive), and Sesleria (limit use to accent areas).
33. Haven Ave: Show Ginkgo biloba in the parkway with groupings of Quercus agrifolia and Lagerstroemia indica 'Natchez' in the neighborhood edge.
34. Overhead spray systems shall be designed for plant material less than the height of the spray head.
35. Call out all fences, walls, proposed materials, and heights. Provide a color exhibit.
36. Show concrete mowstrips to identify property lines along open areas or to separate ownership or between maintenance areas.
37. Show letter lots between the sidewalk and single-family residence side yard wall to identify HOA-maintained landscape and recycled water irrigation.
38. Typical lot drainage shall include a catch basin with a gravel sump below each before exiting the property if no other water quality infiltration is provided.
39. Residential projects shall include irrigation for future backyard irrigation systems. All single-family and multi-family residential front yards shall have landscape and irrigation. Show hose bid and anti-siphon valve for patios.
40. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, etc.) in appropriate locations.
41. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
42. Provide a phasing map for multi-phase projects.
43. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Robert Morales, Assistant Planner  
Planning Department

**FROM:** Paul Ehrman, Sr. Deputy Fire Chief/Fire Marshal  
Fire Department

**DATE:** August 30, 2023

**SUBJECT:** PDEV23-026 - A Development Plan to construct 95 detached single-family dwellings and 96 attached multiple family dwelling units within sixteen six-plex buildings on approximately 19.62 acres of land generally located East of Haven Avenue, South of Riverside Drive and North of Ontario Ranch Road, within the Planning Area 3 land use district of the West Haven Specific Plan (APN: 0218-151-10). Related Files: PSPA21-004; PMTT21-017.

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- The plan **does** adequately address Fire Department requirements at this time.
- Standard Conditions of Approval apply, as stated below.

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### **SITE AND BUILDING FEATURES:**

- A. 2019 CBC Type of Construction: Type V-B
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies, Multiple Structures
- D. Number of Stories: 2
- E. Total Square Footage: Varies, Fire Flow Calculated at 12,000 Sq. Ft.
- F. 2019 CBC Occupancy Classification(s): R3

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

- ☒ 1.1 The following are the Ontario Fire Department (“Fire Department”) requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards (“Standards.”) It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at [www.ontarioca.gov/Fire/Prevention](http://www.ontarioca.gov/Fire/Prevention).
- ☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

### **2.0 FIRE DEPARTMENT ACCESS**

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- ☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- ☒ 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- ☒ 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- ☒ 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.
- ☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.



### **3.0 WATER SUPPLY**

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 3 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

### **4.0 FIRE PROTECTION SYSTEMS**

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.
- ☒ 4.6 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.7 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

### **5.0 BUILDING CONSTRUCTION FEATURES**

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.

- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- ☒ 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1 6.06 of the Ontario Municipal Code and Standard #H-003.
- ☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Robert Morales, Assistant Planner

**FROM:** Heather Lugo, MA, Police Department

**DATE:** August 28, 2023

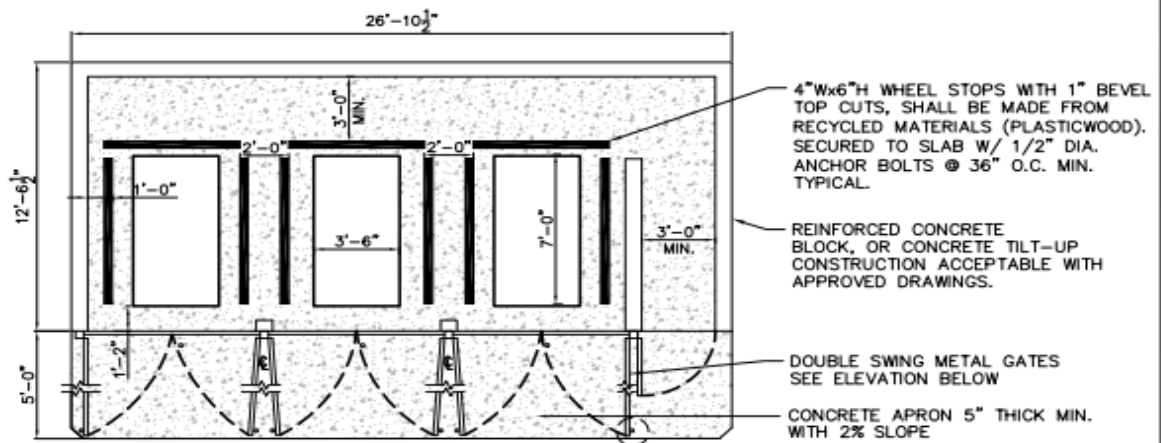
**SUBJECT:** PDEV23-026: A Development Plan to construct 95 detached single-family dwellings and 96 attached multiple family dwelling units within sixteen six-plex buildings on approximately 19.62 acres of land generally located East of Haven Avenue, South of Riverside Drive and North of Ontario Ranch Road, within the Planning Area 3 land use district of the West Haven Specific Plan (APN: 0218-151-10). Related Files: PSPA21-004; PMTT21-017.

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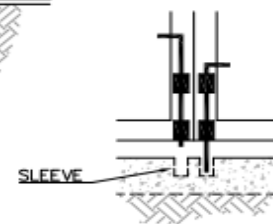
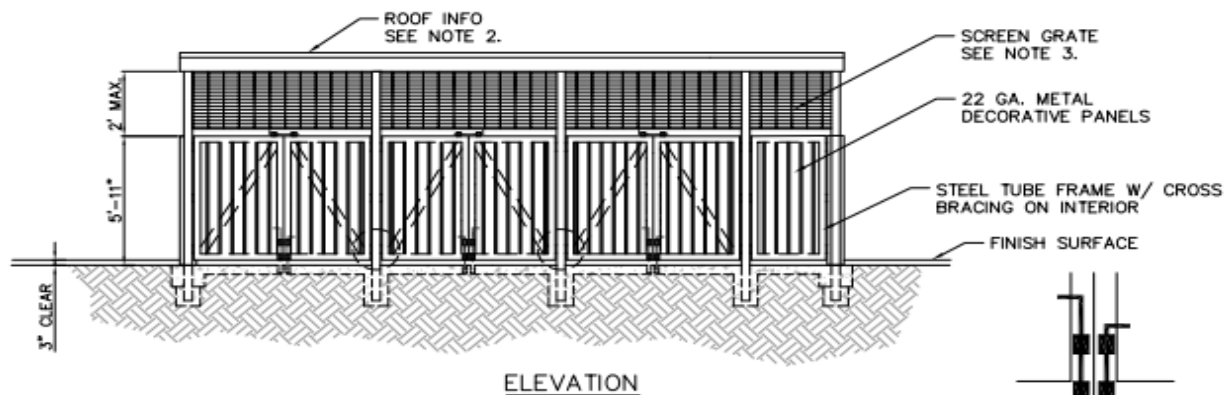
The “Standard Conditions of Approval” contained in Resolution No. 2017-027 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for all walkways, driveways, doorways, parking lots, hallways and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 6 feet tall and 2 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street. Associated letters shall also be included.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.
- The Applicant shall install a video surveillance system on the site. Cameras shall cover at a minimum all entry doors, all cash registers, and at least one camera shall capture any vehicle utilizing the drive-thru. Cameras shall be positioned to maximize the coverage of patrons and vehicles in these areas. Cameras shall record at least 15 frames per second and at a minimum of 640x480 lines of resolution. Recordings shall be stored for a minimum of 30 days and made available upon request to any member of the Ontario Police Department.
- All exterior electrical outlets shall be secured and locked.
- All exterior water spigots / water supply sources shall be secured and locked.
- Trash enclosure shall be fully secured/enclosed by locks, mesh, and screen grate to reduce crime and encampment opportunities for homeless persons.

The Applicant is invited to contact Heather Lugo at (909) 408-1074 with any questions or concerns regarding these conditions.



PLAN VIEW



NOTES:

- ① THIS DRAWING SERVES AS A GUIDELINE TO THE TRASH ENCLOSURE BIN LAYOUT. PLANS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL TO MEET CURRENT BUILDING CODES.
- ② SOLID ROOF TO MEET ARCHITECTURAL AND STRUCTURAL DESIGN CRITERIA FROM PLANNING AND BUILDING DEPARTMENTS.
- ③ TRASH ENCLOSURE SHALL BE FULLY SECURED/ENCLOSED BY LOCKS, MESH, AND SCREEN GRATE.

CITY OF ONTARIO - INTEGRATED WASTE DEPARTMENT

EXAMPLE 1

COMMERCIAL/INDUSTRIAL REFUSE, RECYCLING AND ORGANICS ENCLOSURE (THREE 4-6 CU. YD. BINS)